



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

AGENDA

Monday, November 13, 2023 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: 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 October 10, 2023, Meeting (Pages 3-7)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from Prior Month

PETITIONS (Roll Call):

1. **Petition 23 – 26 – Jeffery D. Milroy on Behalf of Milroy Farms, LLC (Pages 13-201)**
Request: Renew a Special Use Permit for a Composting Facility
PIN: 02-08-100-006
Location: 1270 E. Beecher Road, Bristol in Bristol Township
Purpose: Petitioner Wishes to Renew Special Use Permit for Composting Facility; Property is Zoned A-1 with a Special Use Permit

2. **Petition 23 – 30 – Michael R. and Darla J. Cappellett (Pages 202-226)**
Request: Approval of a Plat of Vacation of Two Five Foot Drainage and Utility Easements
PIN: 05-12-226-013
Location: 6145 Whitetail Ridge Drive (Lots 65 and 66) in Whitetail Ridge Subdivision), Yorkville, in Kendall Township
Purpose: Petitioner Wishes to Vacate the Easements in Order to Construct an Addition Straddling the Common Lot Line of Lots 65 and 66 of Whitetail Ridge Subdivision; Property is Zoned RPD-2

NEW BUSINESS:

1. Recommendation on 2023 Noxious Weed Annual Report (Roll Call) (Pages 227-234)

2. Approval of a Contract with WBK Engineering to Investigate Stormwater Ordinance Violations at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township in Amount Not to Exceed \$2,450; Related Invoice(s) to Be Paid from PBZ Department Consultant Line Item 11001902-63630 (Roll Call) (Pages 235-245)

3. Approval of a Contract with WBK Engineering to Investigate a Drainage Proposal at 5753 Whitetail Ridge Drive (PIN: 06-07-129-007) in Na-Au-Say Township in Amount Not to Exceed \$1,200; Related Invoice(s) to Be Paid from PBZ Department Consultant Line Item 11001902-63630 (Roll Call) (Pages 246-256)

4. Approval to Extend the Deadline for Allowing an Outdoor Storage at 14339 County Line Road (PIN: 09-13-200-014) in Seward Township as Allowed by Condition 4.E of Ordinance 2020-14; Property is Zoned B-3 with a Special Use Permit for Indoor Storage (Roll Call) (Pages 257-283)
5. Discussion of Allowing Outdoor Storage on the Parcel East of 14339 County Line Road and Identified by Parcel Identification Number 09-13-200-015 in Seward Township; Property is Zoned B-2 (Discussion) (Pages 257-283)
6. Approval to Transfer the 2008 Ford 150 4X4 Truck from the Planning, Building and Zoning Department to the Facilities Department

OLD BUSINESS (Roll Call):

1. Approval of Host Agreement Between Kendall County and Milroy Farms, LLC Regarding the Composting Facility at 1270 E. Beecher Road (PIN: 02-08-100-006) in Bristol Township (Pages 284-300)

REVIEW VIOLATION REPORT (Discussion) (Page 301):

REVIEW PRE-VIOLATION REPORT (Discussion) (Pages 302-308):

UPDATE FROM HISTORIC PRESERVATION COMMISSION (Discussion):

REVIEW PERMIT REPORT (Discussion) (Pages 309-340):

REVIEW REVENUE REPORT (Discussion) (Page 341):

CORRESPONDENCE (Discussion):

1. October 19, 2023, Email from the Corps of Engineers Dam Removals on the Fox River (Page 342)
2. October 24, 2023, Notice of Application for Permit to Manage Clean Construction or Demolition Debris at the Vulcan Quarry at 10425 Joliet Road Inside the Village of Lisbon (Page 343)

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 October 10, 2023 – Unofficial until Approved

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Dan Koukol, Ruben Rodriguez, and Seth Wormley

Committee Members Absent: Elizabeth Flowers and Brooke Shanley

Also Present: Matthew H. Asselmeier, Director, Wanda A Rolf, Administrative Assistant, Todd C. Volker, Economic Development Coordinator, Vernon Fatima, Part Time Code Inspector, and Dee Studler

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member Koukol, to approve agenda. With a voice vote of three (3) ayes, the motion carried.

APPROVAL OF MINUTES

Member Koukol made a motion, seconded by Member Rodriguez, to approve the minutes of the September 11, 2023, meeting. With a voice vote of three (3) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the Expenditure Report.

PETITIONS

Petition 23 – 30 Michael R and Darla J Cappellett

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

The Petitioners previously combined the lots into one (1) parcel identification number.

The property address is 6145 Whitetail Ridge Drive, Yorkville.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2.

The current land use is One-Family Residential and Vacant.

The future land use is Rural Residential (Max 0.65 Du/Acre).

Whitetail Ridge Drive is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are wooded and single-family residential.

The adjacent properties are zoned A-1 and RPD-2.

The future land use for the area is Rural Residential (Max 0.65 Du/Acre).

Kendall Township was emailed information on September 21, 2023.

The United City of Yorkville was emailed information on September 21, 2023. The Yorkville Economic Development Committee reviewed the proposal at their meeting on October 3, 2023, and recommended approval of the proposal. An email on the subject was provided.

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

ZPAC reviewed the proposal at their meeting on October 3, 2023. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The application materials, plat for this area of Whitetail Ridge, and plat of vacation were provided.

Petition information was sent to WBK on September 21, 2023.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email was provided.

As of the date of this meeting, the Petitioner has not contacted any of the utility companies directly. Emails from Comed, NICOR, Comcast, and AT&T were provided.

Pending comments from the various utilities and WBK Engineering, Staff recommends approval of the proposal subject to the following conditions:

1. The site plan should be included to the vacation ordinance.
2. Certificates indicating approval of the vacation by the applicable utilities shall be added to the recorded Plat of Vacation.
3. Lots 65 and 66 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of the Plat of Vacation with certificates of approval from the applicable utilities.
4. One (1) single-family residence may be constructed on Lots 65 and 66 of Whitetail Ridge Subdivision combined.
5. This vacation shall become effective upon the successful recording of the Plat of

Vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

The draft ordinance was provided.

The Petitioner has not contacted any of the utility companies.

Discussion occurred regarding the placement of utilities within the easement and the placement of the addition on the property.

Member Koukol made a motion, seconded by Member Rodriguez, to wait with issuing a recommendation until the Petitioner received approvals from the applicable utilities for the vacation.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

NEW BUSINESS

Update on Planning, Building and Zoning Staffing

Mr. Asselmeier introduced Wanda A. Rolf, Administrative Assistant, Todd C. Volker, Economic Development Coordinator, and Vernon Fatima, Part Time Code Official. The Committee welcomed the new employees.

Review of Comments From WBK Engineering Regarding Dam Removals on the Fox River

Mr. Asselmeier presented comments from WBK Engineering regarding proposed removal of several dams by the Corps of Engineers along the Fox River.

Discussion occurred regarding the uses of the dams and the impact of sedimentation on the Yorkville dam.

Recommendation on 2024 Comprehensive Noxious Weed Work Plan

Mr. Asselmeier presented the Plan.

Kendall County is required by Illinois law to submit an annual Noxious Weed Comprehensive Work Plan to the State by November 1st of each year. Other than changing the name of the County Board Chairman, this proposal is the same as the 2023 Noxious Weed Comprehensive Work Plan.

Member Rodriguez made a motion, seconded by Koukol, to approve the 2024 Noxious Weed Comprehensive Work Plan.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None
Absent (2): Flowers and Shanley

The motion carried.

The proposal goes the October 17, 2023, County Board meeting on the consent agenda.

Recommendation on Fiscal Year 2023-2024 Meeting Calendar

Mr. Asselmeier presented the Calendar.

Member Koukol made a motion, seconded by Member Rodriguez, to recommend approval of the Calendar.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (2): Flowers and Shanley

The motion carried.

OLD BUSINESS

Approval to Extend or Revoke Building Permit 01-2020-146 for a Single Family Home at 7702 Tanglewood Trails

Mr. Asselmeier presented an email from Brian Holdiman recommending a ninety (90) day extension because substantial progress has been made. Discussion occurred regarding the progress at the property.

Member Rodriguez made a motion, seconded by Member Koukol, to approve a ninety (90) day extension.

Member Koukol asked about yard maintenance at the property. Mr. Asselmeier will check with Brian Holdiman regarding yard maintenance.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (2): Flowers and Shanley

The motion carried.

REVIEW VIOLATION REPORT

The Committee reviewed the report.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

The October meeting will be at Pickerill-Pigot House on October 16, 2023. The February group meeting will be at Au Sable Church on February 21, 2024. The speakers will discuss the history of the Au Sable Church, which is celebrating one hundred seventy-five (175) years and the importance of landmarking properties.

REVIEW PERMIT REPORT

The Committee reviewed the report.

Member Koukol asked about solar permits. Mr. Asselmeier that the solar permits listed in the report are for onsite consumption of energy. If someone wants to do a utility scale solar project where the energy produced on the premises was consumed off-premises, a special use permit was required.

REVIEW REVENUE REPORT

The Committee reviewed the report.

Discussion occurred regarding revenues from solar permits.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

The consensus of the Committee was not to go into executive session and to keep the minutes of previous executive sessions confidential.

NEW BUSINESS

Approval to Release Executive Session Minutes of October 10, 2023

Since the Committee did not go into executive session, there were no minutes to release.

ADJOURNMENT

Member Koukol made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of three (3) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 6:49 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant

Kendall County



PBZ 10042023

CLERK: pherber BATCH: 3876

NEW INVOICES

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

PENDING UNPAID INVOICES

1153	00000	KENDALL CO HIGHW	SEPTEMBER 2023	101523	285.78	.00	.00	285.78	1099:
CASH 000008	2023/11	INV 10/03/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/03/2023	DESC:PBZ TRUCK FUEL						
CONDITIONS THAT PREVENT POSTING INVOICE			1153/45732						
* Invoice must be approved or voided to post.									
1172	00000	KENDALL PRINTING 23-0929-2		101523	94.40	.00	.00	94.40	1099:
CASH 000008	2023/11	INV 10/03/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/03/2023	DESC:RECEIPTS						
CONDITIONS THAT PREVENT POSTING INVOICE			1172/45730						
* Invoice must be approved or voided to post.									
1665	00000	SHAW MEDIA	092310101009	101523	92.38	.00	.00	92.38	1099:
CASH 000008	2023/11	INV 10/03/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/03/2023	DESC:LEGAL PUBLICATION - STORMWATER MEETING						
CONDITIONS THAT PREVENT POSTING INVOICE			1665/45733						
* Invoice must be approved or voided to post.									
1849	00001	VERIZON	9944915486	101523	126.72	.00	.00	126.72	1099:
CASH 000008	2023/11	INV 10/03/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/03/2023	DESC:PBZ CELLPHONES						
CONDITIONS THAT PREVENT POSTING INVOICE			1849/45734						
* Invoice must be approved or voided to post.									
1858	00002	VILLAGE OF OSWEG	10569	101523	600.00	.00	.00	600.00	1099:
CASH 000008	2023/11	INV 10/03/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/03/2023	DESC:SPLIT FEE TLO PROGRAM-IGA						
CONDITIONS THAT PREVENT POSTING INVOICE			1858/45728						
* Invoice must be approved or voided to post.									

1849 Verizon 13/505 857.01

Kendall County



PBZ 10042023

CLERK: pherber BATCH: 3876

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 24664-				101523	200.00	.00	
CASH 000008 2023/11 INV 10/03/2023 SEP-CHK: Y						180119 63150	200.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/03/2023 DESC:34 RIVERSIDE- 7-30 TO 8-26-23						23-06 -CONTSVC -002 WBK	-
CONDITIONS THAT PREVENT POSTING INVOICE				1928/45729			
* Invoice must be approved or voided to post.							
3883 00000 MAYER PLUMBING L SEPTEMBER 2023				101523	980.00	.00	
CASH 000008 2023/11 INV 10/03/2023 SEP-CHK: Y						11001902 63610	980.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/03/2023 DESC:7 PLUMBING INSPECTIONS							
CONDITIONS THAT PREVENT POSTING INVOICE				3883/45748			
* Invoice must be approved or voided to post.							
4520 00000 RICHARD WADE SP 23-04				101523	150.00	.00	
CASH 000008 2023/11 INV 10/03/2023 SEP-CHK: Y						180119 63150	150.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/03/2023 DESC:REFUND SW PERMIT						23-04 -REFUND -003	-
CONDITIONS THAT PREVENT POSTING INVOICE				4520/45739			
* Invoice must be approved or voided to post.							
4521 00000 SANDRA BARRIOS SP 20-08				101523	546.56	.00	
CASH 000008 2023/11 INV 10/03/2023 SEP-CHK: Y						180119 63150	546.56 1099:
ACCT 1Y210 DEPT 19 DUE 10/03/2023 DESC:REFUND SW PERMIT						20-08 -REFUND -003	-
CONDITIONS THAT PREVENT POSTING INVOICE				4521/45736			
* Invoice must be approved or voided to post.							
4522 00000 JUSTIN SWENSON SP 22-03				101523	900.00	.00	
CASH 000008 2023/11 INV 10/03/2023 SEP-CHK: Y						180119 63150	900.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/03/2023 DESC:REFUND SW PERMIT						22-05 -REFUND -003	-
CONDITIONS THAT PREVENT POSTING INVOICE				4522/45738			
* Invoice must be approved or voided to post.							
10 PENDING UNPAID INVOICES				TOTAL	3,975.84		

Kendall County



PBZ 10232023

CLERK: pherber BATCH: 3919

NEW INVOICES

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

PENDING UNPAID INVOICES

1165	00000	KENDALL COUNTY R 431	103123	190.00	.00				
CASH 000008	2023/11	INV 10/20/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/20/2023	DESC:SEPTEMBER 2023 RECORDINGS		11001902 63700		190.00	1099:	
CONDITIONS THAT PREVENT POSTING INVOICE 1165/46135									
* Invoice must be approved or voided to post.									
1928	00000	WBK ENGINEERING, 24788	103123	900.00	.00				
CASH 000008	2023/11	INV 10/20/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/20/2023	DESC:8.27.23 - 9.30.23 REVIEW SERVICES		11001902 63630		900.00	1099:	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/46136									
* Invoice must be approved or voided to post.									
1928	00000	WBK ENGINEERING, 24799	103123	200.00	.00				
CASH 000008	2023/11	INV 10/20/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/20/2023	DESC:16901 O'Brien Rd		180119 63150		200.00	1099:	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/46137									
* Invoice must be approved or voided to post.									
1928	00000	WBK ENGINEERING, 24812	103123	250.00	.00				
CASH 000008	2023/11	INV 10/20/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/20/2023	DESC:ANR Plano Subdivision Class Review		180119 63150		250.00	1099:	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/46138									
* Invoice must be approved or voided to post.									
2063	00000	RUNCO OFFICE SUP 920025-0	103123	104.39	.00				
CASH 000008	2023/11	INV 10/20/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 10/20/2023	DESC:OFFICE SUPPLIES		11001902 62000		104.39	1099:	
CONDITIONS THAT PREVENT POSTING INVOICE 2063/46139									
* Invoice must be approved or voided to post.									

Kendall County



PBZ 10232023

CLERK: pherber BATCH: 3919

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
3380 00000 AMAZON CAPITAL S 10/4/2023				103123	65.40	.00	.00
CASH 000008 2023/11 INV 10/20/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 10/20/2023	DESC:LUNCH WITH BRIAN & TODD			11001902 62060		65.40	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 3380/46140							
* Invoice must be approved or voided to post.							
4547 00000 LAURA GAY Pet# 22-04 SW		103123		716.62	.00	.00	
CASH 000008 2023/11 INV 10/20/2023	SEP-CHK: Y	DISC: .00			180119 63150		
ACCT 1Y210 DEPT 19 DUE 10/20/2023	DESC:ESCROW REFUND				22-04 -REFUND	-003	716.62 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 4547/46141							
* Invoice must be approved or voided to post.							
7 PENDING UNPAID INVOICES	TOTAL			2,426.41			

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

Kendall County



EDC 10232023

CLERK: pherber BATCH: 3926

NEW INVOICES

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

PENDING UNPAID INVOICES

1172	00000 KENDALL PRINTING 23-1020			103123	31.00	.00	.00
------	--------------------------------	--	--	--------	-------	-----	-----

CASH 000008	2023/11	INV 10/23/2023	SEP-CHK: Y	DISC: .00			
ACCT 1Y210	DEPT 19	DUE 10/23/2023	DESC:EDC BUSINESS CARDS		131505 62190		31.00 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 1172/46232

* Invoice must be approved or voided to post.

4552	00000 TODD VOLKER	October 2023		103123	150.00	.00	.00
------	-------------------	--------------	--	--------	--------	-----	-----

CASH 000008	2023/11	INV 10/23/2023	SEP-CHK: Y	DISC: .00			
ACCT 1Y210	DEPT 19	DUE 10/23/2023	DESC:October Mileage 2023		131505 62050		150.00 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 4552/46233

* Invoice must be approved or voided to post.

2 PENDING UNPAID INVOICES	TOTAL			181.00			
---------------------------	-------	--	--	--------	--	--	--

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

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-26**Jefferey D. Milroy on Behalf of Milroy Farms, LLC****A-1 Special Use Permit for Composting of Landscape and Food Waste****INTRODUCTION**

On March 19, 2014, through Ordinance 2014-04, the County Board granted a special use permit, with conditions for the operation of a composting facility at the subject property. Ordinance 2014-04 required the property owner to submit a renewal prior to July 1, 2023, or the special use permit would expire on December 1, 2023. The property owner submitted the required renewal on June 30, 2023.

The subject property has operated as a composting facility since 1993.

The Petitioners are requesting the special use permit for the approximately thirty-nine point eight-seven (39.87) acres located in the unincorporated area. They are not renewing the special use permit for operations inside the United City of Yorkville. This reduces operations from approximately fifty-eight (58) acres.

The Host Community Agreement also expires in 2023. The Planning, Building and Zoning Committee met on July 10, 2023, to discuss renewing the agreement. They requested additional information regarding the amount of and types of materials coming into and out of the property. The Petitioner answered those questions at the Planning, Building and Zoning Committee meeting on August 7, 2023, and the proposed Host Community Agreement was forwarded to the State's Attorney's Office for review. The proposed Host Community Agreement is included as Attachment 12.

Green Organics is no longer associated with the property.

The application materials are included as Attachment 1. Ordinance 2014-04 is included as Attachment 2. The plat of survey is included as Attachment 3. The business plan, including the original submitted site plan and landscaping plan, is included as Attachment 4. The decommissioning plan is included as Attachment 5.

On August 17, 2023, the Petitioner submitted a revised site plan, included as Attachment 4A.

The original submitted site plan and the revised site plan do not match the approved site plan on file with the Illinois Department of Natural Resources. This site plan is included as Attachment 9.

SITE INFORMATION

PETITIONERS: Jefferey D. Milroy on Behalf of Milroy Farms, LLC

ADDRESS: 1270 E. Beecher Road, Bristol

LOCATION: East Side of E. Beecher Road Approximately 0.5 Miles South of Galena Road on the East Side of the Road



Approved Special Use in 2014



Proposed Special Use Area

Bristol

Township:

PARCEL: 02-08-100-006

LOT SIZE: 40 +/- Acres

EXISTING LAND USE: Agricultural/Composting Facility

ZONING: A-1 with a Special Use Permit

LRMP:	Future Land Use	Suburban Residential (Max. 1.00 DU/Acre) and Mixed Use Business Along Beecher Road (County) Estate/Conservation Residential (Yorkville)
	Roads	E. Beecher is a Local Road maintained by Bristol Township.

Trails	There is a proposed trail on E. Beecher Road.
Floodplain/ Wetlands	There are no floodplains on the property. There is a wetland on the extreme northwest corner of the property.

REQUESTED ACTIONS: Special Use Permit for a Composting Facility

APPLICABLE REGULATIONS: Section 7:01.D – A-1 Special Uses
Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1 (County)	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1 (County) R-3 Planned Unit Development (Yorkville)
South	Agricultural	A-1 SU and M-2 (County)	Suburban Residential and Mixed Use Business (County) Estate/Conservation Residential (Yorkville)	A-1 SU and M-2 (County)
East	Agricultural	R-2 Planned Unit Development and R-2, R-4, B-3 Planned Unit Development (Yorkville)	Urban Area (County) Estate/Conservation Residential (Yorkville)	Various Residential Planned Unit Developments (Yorkville)
West	Manufacturing	M-2 and M-3 SU (County)	Suburban Residential and Mixed Use Business (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, M-1, M-2, and M-3 SU (County)

The A-1 SU to the south was for gravel mining. The M-3 SU to the west was for asphalt production.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on June 22, 2023. The Mottled Sculpin and Rusty Patch Bumble Bee were in the vicinity. The Illinois Department of Natural Resources recommended that work that disturbs the ground or removes flowering plants be done between October 1st and April 1st. If work occurred outside of the dates listed, a Rusty Patch Bumble Bee survey should be conducted by a qualified biologist, with the results forwarded to the Illinois Department of Natural Resources. The consultation also noted that coordination with the United States Fish and Wildlife Service may be necessary. The consultation also contained suggestions for lighting. The consultation was closed if the

recommendations related to the Rusty Patch Bumble Bee were implemented, see Attachment 1, Pages 19-25.

The Petitioner was not agreeable to either recommendation related to the Rusty Patch Bumble Bee. The Illinois Department of Natural Resources said that if the Petitioner impacted the Rusty Patch Bumble Bee, that would be problematic.

NATURAL RESOURCES INVENTORY

The NRI Application was submitted on June 20, 2023. The LESA score was 175, indicating a low level of protection, see Attachment 1, Pages 12-18.

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on July 19, 2023.

UNITED CITY OF YORKVILLE

Prior to formal application submittal, Staff contacted Yorkville regarding potential comments on the application. Yorkville requested the following items:

1. A thirty foot (30') wide buffer with a berm at least three feet (3') in height and consisting of two (2) shade trees, five (5) evergreen trees, and three (3) ornamental trees per one hundred (100) linear feet of buffer; they favored a minimum fifteen (15') foot wide buffer.
2. Odor control regulations including using an ASTM certified portable olfactometer, notification by the County to the property owner/business operator within two (2) business days of findings, and a requirement that the property owner/business operator respond within five (5) business days of receiving the notice with corrective action steps. Yorkville's performance standards related to odor were submitted to the County.
3. A condition that the property owner/business operator submit a written response within seven (7) days of receiving a complaint for a non-odor violation outlining steps taken to correct the issue of the complaint.
4. The submission of a detailed decommissioning plan.
5. A requirement that notification of operation management changes and contact information be updated annually with the County.

Staff has concerns regarding the requested procedure of enforcement because the requested method presently contradicts the County's current voluntary compliance policy and the regular procedures for handling alleged violations in the Zoning Ordinance. Also, the County does not presently own an olfactometer. Lastly, the Illinois Environmental Protection Agency has rules regarding complaints.

Yorkville's email and Staff's response were included as Attachment 6.

The Petitioner was agreeable to certain landscaping, the submission of a decommissioning plan, the request regarding change of management and updated contact information.

Petition information was sent to the United City of Yorkville on July 19, 2023.

The August Yorkville Economic Development Committee and Planning and Zoning Commission meetings were cancelled. The proposal was reviewed at the Yorkville City Council meeting on August 8, 2023, with no comments, and was reviewed again at the August 22, 2023, Yorkville City Council meeting. The Yorkville City Council recommended approval of the proposal. A memo from the United City of Yorkville on the steps they would take to address odor complaints was included as Attachment 10.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol Kendall Fire Protection District on July 19, 2023.

ZPAC

The Kendall County ZPAC reviewed the proposal at their meeting on August 1, 2023. Discussion occurred regarding odor control measures. The Committee did not believe that using an olfactometer, as Yorkville recommended, was practical. The Committee favored requiring the operator of the business allowed by the special use permit to track wind daily, avoid turning the windrows when the wind was blowing to populated areas, and adding an amendment to the windrows in cases when turning was necessary and the wind was blowing towards populated areas. The Committee expressed little concern regarding the Illinois Department of Natural Resource's recommendation related to the Rusty Patch Bumble Bee. The Committee was concerned about runoff. Discussion occurred regarding the definition of food scraps; food scraps were collected from grocery stores and include items that were composted at homes. A recommendation regarding equipment at the property being classified as non-agricultural was removed. ZPAC recommended approval of the proposal with the removal of the condition related to the classification of equipment and add a requirement requiring the operator of the business to track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing in unfavorable directions by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were included as Attachment 8.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 23, 2023. Discussion occurred regarding the tipping fee; this fee is set in the host agreement. Discussion occurred related to bonding and the decommissioning plan. The bonding figure and the decommissioning plan must be approved by the State. Discussion occurred related to odors; few residential land uses were located nearby even though the properties inside Yorkville were zoned residential. A neighboring property owner in Yorkville plans to install solar panels on their property. Discussion occurred regarding food scraps; a maximum of ten percent (10%) of the materials collected at the property could be food scraps per State regulations. Discussion occurred regarding tracking wind speed and direction; the Petitioner was opposed to the restriction related to not turning windrows or adding amendments to the materials when the wind was blowing towards populated areas. The Kendall County Regional Planning Commission recommended approval of the proposal with the revised site plan (Attachment 4A) as the official site plan by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were included as Attachment 11.

ZBA

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on August 28, 2023. Discussion occurred regarding the bonding; the bond is filed with the State. The Petitioner might obtain approval of the special use permit, but need to amend the special use permit in the future depending on State approval of various plans. The suggestion was made to add the phone number of the Kendall County Solid Waste Coordinator to the sign. Discussion occurred regarding moving piles of materials from properties inside Yorkville to subject property. The Petitioner was opposed to the restriction related to not turning windrows when the wind was blowing towards populated areas or adding amendments. The heights of piles would be determined by the stormwater permit for the property. Information was presented regarding a sixty foot (60') right-of-way from the center of the Rob Roy Creek which was obtained by court order and assigned to the Rob Roy Drainage District. The right-of-way would impact the layout of the site. The Zoning Board of Appeals continued the public hearing to October 2, 2023, by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent.

Following the August hearing and upon further review, the subject property was not included in the list of impacted properties mentioned in the court order. Accordingly, the revised site plan (Attachment 4A) remained the official site plan. The parking stall size issued had not been resolved and no variance had been requested. No comments had been received regarding stormwater review. None of the reports required by the State had been submitted. The proposed Host Community Agreement was added as an attachment (Attachment 12). Condition 4 was amended to include information about the northern and western berms. Condition 8 was amended to include a requirement to have contact

information for the Kendall County Solid Waste Coordinator included on the sign.

At the October 2, 2023, hearing, the Board voted to continue the hearing until October 30, 2023, in order to give the Petitioner time to obtain accurate topographic information, proposed site layout, and proposed building location. The site plan that the Petitioner presented at the October 2nd hearing is included as Attachment 13.

Following the October 2nd hearing, several emails were exchanged between the Petitioner and Staff. Included in this correspondence, on October 24, 2023, the Petitioner instructed Staff to send the revised site plan that was submitted at the August 28th hearing (Attachment 4A) to WBK Engineering for stormwater review. WBK Engineering planned to complete their review and submit comments prior to the October 30th hearing, but this did not occur. On October 25, 2023, the Petitioner submitted a phase-in plan, which was included as Attachment 17. As noted at the bottom of the phase-in plan, this information will be provided to the Petitioner's engineer and WBK Engineering. Due to the late submittal of information, WBK Engineering did not have an opportunity to review this information. Also, the Petitioner stated in their emails that an EPA violation had occurred at the property. The Kendall County Solid Waste Coordinator elaborated on the violation. The emails with the Petitioner were included as Attachment 14 and the email with the Kendall County Solid Waste Coordinator was included as Attachment 15. The minutes of the August 28, 2023, hearing were added as Attachment 16.

At the October 30, 2023, hearing, the site plan that was presented at the August 28, 2023, hearing (Attachment 4A) was submitted as the official proposal. Discussion occurred regarding drainage, the thirty foot (30') setback from the centerline of the Rob Roy Creek as shown on the proposal, and possibility of future lawsuits by the Rob Roy Drainage District. Dan Nagel requested clarification of what would happen to the pile of material located on his property; his property is inside Yorkville and Yorkville would be responsible for regulation enforcement. The Petitioner submitted a phase-in plan which was added as Attachment 17. It was noted that the Petitioner might have to update the closure plan. The minutes of the October 2, 2023, hearing were added as Attachment 18. The Board recommended approval of the proposal with the conditions proposed by Staff assuming a positive review of Kendall County Stormwater Engineer and noting the setbacks from the branch of the Rob Roy Drainage District by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were included as Attachment 19.

GENERAL INFORMATION

Per Section 7:01.D.20 of the Kendall County Zoning Ordinance, composting businesses can be special uses on A-1 zoned property subject to the following conditions:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Subchapter 1, Part 830, Standards for compost facilities.
2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
3. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
5. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.

7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
10. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
11. The operator shall provide weight receipts to Kendall County.
12. Off-site debris and trash generated by the site must be cleaned-up daily on surrounding properties with the owner's permission.
13. Other conditions as appropriate for the particular facility.

The Petitioner is agreeable to conditions 1-12.

BUSINESS OPERATIONS

When the special use permit was originally granted in the 1990s, they were originally allowed to process one hundred fifty thousand (150,000) cubic yards of source separated landscape materials. This number was increased to one hundred seventy-five thousand (175,000) cubic yards in 2014.

Starting in 2010, the facility was allowed to accept food scraps.

The original site plan (Attachment 4, Page 3) showed several twenty-five foot (25') wide windrows. These windrows are separated by ten foot (10') foot driving aisles. Most of the windrows are eight feet (8') tall or less in height.

The revised site plan (Attachment 4A) shows thirty-four (34) windrows. No information was provided regarding driving aisles. Windrows might extend to the cultivation line. Final elevations will change for composting surface depending on excavated materials used for the pond.

Bulk agent storage areas separate the east and west windrow areas.

Both site plans show one (1) final cure storage area, one (1) grinding and blending concrete pad, and one (1) receiving pad. No information was provided regarding the dimensions of these areas.

As noted previously, the hours when landscape waste can be received are between 7:00 a.m. and 4:00 p.m. on Mondays through Fridays and 7:00 a.m. until Noon on Saturdays. Processing operations may continue for a maximum three (3) additional hours.

As noted in the Decommissioning Plan (Attachment 5), the site will be converted back to farming within five (5) months, this includes the removal materials, grading, seeding, and removal of all structures. The Petitioner planned to reevaluate the Decommissioning Plan.

No information was provided regarding the number of employees at the property.

The use has been at the property since 1993.

There have not been any founded complaints against the property in recent years.

BUILDINGS AND BUILDING CODES

One (1) approximately four hundred twenty (420) square foot office trailer is shown on the plan near the southeast corner of the site.

After the ZPAC meeting, the Petitioners indicated that they may install another building on the property. On the revised site plan (Attachment 4A), one (1) sixty foot by eighty foot (60'X80') building was shown. This structure was twenty-four feet (24') tall. The building would be used for storage of equipment. The final location of the building was undetermined.

ENVIRONMENTAL HEALTH

The property is served by a well and septic. The well is located at the southeast corner of the property.

The Petitioner is agreeable to the requirements related to water samples and soil samples, inspection and testing, and submitting copies of the State permit, operational plan, surface water management plan, pest control plan, site drawings, annual report, and decommissioning plan. The Petitioner is also agreeable to providing weight receipts to Kendall County.

The Solid Waste Coordinator shall maintain a log of complaints received on the facility.

Sampling schedules are noted in the business plan (Attachment 4, Page 6).

Though not shown on the site plan, a dumpster is located on the property. The business plan (Attachment 4, Page 2) notes a requirement to clean-up offsite debris and trash daily on surrounding properties.

NICOR possesses an easement north of the existing driveway.

Overhead utilities run from E. Beecher Road to the office trailer.

STORMWATER

The property drains to the south and west.

One (1) existing detention basin is shown on the site plan north of parking area. The original site plan also shows one (1) proposed detention basin southwest of the western windrows. One twenty-five foot (25') wide drainage swale is shown west of the western windrows. No information was provided regarding the dimensions of the detention basins or the depth of the drainage swale. The revised site plan shows a much larger water reuse and detention pond.

The Petitioners submitted an application for a stormwater management permit based on the original site plan. WBK submitted comments in a letter dated July 15, 2023, included as Attachment 7. The Petitioner did not respond to WBK's comments. The revised site plan (Attachment 4A) was sent to WBK on August 24, 2023, and instructions were given on October 25, 2023, for WBK to start reviewing the revised site plan. WBK submitted comments on October 30, 2023; this letter was included as Attachment 20.

As mentioned previously, the submitted site plans did not match the site plan on file with the Illinois Department of Natural Resources. The State has not evaluated the impact of the proposed site plans on the Surface Water Management Plan presently on file with the State.

ACCESS

Per the site plan (Attachment 4, Page 3), the subject property has an asphalt drive to E. Beecher Road.

The Petitioner is agreeable to the truck weight restriction contained in the Kendall County Zoning Ordinance.

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to the revised site plan (Attachment 4A), one (1) gravel parking area was shown north of the office trailer and one (1) handicapped accessible parking space was shown east of the office trailer. The total number of park stalls was seven (7). The parking stalls did not meet the minimum depth requirement of twenty feet (20') as outlined in Section 11:02.F.4 of the Kendall County Zoning Ordinance.

The site plan shows one (1) truck turn-around area.

LIGHTING

No information was provided regarding lighting. Because of the small number of parking spaces, a photometric plan was not required.

SIGNAGE

According to the business plan (Attachment 4, Page 4), one (1) existing sign is located on the property. The sign is not illuminated. The information on the sign is required per Illinois Environmental Protection Agency rules.

One (1) additional no trespassing sign is located on the interior gate.

SECURITY

According to the original site plan (Attachment 4, Page 3), there is a fence along the western and northern sides of the property. There is also a fifteen foot (15') wide buffer between the eastern property line and the berm. The business plan (Attachment 4, Pages 1 and 5) references a locked gate. The gate is locked during closed hours, but a lock box is available for emergency response vehicles.

LANDSCAPING

Per the revised site plan (Attachment 4A), one (1) fifteen foot (15') wide berm is shown near the eastern property line. A twenty-five foot (25') wide berm is shown near the western and northern property lines. Per the business plan (Attachment 4, Page 2), the eastern berm will be three feet (3') in height. Landscaping consisting of pines, fir, and/or shade trees will be planted at spacing not to exceed forty feet (40') apart. Seedling will be a minimum of six inches (6") in height and will be planted within one (1) year of the issuance of the special use permit. The business plan also references maintaining the existing plantings on the berm and ditch and existing landscaping. No information was provided regarding plantings on the western or northern berms or the composition of the existing landscaping and plantings on the property.

NOISE CONTROL

Per the business plan (Attachment 4, Page 1), noise levels cannot exceed Illinois Pollution Control Board standards.

ODORS

The business plan (Attachment 4, Page 2) references odor control strategies generally. Illinois Environmental Protection Agency rules requires operators of composting facilities to prepare an odor minimization plan. Staff has requested a copy of this plan.

The Health Department requested that a water truck be onsite for dusty conditions and that the operator be required to chart wind direction and speed daily. The Petitioner was in agreement regarding the water truck condition, but was not in favor of charting wind speeds.

RELATION TO OTHER SPECIAL USES

This is the only property to have a special use permit for a composting facility in unincorporated Kendall County.

FINDINGS OF FACT

The Findings of Fact 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. The operation is controlled by the Illinois EPA and inspected regularly by the Health Department and they have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

The special use will not be substantially injurious to the use and enjoyment of other 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 operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. Reasonable restrictions may be placed in the special use permit to address hours of operation, dust, and odor control measures. No evidence has been provided suggesting that property values have declined in the area since the facility commenced operations.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities or roadways to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open. State law and the Kendall County Zoning Ordinance require a Surface Water Management Plan.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are requested, if the parking stalls depth are corrected.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

RECOMMENDATION

Staff recommends approval of the proposal with the knowledge that the site plan might change in order to obtain conformity with a stormwater management permit and applicable permits from the State. The other general conditions and restrictions would be as follows:

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.

- h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
 - j. The operator shall provide weight receipts to Kendall County.
 - k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass **and food waste**). **(Amended after ZPAC)**
 3. The site shall be developed substantially in accordance with the site plan (Attachment 4A) provided that the parking stalls conform to the requirements of the Kendall County Zoning Ordinance and the owners of the business allowed by the special use permit may erect one (1) building a maximum of sixty foot by eighty foot (60'X80') in size with a maximum height of twenty-four feet (24') on the property, and the site plan shall be kept on file as "Exhibit A" attached hereto. **(Amended at RPC)**
 4. A fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary to the east. The berm will be at least fifteen feet (15') wide and three feet (3') high. A twenty-five foot (25') wide berm at least three feet (3') in height will be provided near the western and northern property lines. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping. **(Amended at RPC and after ZBA)**
 5. The facility operator shall maintain existing plantings on the berm and ditch.
 6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on "Exhibit B" (Attachment 4, Pages 4 and 5) attached hereto. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
 7. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" (Attachment 4, Page 6) attached hereto dated March 11, 2008.
 8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility. **The phone number of the County Solid Waste Coordinator shall be added to a sign on the property that is visible from the street. (Amended at ZBA)**
 9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
 10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.

11. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan (Attachment 5) as described in Exhibit D. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.
12. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.
13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.
15. ~~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.~~
(Deleted at ZPAC)
16. 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.
17. 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.
18. At least one (1) water truck shall be onsite for dust control purposes. **(Added after ZPAC)**
19. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing towards populated areas. **(Added after ZPAC)**
20. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
21. 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.
22. 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.
23. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
24. This special use permit shall be treated as a covenant 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 included as Attachment 21.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Ordinance 2014-04
3. Plat of Survey

4. Business Plan (Including Original Site Plan)
- 4A. Revised Site Plan Submitted August 17, 2023
5. Decommission Plan
6. Pre-Application Emails with United City of Yorkville
7. July 15, 2023, WBK Comment Letter
8. August 1, 2023, ZPAC Meeting Minutes
9. IDNR Approved Site Plan
10. August 10, 2023, Yorkville Memo
11. August 23, 2023, Kendall County Regional Planning Commission Meeting Minutes
12. September 5, 2023, Community Host Agreement
13. Site Plan Submitted at October 2, 2023, Hearing
14. October Email Correspondence with Petitioner
15. October Email Correspondence with Kendall County Solid Waste Coordinator.
16. August 28, 2023, Kendall County Zoning Board of Appeals Minutes
17. Phase-In Plan
18. October 2, 2023, Kendall County Zoning Board of Appeals Minutes
19. October 30, 2023, Kendall County Zoning Board of Appeals Minutes
20. October 30, 2023, Letter from WBK Engineering
21. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Milroy Farms LLC FILE #: _____
Kendall Composting Permit

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Jefferey D. Milroy		
CURRENT LANDOWNER/NAME(s) Milroy Farms LLC		
SITE INFORMATION ACRES 39.8752	SITE ADDRESS OR LOCATION 1270 E. Beecher Road, Bristol Township, IL	ASSESSOR'S ID NUMBER (PIN) 02-08-100-006
EXISTING LAND USE Composting Special Use	CURRENT ZONING A1 Special Use	LAND CLASSIFICATION ON LRMP East side is mixed business and west side is rural estate residential
REQUESTED ACTION (Check All That Apply):		
☒ SPECIAL USE ☐ MAP AMENDMENT (Rezoned to _____) ☐ VARIANCE ☐ ADMINISTRATIVE VARIANCE ☐ A-1 CONDITIONAL USE for: _____ ☐ SITE PLAN REVIEW ☐ TEXT AMENDMENT ☐ RPD (☐ Concept; ☐ Preliminary; ☐ Final) ☐ ADMINISTRATIVE APPEAL ☐ PRELIMINARY PLAT ☐ FINAL PLAT ☐ OTHER PLAT (Vacation, Dedication, etc.) ☒ AMENDMENT TO A SPECIAL USE (☒ Major; ☐ Minor)		
PRIMARY CONTACT Jefferey Milroy	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
ENGINEER CONTACT Jefferey Milroy	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>6/29/2023</u>

FEE PAID:\$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

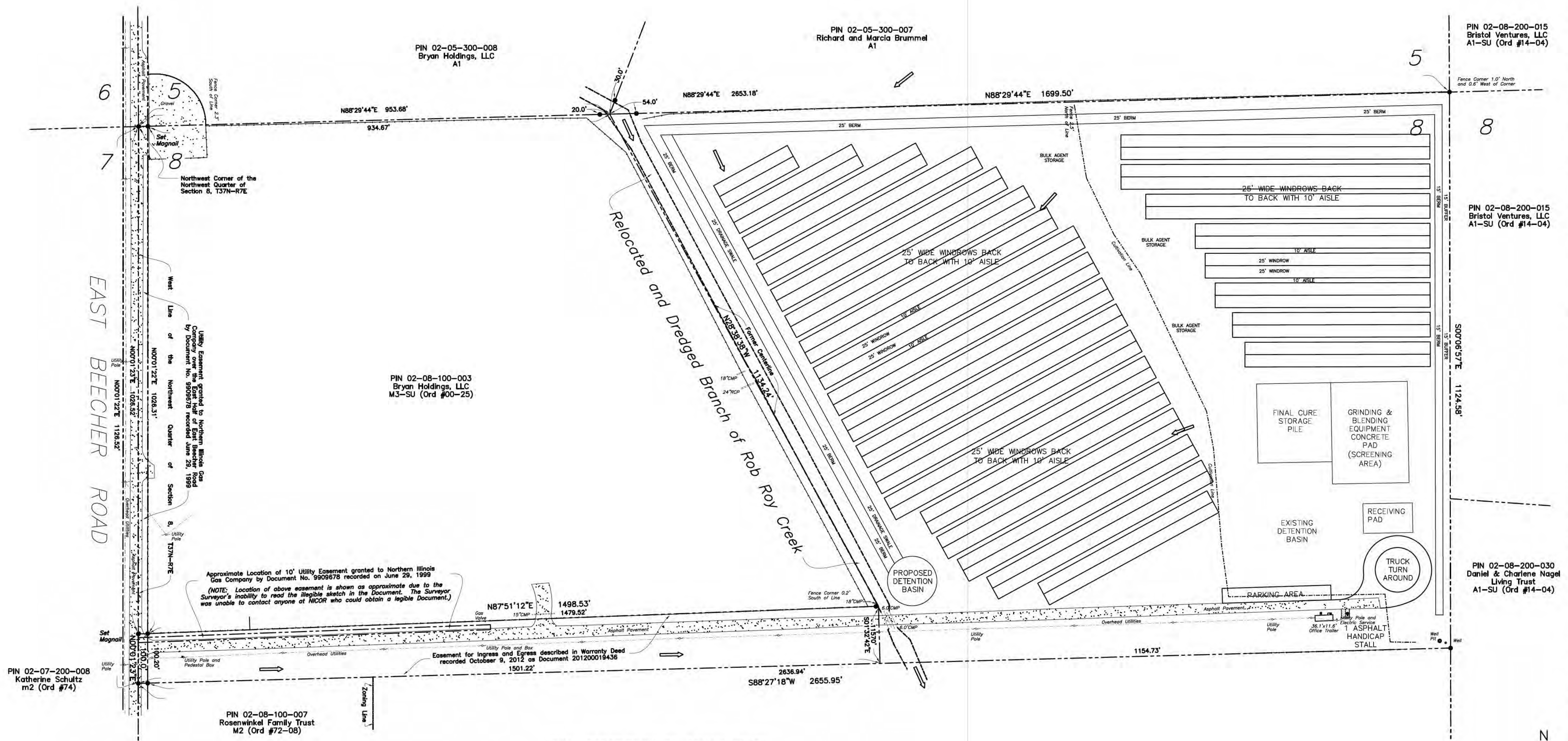
²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Date Stamp Here If
Checklist Is Complete

Detailed Description Of Proposed Use Business Plan

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance: Composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
 - f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - j. Truck weights shall be limited to 73,280 pounds.
 - k. The operator shall provide weight receipts to Kendall County.

- l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - m. Other conditions as appropriate for the particular facility. (*Amended 6/26/2023*)
 - n. Decommissioning plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector.
 - o. Implement strategies to manage potential odor issues such as maintaining proper carbon-to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - p. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
 - q. A 15' buffer and a berm will be provided between the composting area and the Village of Yorkville. This berm will be at least 15' wide by 3' high. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed 40' apart. Seedlings will have a minimum of 6" in height. Specimen seedlings will be planted and the berm will be constructed within one year of issuance of the Composting Ordinance.
- 2. The facility will be permitted to take in 175,000 cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass).
 - 3. The site plan shall be kept on file as "Exhibit A" attached hereto.
 - 4. The facility operator shall maintain existing plantings on the berm and ditch.
 - 5. The facility operator shall maintain the security gate and landscaping as indicated on "Exhibit B" attached hereto.
 - 6. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" attached hereto dated March 11, 2008.
 - 7. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
 - 8. This special use Ordinance shall expire on December 1, 2033 and the petition for renewal shall be made prior to July 1, 2033.
 - 9. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within 30 days.



DEVELOPER:

Jeff Milroy
Milroy Farms, LLC

PROPERTY LOCATION:

PIN: 02-08-100-006
1270 East Beecher Road
Yorkville, Illinois 60560

AREA OF ZONING TRACT:

39.8752 Acres

PRESENT ZONING:

A-1 SU

PROPOSED ZONING:

A-1 SU

LEGAL DESCRIPTION OF ZONING TRACT:

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence North 88°29'44" East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North 88°29'44" East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence, South 00°06'57" East along the East Line of said Northwest Quarter, 1124.58 feet; thence South 88°27'18" West, 2655.95 feet to a point on the West Line of said Northwest Quarter that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North 00°01'23" East along said West Line, 100.0 feet; thence North 87°51'12" East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North 28°38'38" West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois and containing 39.8752 acres.

FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0036G with an effective date of February 4, 2009.

WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts Riverine wetlands (R2UBHx) in the relocated and dredged branch of Rob Roy Creek.





MIDWEST
MATERIAL
MANAGEMENT
(847) 426-6354
- COMPOST FACILITY -
OPERATING HOURS: BY APPOINTMENT ONLY
MATERIALS ACCEPTED: LANDSCAPE WASTE
"COMRI CERTIFIED" COMPOST AVAILABLE
COMPLAINTS CONCERNING THIS FACILITY CAN BE
MADE TO: STEVE BERGUND: 847-426-6354 OR
BUREAU OF LAND, ILINCS ENVIRONMENTAL PROTECTION
AGENCY SPRINGFIELD, ILLINOIS: 217-524-3300
MAILING ADDRESS: 2014 N. STATE ST. HAMPSHIRE, IL 60140



March 11, 2008

Mr. Joseph Mazza
[REDACTED]



Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

[REDACTED]
Terese M. Laciak
President

EXHIBIT C

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County

Legal Description of Milroy Farms LLC Parcel Parcel 02-08-100-006

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence north $88^{\circ} 29' 44''$ East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North $88^{\circ} 29' 44''$ East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence South $00^{\circ} 06' 57''$ East along the East Line of said Northwest Quarter, 1124.58 feet; thence South $88^{\circ} 27' 18''$ West, 2655.95 feet to a point on the West line of said Northwest Quarter; that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North $00^{\circ} 01' 23''$ East along said West line, 100.0 feet; thence North $87^{\circ} 51' 12''$ East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North $28^{\circ} 38' 38''$ West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

① ~~XXXXXXXXXXXXXXXXXXXX~~

[REDACTED]

GRANTEE:
MILROY FARMS, LLC. *Jeff Milroy*

RECORDED: 9/19/2012 12:29 PM
WD: 916.75 RHSP5 FEE: 10.00
PAGES: 4

By: 

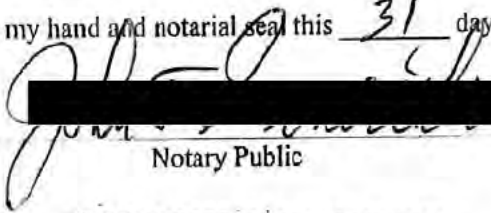
Mail To:
Carleton The Business, LLC

2012-2040J4

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

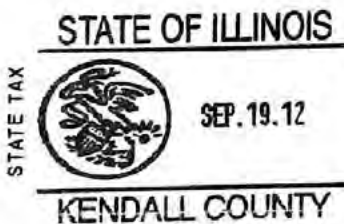
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that CRAIG NASENBALG me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of Aug. 2012


Notary Public



p:\home\pc\craig\abt.auction\geneva construction\dcad.parcel.2.docx



COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 289.25 *lw*

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Milroy Farms LLC
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Special Use Permit
3. Nature of Applicant: (Please check one)
 - ☐ Natural Person (a)
 - ☐ Corporation (b)
 - ☐ Land Trust/Trustee(c)
 - ☐ Trust/Trustee (d)
 - ☒ Partnership (e)
 - ☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

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

NAME	ADDRESS	INTEREST
Jefferey D Milroy	[REDACTED]	50%
Lilianna D Milroy	[REDACTED]	50%

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

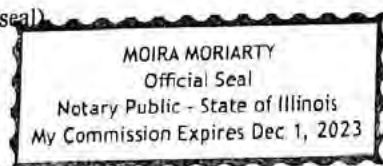
Jefferey Milroy, Manager, [REDACTED]

VERIFICATION

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

Subscribed and sworn to before me this 20 day of June, A.D. 2023

(seal)



RECEIVED
6/21/23

**Kendall County Soil & Water
Conservation District**

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Milroy Farms LLC

Contact Person: Jefferey Milroy

Address: [REDACTED]

City, State: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

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

Site Location & Proposed Use

Township Name Bristol Township

Township T37 N, Range R7E E, Section(s) 8

Parcel Index Number(s) 02-08-100-006

Project or Subdivision Name Milroy Farms Composting Permit

Number of Acres 39.87

Current Use of Site A-1 Special Use

Proposed Use A-1 Special Use

Proposed Number of Lots N/A

Proposed Number of Structures N/A

Proposed Water Supply Well (existing)

Proposed type of Wastewater Treatment N/A

Proposed type of Storm Water Management Retention Pond (existing)

Type of Request

☐ Change in Zoning from _____ to _____

☐ Variance (Please describe fully on separate page)

☒ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County, IL

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

- ☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
- ☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- ☒ If available: topography map, field tile map, copy of soil boring and/or wetland studies
- ☒ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ <u>375.00</u>
Additional Acres at \$18.00 each	\$ _____
Total NRI Fee	\$ <u>75.00</u>

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

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

[Signature]
Petitioner or Authorized Agent

June 20, 2023

Date

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

FOR OFFICE USE ONLY

NRI# 2307 Date initially rec'd 6/21/23 Date all rec'd _____ Board Meeting _____
 Fee Due \$ 75.00 Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____



July 13, 2023

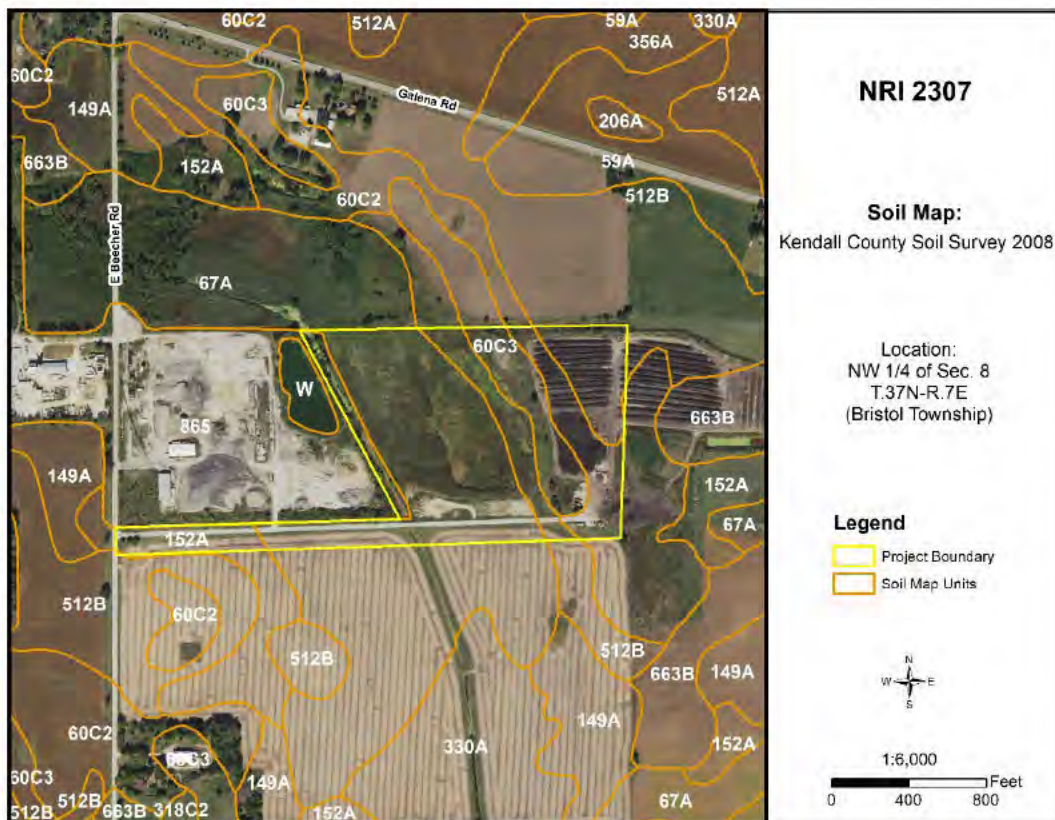
Jefferey Milroy

Dear Mr. Milroy,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information Report (NRI) Application for a special use permit renewal petition on parcel 02-08-100-006 filed with Kendall County. The site is an existing EPA composting facility that accepts yard and food waste from the surrounding area. The petitioner is proposing an approximate 17-acre expansion of the composting operation on the western half of the parcel with the addition of a future detention basin. The project site is located at 207 E Beecher Rd, Bristol, IL 60512 in the northwest quarter of Section 8, Township 37N (Bristol Township), Range 7E of the 3rd Principal Meridian. The site is zoned A1-SU Agricultural Special Use. After reviewing the application and supporting documents, it was determined that a *full NRI Report is not necessary at this time* for the proposed project.

The Kendall County SWCD has reviewed the 39.87-acre project site and would like to note the following natural resource considerations:

- The site currently contains an existing 17-acre composting area, detention basin, truck turn-around, and parking area. According to the property owner, the site is tile drained.



- The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The exhibit above shows the soil map, and the table below shows the soil map units that are present within the project site. Please note this information does not replace the need for site specific soil testing.

Soil Map Unit	Acreage	Percent of Parcel
60C2 La Rose silt loam, 5-10% slopes, eroded	5.1	12.9%
60C3 La Rose clay loam, 5-10% slopes, severely eroded	4.7	11.8%
67A Harpster silty clay loam, 0-2% slopes	18.5	46.4%
152A Drummer silty clay loam, 0-2% slopes	2.3	5.7%
512B Danabrook silt loam, 2-5% slopes	7.8	19.5%
865 Pits, gravel	1.5	3.8%

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses. The table below shows the soil limitations for uses including food-processing waste, farm and garden composting, and shallow excavations. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

Soil Type	Food-Processing Waste	Farm & Garden Composting Facility	Shallow Excavations
60C2 & 60C3	<u>Very Limited:</u> Dense layer; Slow water movement; Depth to saturated zone	<u>Somewhat Limited:</u> Slope; Low strength; Wetness; Low precipitation; Extreme soil temperatures	<u>Very Limited:</u> Depth to saturated zone; Dusty; Unstable excavation walls
67A	<u>Very Limited:</u> Ponding; Depth to saturated zone; Leaching	<u>Very Limited:</u> Low strength; Wetness; Ponding; Low precipitation; Seepage	<u>Very Limited:</u> Ponding; Depth to saturated zone; Dusty; Unstable excavation walls
152A	<u>Very Limited:</u> Ponding; Depth to saturated zone; Leaching; Slow water movement	<u>Very Limited:</u> Low strength; Wetness; Ponding; Low precipitation	<u>Very Limited:</u> Ponding; Depth to saturated zone; Dusty; Unstable excavation walls; Too clayey
512B	<u>Somewhat Limited:</u> Depth to saturated zone; Slow water movement	<u>Somewhat Limited:</u> Low strength; Wetness; Slope; Extreme soil temperatures; Low precipitation	<u>Somewhat Limited:</u> Depth to saturated zone; Dusty; Unstable excavation walls
865	N/A	N/A	N/A

- The information provided in the table below provides further detail regarding the following:
 - Drainage Class: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a

moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and a very slow rate of water transmission.

- o Hydric Soils: A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, two are hydric (67A Harpster silty clay loam and 152A Drummer silty clay loam) and three are non-hydric (60C2 La Rose silt loam, 60C3 La Rose clay loam, and 512B Danabrook silt loam).
- o Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, three are designated as prime farmland (67A Harpster silty clay loam, 152A Drummer silty clay loam, and 512B Danabrook silt loam). Two of the soils are designated as farmland of statewide importance (60C2 La Rose silt loam and 60C3 La Rose clay loam), and one is designated as non-prime farmland (865 Pits, gravel).

Map Unit	Drainage Class	Hydrologic Group	Hydric Designation	Prime Farmland
60C2 & 60C3	Moderately Well Drained	C	Non-Hydric	Farmland of Statewide Importance
67A	Poorly Drained	B/D	Hydric	Prime Farmland if Drained
152A	Poorly Drained	B/D	Hydric	Prime Farmland if Drained
512B	Moderately Well Drained	C	Non-Hydric	Prime Farmland
865	N/A	N/A	N/A	Not Prime Farmland

- The information provided in the table below provides further detail regarding soil water features:
 - o Surface Runoff: Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal).
 - o Water Table: Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.
 - o Ponding: Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration indicated as brief means ponding typically occurs for a period of 2-7 days. Frequency indicated as non means ponding is not possible and frequent means that it occurs, on average, more than once in 2 years (chance of ponding is more than 50% in any year).
 - o Flooding: Flooding is temporary inundation of an area caused by overflowing stream, runoff from adjacent slopes, or tides. Water standing for short periods after rainfall or snowmelt is not considered flooding. Water standing in swamps and marshes is considered ponding rather than flooding.

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
60C2	High	<u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.0'	<u>January – December</u> Frequency: None	<u>January – December</u> Frequency: None
60C3	Medium	<u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.0'	<u>January – December</u> Frequency: None	<u>January – December</u> Frequency: None
67A	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0'	<u>January – May</u> Surface Depth: 0.0'-0.5' Duration: Brief (2-7 days) Frequency: Frequent	<u>January – December</u> Frequency: None
152A	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0'	<u>January – May</u> Surface Depth: 0.0'-0.5' Duration: Brief (2-7 days) Frequency: Frequent	<u>January – December</u> Frequency: None
512B	Low	<u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0'	<u>January – December</u> Frequency: None	<u>January – December</u> Frequency: None
865	N/A	N/A	N/A	N/A

- This site is located on slopes of approximately 0-10%. The site lies within the Fox River Watershed (Rob Roy Creek sub watershed).
- Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0030G (effective date February 4, 2009), it does not appear that this parcel is located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard. Additionally, based upon review of the U.S. Fish & Wildlife Service's National Wetlands Inventory Map, a riverine waterway (tributary to Rob Roy Creek) is present along the western edge of the project site. To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.
- If construction is to occur onsite, a soil erosion and sediment control plan should be prepared and implemented in accordance with both Kendall County and Illinois EPA requirements. The Illinois Urban Manual can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.
- The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure that includes Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor

selected is assigned values in accordance with the local needs and objectives. The overall score is based on a 300-point rating scale.

Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
60C2	5	82	5.1	418.2
60C3	6	69	4.7	324.3
67A	2	94	18.5	1,739.0
152A	1	100	2.3	230.0
512B	2	94	7.8	733.2
865	8	0	1.5	0.0
Totals			39.9	3,444.7
LE Calculation			(Product of relative value / Total Acres) $3,444.7 / 39.9 = 86.3$	
LE Score			LE = 86	

The Land Evaluation score for this site is 86 out of a possible 100 points, indicating that the soils are well-suited for agricultural uses since the Land Evaluation score is above 80.

Site Assessment Computation

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

The Site Assessment score for this site is 89 out of a possible 200 points. The Land Evaluation value (86) is added to the Site Assessment value (89) to obtain a LESA Score of 175. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

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

The overall LESA Score for this site is 175 indicating a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

If you have any questions, please contact our office at (630) 553-5821 extension 3.

Sincerely,



Alyse Olson
Resource Conservationist

CC Jefferey Milroy, Milroy Farms LLC

Matt Asselmeier, Kendall County Planning, Building, & Zoning

Robert Walker, Bristol Township



Applicant: Jeff Milroy
 Contact: Jeff Milroy
 Address: [REDACTED]

IDNR Project Number: 2317303
 Date: 06/22/2023
 Alternate Number: 2317170

Project: Milroy Farms Composting
 Address: 1270 East Beecher Road, Yorkville

Description: Special use permit renewal for operating a compost facility.

Natural Resource Review Results

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

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

Mottled Sculpin (*Cottus bairdii*)

Rusty Patched Bumble Bee (*Bombus affinis*)

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

Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 5

37N, 7E, 8



IL Department of Natural Resources Contact

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

Government Jurisdiction

Kendall County
 Matthew Asselmeier
 111 West Fox Street
 Yorkville, Illinois 60560

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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

IDNR Project Number: 2317303

**EcoCAT Receipt****Project Code** 2317303**APPLICANT****DATE**

Jeff Milroy

6/22/2023

Jeff Milroy
[REDACTED]**DESCRIPTION****FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID**\$ 127.81**

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



Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

June 23, 2023

Jeff Milroy
Milroy Farms
[REDACTED]
[REDACTED]

**RE: Milroy Farms Composting
Consultation Program
EcoCAT Review #2317303
Kendall County**

Dear Mr. Milroy:

The Department has received your submission for this project for the purposes of consultation pursuant to the *Illinois Endangered Species Protection Act* [520 ILCS 10/11], the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17], and Title 17 *Illinois Administrative Code Part 1075*.

The proposed action consists of operating a compost facility in Yorkville, IL.

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

State Listed

Mottled Sculpin (*Cottus bairdii*)

State and Federally Listed

Rusty Patched Bumblebee (*Bombus affinis*)

Due to the project scope and proximity to protected resources the Department recommends the following actions be taken to avoid adversely impacting listed species in the vicinity of the project:

Rusty Patched Bumblebee

- 1) The Department recommends that work which disturbs the ground or may remove flowering plants be done between October 1 and April 1 to avoid potential impacts.
- 2) If these dates cannot be accommodated, the Department recommends a Rusty Patched Bumble Bee survey be performed by a qualified biologist.
 - a) Survey results and methods should be forwarded to the Department for review and concurrence.

Please note that due to the federal status of the Rusty Patched Bumblebee, and its potential occurrence in the project area, coordination with the U.S. Fish and Wildlife Service may be necessary and is separate from this consultation and Illinois State regulations.

Given the above recommendations are adopted the Department has determined that impacts to these protected resources are unlikely. The Department has determined impacts to other protected resources in the vicinity of the project location are also unlikely.

In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.

Consultation on the part of the Department is closed, unless the applicant desires additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

This letter does not serve as permission to take any listed or endangered species. As a reminder, no take of an endangered species is permitted without an Incidental Take Authorization or the required permits. Anyone who takes a listed or endangered species without an Incidental Take Authorization or required permit may be subject to criminal and/or civil penalties pursuant to the *Illinois Endangered Species Act*, the *Fish and Aquatic Life Act*, the *Wildlife Code* and other applicable authority.

The Department also offers the following conservation measures be considered to help protect native wildlife and enhance natural areas in the project area:

If temporary or permanent lighting is required, the Department recommends the following lighting recommendation to minimize adverse effects to wildlife:

- All lighting should be fully shielded fixtures that emit no light upward.
- Only “warm-white” or filtered LEDs (CCT < 3,000 K; S/P ratio < 1.2) should be used to minimize blue emission.
- Only light the exact space with the amount (lumens) needed to meet facility safety requirement.
- If LEDs are to be used, avoid the temptation to over-light based on the higher luminous efficiency of LEDs.

If erosion control blanket is to be used, the Department also recommends that wildlife-friendly plastic-free blanket be used around wetlands and adjacent to natural areas, if not feasible to implement project wide, to prevent the entanglement of native wildlife.

Please contact me with any questions about this review.

Sincerely,

A black rectangular redaction box covering the signature of Kyle Burkwald.

Kyle Burkwald
Impact Assessment Section
Division of Real Estate Services and Consultation
Office of Realty & Capital Planning
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
Kyle.Burkwald@Illinois.gov
Phone: (217) 785-4984

Matt Asselmeier

From: Burkwald, Kyle <Kyle.Burkwald@Illinois.gov>
Sent: Friday, July 14, 2023 11:10 AM
To: Matt Asselmeier
Cc: Seth Wormley; Latreese Caldwell; Hayes, Bradley
Subject: [External]RE: 1270 E Beecher, Bristol Township, Kendall County

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.

Matt,

Apologies for the delay, I recently accepted a new position within the Department and am no longer a part of the Impact Assessment section.

However, to answer your questions, the recommendations are not required to be adhered to by law, they are best recommendations to avoid a Take of the listed species. Failure to adhere though may result in an increased likelihood of a Take of an endangered species as defined in Part 1075 of the *Illinois Endangered Species Act*.

If you have any further questions or concerns please contact Brad Hayes.

Sincerely,
Kyle Burkwald
Illinois Department of Natural Resources
Division of Forestry
Mobile: (217) 299-7324
Desk: (217) 785-4984

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Friday, July 14, 2023 10:48 AM
To: Burkwald, Kyle <Kyle.Burkwald@Illinois.gov>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Latreese Caldwell <LCaldwell@kendallcountyil.gov>
Subject: [External] RE: 1270 E Beecher, Bristol Township, Kendall County

Kyle:

Did you have an opportunity to review this email?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Attachment 1, Page 26
Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. An experienced operator, Jesse C. Sexton, will be managing operations and running the site.

The operation is permitted and controlled by the EPA and inspected by the health department and they have not found anything to endanger the public health, safety, morals, comfort or general welfare during Jesse C. Sexton's tenure.

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

The new management team of Jesse C. Sexton, William J. Coleman, Jefferey D Milroy, and Lilianna D. Milroy will incorporate as the new site operator. Jesse is well known to neighbors and local officials and ran the site without complaints regarding odors, debris, or dust. The site will be run orderly and squared away. No other operator will be assigned to this operation without approval of the management team.

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

The special use will not be adding any new utilities or roadways to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open. Any new proposed detention basins will be provided under the Storm-water permit application.

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

The special use conforms to all applicable regulations of the A-1 Special use 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.

This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

State of Illinois
County of Kendall

Zoning Petition
#13-26

ORDINANCE NUMBER 2014 - 04

GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR
GREEN ORGANICS INC. AT 1270 EAST BEECHER ROAD

WHEREAS, Green Organics, Inc., Milroy Farms LLC and Bristol Ventures LLC has filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 58 acre property located on the east side of Beecher Road about 0.5 miles south of Galena Road, commonly known as 1270 E. Beecher Road, (PIN# 02-08-100-006, part of PIN# 02-08-200-015, part of PIN# 02-08-200-018, part of PIN# 02-08-200-019 and part of PIN# 02-08-200-022), in Bristol Township; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation for a landscape waste composting site; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for as Ordinance 1993-19 on October 19, 1993; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 1997-13 on August 19, 1997; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 2000-18 on April 18, 2000; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 2008-17 on May 20, 2008; and

WHEREAS, the Zoning Administrator and/or deputies did grant the petitioner a minor amendment to the existing special use to allow the facility to begin accepting and processing food waste as Ordinance 10-25-11 on October 25, 2011; and

WHEREAS, said special uses will continue on the property; and

WHEREAS, said property is legally described as:

PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

State of Illinois
County of Kendall

Zoning Petition
#13-26

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 953.68 FEET TO A POINT IN THE CENTER LINE OF A BRANCH OF THE ROB ROY CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID NORTH LINE 1699.46 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 07 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 1124.58 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS WEST 2655.97 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION THAT IS 1126.52 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE 100.00 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 12 SECONDS EAST 1498.53 FEET TO A POINT IN THE CENTER OF SAID ROB ROY CREEK; THENCE NORTH 28 DEGREES 38 MINUTES 38 SECONDS WEST ALONG SAID CREEK, 1134.24 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS
PIN: 02-08-100-006

PARCEL 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 36 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 187.01 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 39 SECONDS EAST, 332.00 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 14 SECONDS EAST, 463.00 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 49 SECONDS EAST, 58.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST, 356.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, 541.26 FEET TO A POINT ON A LINE 400.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 14 MINUTES 06 SECONDS EAST, ALONG SAID LINE, 171.42 FEET; THENCE ALONG THE SOUTH LINE OF A PARCEL OF LAND WITH PARCEL IDENTIFICATION NUMBER 02-08-200-015 FOR THE NEXT FOUR CALLS; SOUTH 83 DEGREES 45 MINUTES 54 SECONDS WEST, 130.42 FEET, MORE OR LESS; SOUTH 86 DEGREES 27 MINUTES 54 SECONDS WEST, 65.30 FEET; NORTH 08 DEGREES 04 MINUTES 41 SECONDS WEST, 23.88 FEET; NORTH 87 DEGREES 04 MINUTES 28 SECONDS WEST, 202.52 FEET, MORE OR LESS, TO A POINT 850.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, AS MEASURED ALONG THE WEST LINE THEREOF; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID WEST LINE, 850.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS, AND CONTAINING 13.72 ACRES, MORE OR LESS.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on December 9, 2013; and

WHEREAS, the findings of fact were approved as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation is controlled by the EPA and inspected regularly by the Health Department and have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

State of Illinois
County of Kendall

Zoning Petition
#13-26

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. The newer water park exists less than a mile away to the east and still there have been no complaints about affecting the area properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The special use will not be adding any new utilities, roadways or drainage to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **The special use conforms to all applicable regulations of the A-1 Special use 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. **This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.***

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinances #93-17, #97-13, #00-18, #08-17 and #10-28-11 in their entirety and hereby grants approval of a major amendment to their existing special use zoning permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville subject to the following conditions:

1. The facility shall comply with the conditions listed in Section 7.01.D.15 (composting of landscape waste and food waste) of the Zoning Ordinance:
 - Composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.
 - b. Operational personnel shall be present on site during all hours which the facility is

State of Illinois
County of Kendall

Zoning Petition
#13-26

- open for the receipt of landscape waste.
- c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
- d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
- e. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
- f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
- g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
- h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
- i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
- j. Truck weights shall be limited to 73,280 pounds.
- k. The operator shall provide weight receipts to Kendall County.
- l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
- m. Other conditions as appropriate for the particular facility. (*Amended 6/20/2006*)
- 2. The facility will be permitted to take in 175,000 cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass)
- 3. The site plan shall be kept on file as "Exhibit A" attached hereto
- 4. The facility operator shall maintain plantings on the berm and ditch.
- 5. The facility operator shall maintain the gate and landscaping as indicated on "Exhibit B" attached hereto
- 6. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" attached hereto dated March 11, 2008.
- 7. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
- 8. This special use Ordinance shall expire on December 1, 2023 and the petition for renewal shall be made prior to July 1, 2023.
- 9. If any Illinois Environmental Protection Agency (IEPA) violations or citations are

State of Illinois
County of Kendall

Zoning Petition
#13-26

received they need to be submitted to the County Solid Waste Coordinator within 30 days.

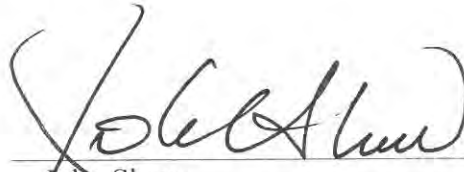
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on March 19th, 2014.

Attest:



Debbie Gillette
Kendall County Clerk



John Shaw
Kendall County Board Chairman

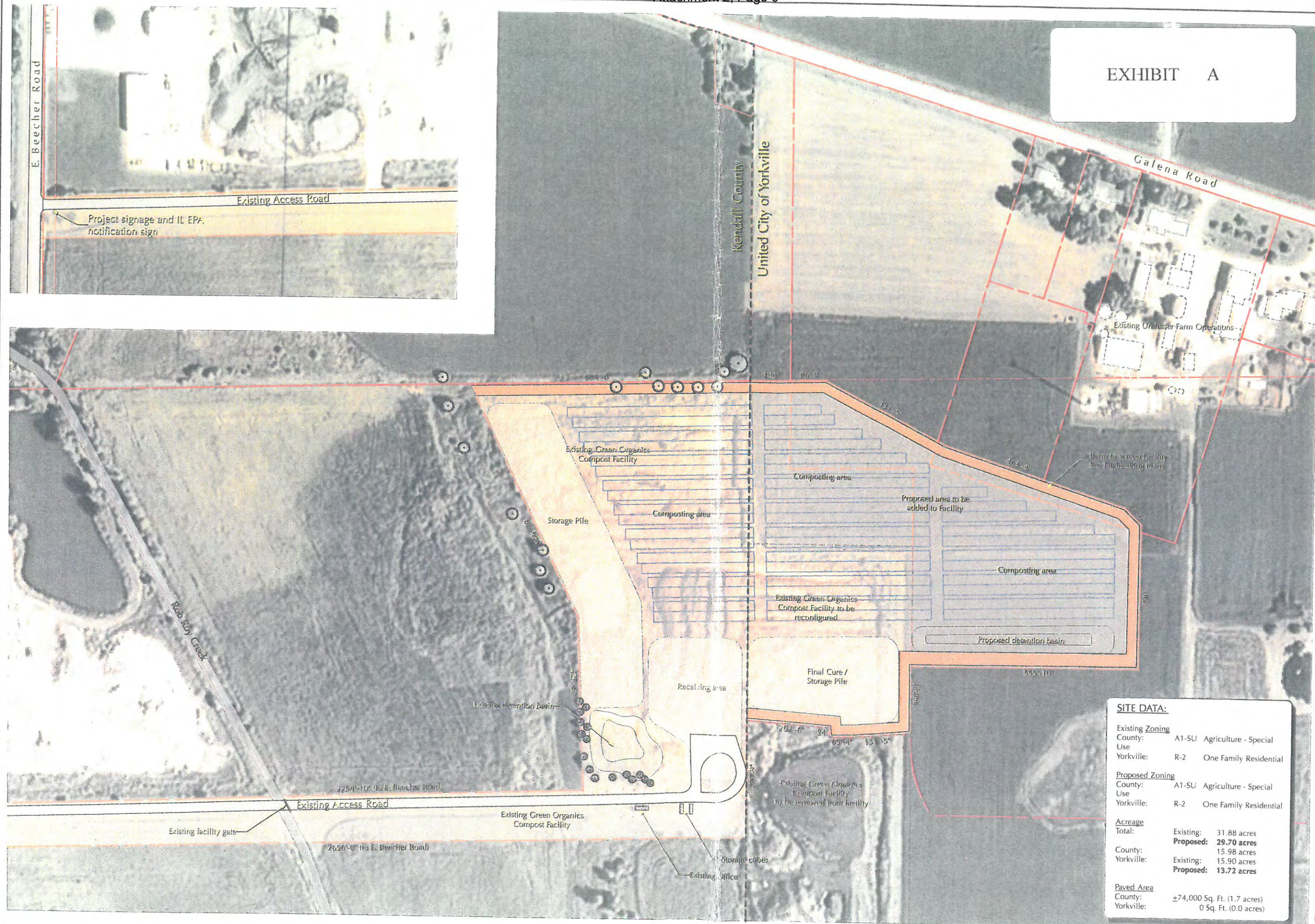


EXHIBIT A

Prepared: October 15, 2013

Green Organics Compost Facility
 1270 E. Beecher Road, Bristol, IL
 Green Organics, Inc.

SITE DATA:

Existing Zoning	
County:	A1-SU Agriculture - Special
Use:	
Yorkville:	R-2 One Family Residential
Proposed Zoning	
County:	A1-SU Agriculture - Special
Use:	
Yorkville:	R-2 One Family Residential
Acreage	
Total:	Existing: 31.88 acres Proposed: 29.70 acres
County:	15.98 acres
Yorkville:	Existing: 15.90 acres Proposed: 13.72 acres
Paved Area	
County:	±74,000 Sq. Ft. (1.7 acres)
Yorkville:	0 Sq. Ft. (0.0 acres)

enon hill
 design & development, inc.

524 cheyenne trail
 carol stream, IL 60188
 630.800.8362
 630.748.4701 fax

land planning
 landscape architecture
 land development

Site Plan

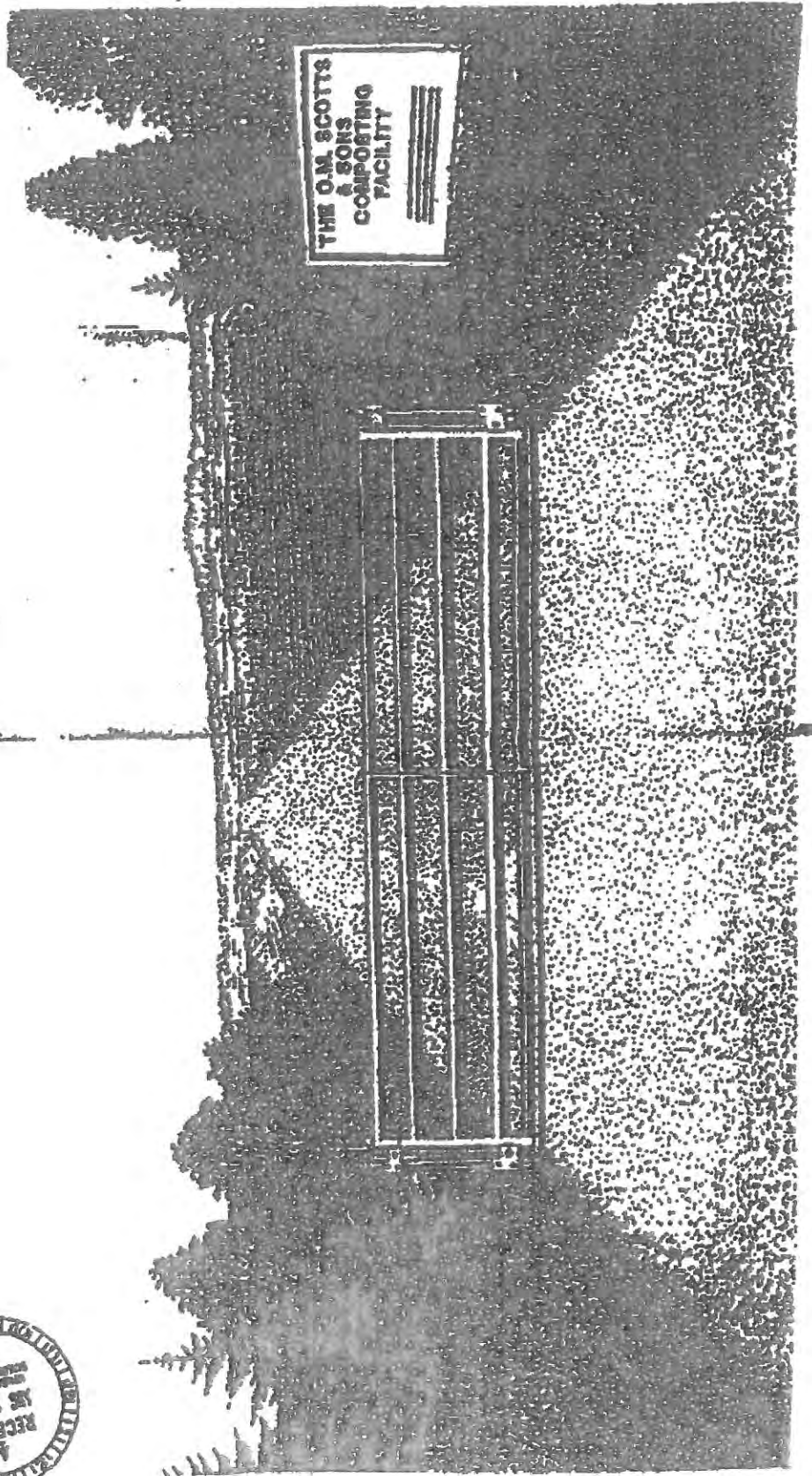
Sheet L-3

Scale 1" = 100'

0 50' 100' 200'

Copyright 2013, enon hill design & development, inc.
 All rights reserved.

EXHIBIT B



March 11, 2008

Mr. Joseph Mazza
Green Organics
290 Main Place
Carol Stream, IL 60188



Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

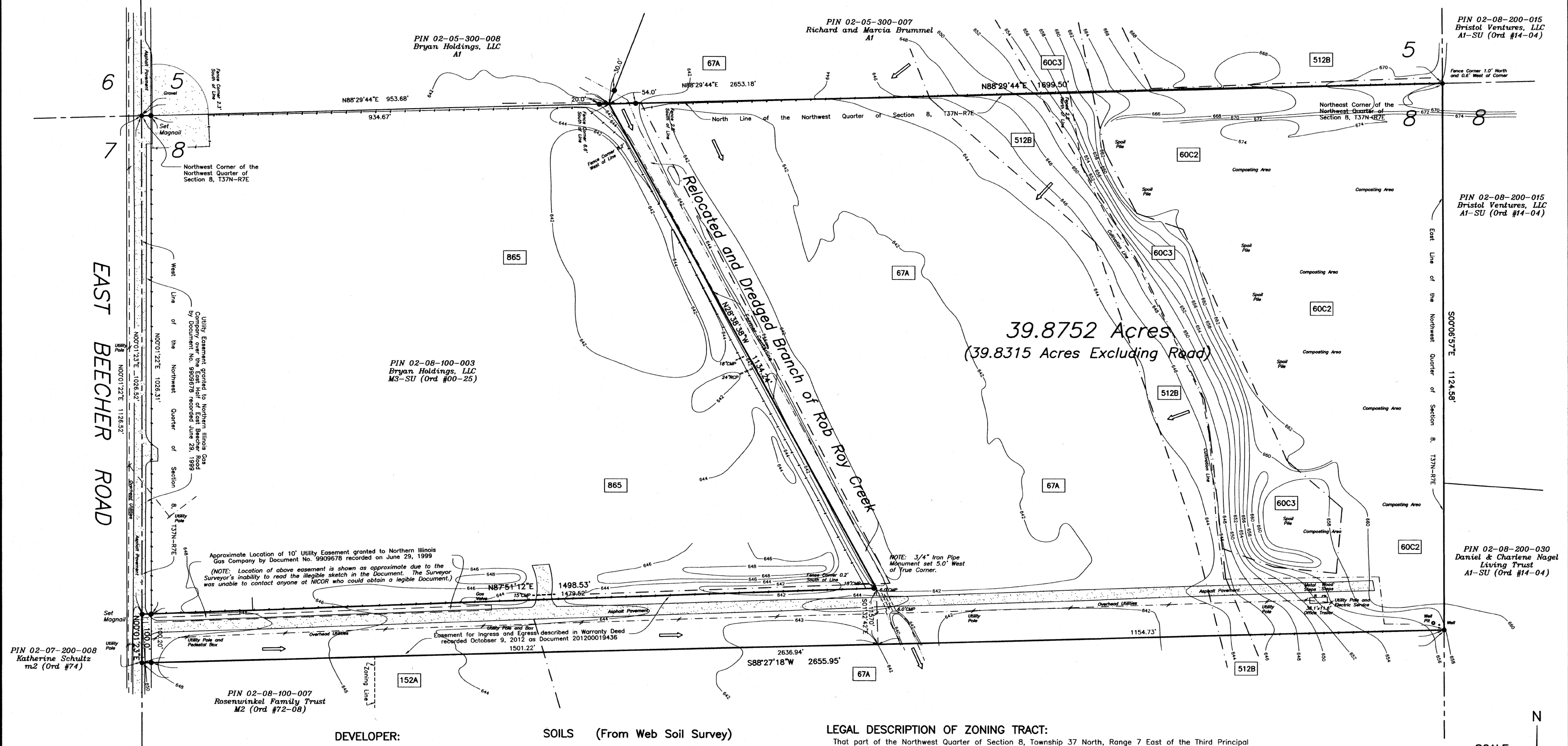

Terese M. Laciak
President

EXHIBIT C

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County

ZONING PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 8, T37N-R7E, 3rd PM BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

**DEVELOPER:**

Jeff Milroy
Milroy Farms, LLC

PROPERTY LOCATION:

PIN: 02-08-100-006
1270 East Beecher Road
Yorkville, Illinois 60560

AREA OF ZONING TRACT:

39.8752 Acres

PRESENT ZONING:

A-1 SU

PROPOSED ZONING:

A-1 SU

SOILS (From Web Soil Survey)

60C2	La Rose Silt Loam, 5-10% slopes, eroded
60C3	La Rose Silt Loam, 5-10% slopes, severely eroded
67A	Harpster Silty Clay Loam, 0-2% slopes
152A	Drummer Silty Clay Loam, 0-2% slopes
512B	Danabrook Silt Loam, 2-5% slopes
865	Gravel Pits

NOTE: Elevation contours taken from Kendall County GIS 2018 Contour Map.

LEGAL DESCRIPTION OF ZONING TRACT:

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence North 88°29'44" East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North 88°29'44" East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°06'57" East along the East Line of said Northwest Quarter, 1124.58 feet; thence South 88°27'18" West, 2655.95 feet to a point on the West Line of said Northwest Quarter that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North 00°01'23" East along said West Line, 100.0 feet; thence North 87°51'12" East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North 28°38'38" West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois and containing 39.8752 acres.

FLOODPLAIN STATEMENT:

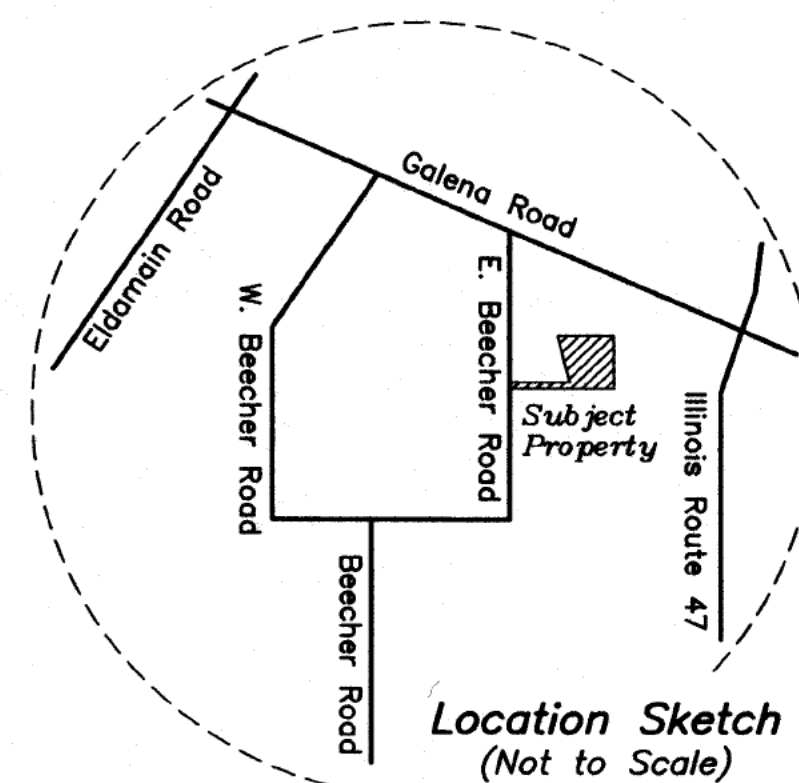
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0036G with an effective date of February 4, 2009.

WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts Riverine wetlands (R2UBHx) in the relocated and dredged branch of Rob Roy Creek.

SCALE
1"=100'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- X Indicates Cross in Concrete
- - - Indicates Soils Boundary
- + 630.53 Indicates Spot Elevation
- 630 - Indicates Contour Elevation
- Δ 14" Indicates Tree Location and Size
- Indicates Direction of Drainage



1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

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

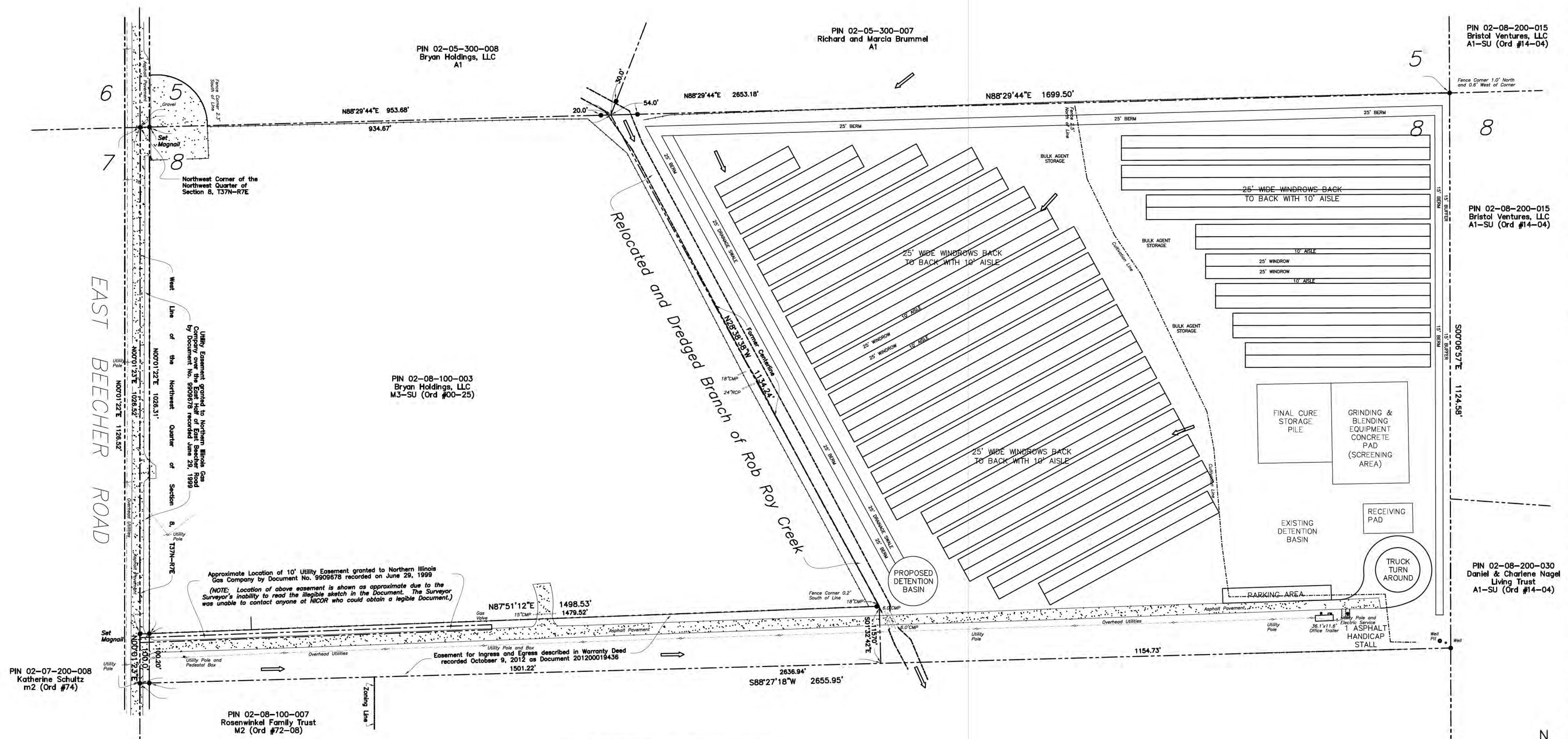
JOB NO. 23073
JOB NAME MILROY
DWG FILE 23073
REVISION DATE

June 13, 2023

Detailed Description Of Proposed Use Business Plan

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance: Composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
 - f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - j. Truck weights shall be limited to 73,280 pounds.
 - k. The operator shall provide weight receipts to Kendall County.

- l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - m. Other conditions as appropriate for the particular facility. (*Amended 6/26/2023*)
 - n. Decommissioning plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector.
 - o. Implement strategies to manage potential odor issues such as maintaining proper carbon-to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - p. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
 - q. A 15' buffer and a berm will be provided between the composting area and the Village of Yorkville. This berm will be at least 15' wide by 3' high. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed 40' apart. Seedlings will have a minimum of 6" in height. Specimen seedlings will be planted and the berm will be constructed within one year of issuance of the Composting Ordinance.
2. The facility will be permitted to take in 175,000 cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass).
3. The site plan shall be kept on file as "Exhibit A" attached hereto.
4. The facility operator shall maintain existing plantings on the berm and ditch.
5. The facility operator shall maintain the security gate and landscaping as indicated on "Exhibit B" attached hereto.
6. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" attached hereto dated March 11, 2008.
7. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
8. This special use Ordinance shall expire on December 1, 2033 and the petition for renewal shall be made prior to July 1, 2033.
9. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within 30 days.



DEVELOPER:

Jeff Milroy
Milroy Farms, LLC

PROPERTY LOCATION:

PIN: 02-08-100-006
1270 East Beecher Road
Yorkville, Illinois 60560

AREA OF ZONING TRACT:

39.8752 Acres

PRESENT ZONING:

A-1 SU

PROPOSED ZONING:

A-1 SU

LEGAL DESCRIPTION OF ZONING TRACT:

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence North 88°29'44" East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North 88°29'44" East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence, South 00°06'57" East along the East Line of said Northwest Quarter, 1124.58 feet; thence South 88°27'18" West, 2655.95 feet to a point on the West Line of said Northwest Quarter that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North 00°01'23" East along said West Line, 100.0 feet; thence North 87°51'12" East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North 28°38'38" West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois and containing 39.8752 acres.

FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0036G with an effective date of February 4, 2009.

WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts Riverine wetlands (R2UBHx) in the relocated and dredged branch of Rob Roy Creek.



TEBRUGGE ENGINEERING

• SANDWICH, IL 60548

PHONE: (815) 786-0195

TEBRUGGEENGINEERING.COM

PREPARED FOR:
MILROY FARMS, LLC

1270 E BEECHER SITE PLAN
SITE PLAN

PROJECT NO. 23 548 01

SCALE: 1" = 100'

DATE: JUNE 29, 2023

SHEET NO.

1

OF 1 SHEETS



MIDWEST
MATERIAL
MANAGEMENT
(847) 426-6354
- COMPOST FACILITY -
OPERATING HOURS: BY APPOINTMENT ONLY
MATERIALS ACCEPTED: LANDSCAPE WASTE
"COMRI CERTIFIED" COMPOST AVAILABLE
COMPLAINTS CONCERNING THIS FACILITY CAN BE
MADE TO: STEVE BERGLUND: 847-426-6354 OR
BUREAU OF LAND, ILLINOIS ENVIRONMENTAL PROTECTION
AGENCY, SPRINGFIELD, ILLINOIS: 217-524-3300
MAILING ADDRESS: 219 N. STATE ST. HAMPSHIRE, IL 60140



March 11, 2008

Mr. Joseph Mazza
[REDACTED]



Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

[REDACTED]
Terese M. Laciak
President

EXHIBIT C

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County



PROJECT No.
13223C
4 of 6

**Green Organics, Inc.
Kendall County, Illinois
Yard Debris Composting Facility
Normal and Pre-Mature Closure Plan**

The information contained herein describes the procedures and activities to perform normal closure of the Green Organics yard debris composting facility located at 1270 E. Beecher Rd. in Bristol Illinois 60512. Both normal and pre-mature closures are limited by the amount of time needed for complete composting of material (item 1). Complete composting takes no less than three months. During this time, composted debris will be shipped and sold to customers as before. Thus, these figures are a maximum cost of closure and a pre-mature closure plan is not any different from a normal closure plan. The land would be used for the farming of food crops or seeded, as necessary. The description and cost for each procedure/activity is defined below:

Description	Quantity	Unit	Unit Cost	Cost	Time to Complete	Comments
Complete composting and removal of remaining material	43000	cy	\$0.65	\$28,000	3 months	Assume three months operation to complete compost. Assume 50% of material - sold from facility and 50% of material shipped to customer (i.e. pay for hauling)
Disposal of non-compostables	10	cy	\$30	\$300	1 day	Assumes one dumpster. Includes cost to haul and dispose at licensed landfill facility
Regrade and level composting pad for farming	23	acre	\$1,000	\$23,000	.5 months	Assumes regrading to original elevations
Seeding - Class 7 Seed	23	acre	\$300	\$7,000	.25 months	Includes seeding and erosion control
Return control of land to owners for farming	1	LS	\$1,000	\$1,000	.5 months	
Total				\$60,000	4.25 months	

Yard debris or cured compost that cannot be removed from the site will be prepared for incorporation into the soil at the site, and, incorporated into the soil in accordance with State of Illinois Regulations for application of yard waste for agricultural use. The incorporation rate will not exceed the amount specified for the grasses or crops planted on the site.

Grading and leveling of the soil will be performed in accordance with agricultural Best Management Practices (BMP) to minimize soil erosion and/or soil loss.

All structures, signs and equipment used in the composting operation and for closure of the site will be removed once closure has been completed. Green Organics will notify the Illinois EPA of the closure within ninety days of the beginning of closure activities, or sooner if required by law. Once closure had been completed, Green Organics will notify the Illinois EPA within five business days that the closure has been completed.

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Friday, June 9, 2023 9:57 AM
To: Matt Asselmeier
Cc: Latreese Caldwell; Seth Wormley; bolson@yorkville.il.us; Michelle Lagrotta; Peter Ratos
Subject: RE: [External]RE: Green Organics Question

Good Morning Matt,

Thanks for the follow-up. Please see the responses to your questions below in green.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Friday, June 9, 2023 8:28 AM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Cc: Latreese Caldwell <LCaldwell@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Bart Olson <BOlson@yorkville.il.us>; Michelle Lagrotta <mlagrotta@gkwwlaw.com>
Subject: RE: [External]RE: Green Organics Question

Krysti:

Here are my comments/questions/responses to your concerns:

1. Do you have any specific description of what you would like to see in the landscape buffer (i.e. types of vegetation, height of vegetation, replacement schedule, etc.)?
Yes, ideally it would be a buffer similar to the City's transition yard between non-residential and residential which is a thirty foot (30') wide buffer yard with a berm at least three feet (3') in height and consisting of two (2) shade trees, five (5) evergreen trees and three (3) ornamental trees per one hundred (100) linear feet of buffer yard. I know 30 feet might not be possible, but somewhere in the realm of 15-30 feet.
2. If we require them to install vegetation, the County will likely give them a deadline to plant the required vegetation. The timing of the issuance of the special use permit and the amount of landscaping required to be installed will play a role in determining the length of the deadline.
3. The County does not have specific standards based on odor. The applicant would have to follow applicable IEPA and federal regulations. Understood.
4. Does Yorkville own an ASTM certified field olfactometer? Yes. Pete Ratos can provide you or Brian the specs. I would have to check to see if any County department owns such a device. OK.
5. IEPA regulations require the existence of an odor control plan. We could require that a dedicated odor control plan be submitted as part of a special use permit application. Please do.
6. While I am not opposed to having the notification and violation procedures that you propose, these are not the normal procedures that the County uses for violation notification/correction/enforcement. I do have concerns that someone could accuse the County of having different investigative and due process procedures for one type of special use permit compared with other special uses. Understood, but we have received multiple complaints in the past and have a detailed procedure for notice and violation in place was helpful in gaining compliance. I would also say that each special use is different and the nature of the special use criteria warrant conditions made on a case-by-case basis.
7. I am not opposed to having a detailed decommissioning plan with the items you requested for inclusion. Great.
8. I am not opposed to a requirement of notification of operation management change and contact information updated annually. We likely would set a deadline for notifying the County of changes and set an annual deadline (i.e. July 1st) of updating contact information. Understood.

9. In any conditions included in the special use permit, we likely will use the phrase "operators of the use allowed by the special use permit" rather than naming a specific entity like Green Organics or Midwest Materials. Understood.
10. Has anyone associate with the property contacted Yorkville regarding this special use permit renewal? No one has been in contact with me directly. The property owners and several of the consultants they appear to be working with were advised to contact Yorkville as part of their due diligence prior to submitting a special use permit application.
11. Does Yorkville have any desire to annex this property? Undetermined at this time. Would be a City Council policy decision. One of the conversations with the applicant indicated they were considering placing community solar panels on the property. Also, they indicated that the requested renewal of the special use permit might be 10 years. Interesting. In all likelihood, Yorkville will become home rule in the next 10 years and Yorkville might have greater regulatory power over this type of use as a home rule municipality compared to the powers granted to a non-home rule county.
12. Does Yorkville need any easements or right-of-way dedications as part of the special use permit? Undetermined. I will check with the City Engineer. When do you anticipate having a submittal?
13. Do you have any objections if I share the information in these emails with the prospective applicant? No, I do not.

Thanks,

Matthew H. Asselmeier, AICP, CFM
 Director
 Kendall County Planning, Building & Zoning
 111 West Fox Street
 Yorkville, IL 60560-1498
 PH: 630-553-4139
 Fax: 630-553-4179

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Thursday, June 8, 2023 5:41 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Latreese Caldwell <LCaldwell@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; bolson@yorkville.il.us; Michelle Lagrotta <mlagrotta@gkwwlaw.com>
Subject: RE: [External]RE: Green Organics Question

Hello Matt,

Thank you for the email. Yes, there are a few concerns the City has if the special use is renewed by the County. They are as follows:

1. Buffering from adjacent City parcels
 - a. The City is interested seeing landscape buffering along the eastern boundary of the County parcels to ensure future development on the City's side is screened as much as possible.
2. Does the County have performance standards regarding odors?
 - a. The City has strict performance standards and response time to complaints regarding odor and has specific language in the settlement agreement that we would like to see added as part of the County's special use conditions. They are:
 - i. Method of Odor Testing: The method used to perform any such odor testing will be by measuring and quantifying the odor in the ambient air in the area/location within the City of Yorkville that the complaint stems from using an ASTM certified portable odor detecting and measuring device known as a field olfactometer.
 - ii. Notification: No later than two (2) business days after performing any such odor testing, the County will send Green Organics and Midwest written notice of its findings including the

following information: the date and time the complaint was made; the area/location within the City of Yorkville that the complaint stems from; the outdoor temperature, wind condition, and ambient air reading from an ASTM certified field olfactometer device measured in said area/location on the date the complaint was made and as close to the time of the complaint as reasonably possible; and all such other information that is relevant to the complaint and the County's investigation of the same.

- iii. **Violation:** In the event that the field olfactometer device measurement from any such odor testing exceeds that threshold set forth in the ASTM Standard of Practice E679-91, Green Organics and/or Midwest shall take steps to immediately correct the conditions that are causing the odor. Additionally, within five (5) business days of receiving written notice of the County's findings, Midwest shall send the County a written response, including a description of any steps taken by Green Organics and/or Midwest to correct the conditions complained of.
 1. In the event that any County Ordinance violation or any such complaint received by the County is related to conditions other than odor, Green Organics and/or Midwest shall take steps to immediately correct any such conditions that are determined reasonably to be a violation of the City's ordinances.
 2. Within seven (7) days of receiving any such complaint/potential County Ordinance violation, Midwest shall send the County a written response, including a description of any steps taken by Green Organics and/or Midwest to correct the conditions complained of.
- b. City's Performance Standards for odor can be found here:
https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT10ZO_CH13MADI_ART_CPEST_10-13C-4OD
3. Require a detailed decommissioning plan (site plan, timing of decommissioning, restoration plans, etc.) because the plans the City has received for decommissioning are not detailed.
4. Notification of operation management change and contact information updated annually.

Hope this helps. Let me know if you need any clarification of the information provided herein.

Best Regards,

Krysti J. Barksdale-Noble, AICP
(she/her)
Community Development Director
United City of Yorkville



651 Prairie Point Drive
Yorkville, Illinois 60560
☎ (630) 553-8573
📞 (630) 742-7808
🌐 www.yorkville.il.us

From: Matt Asselmeier <masselmeier@kendallcountyl.gov>

Sent: Thursday, June 8, 2023 2:14 PM

To: Krysti Barksdale-Noble <knoble@yorkville.il.us>

Cc: Latreese Caldwell <LCaldwell@kendallcountyl.gov>; Seth Wormley <swormley@kendallcountyl.gov>; Bart Olson



July 15, 2023

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 1270 E Beecher Road
WBK Project 19-102.BN

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Stormwater Management Permit prepared by Jeff Milroy dated June 29, 2023 received July 6, 2023.
- Site Plan prepared by Tebrugge Engineering dated June 29, 2022, and received July 6, 2023.
- Plat of Survey prepared by Phillip D Young and Associates dated June 13, 2023 and received July 6, 2023.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit. Based on the information provided with this submittal these comments may not be comprehensive and should only be considered the initial review response to documents provided.

1. Provide a project narrative addressing drainage impacts and permit requirements.
2. Determine off-site flows tributary to the property and how they will be conveyed and facilitated by the project.
3. Significant drainage area is tributary to the north line of the project. Utilize streamstats to determine tributary area, design flow values for 100 year event and whether the flow is contained within the banks of the existing channel or result in overbank flooding. The limits of 100 year event conveyance is necessary to determine the adequacy of the proposed plan.
4. Provide a grading plan for the proposed swale drainage features noted on the plan.

5. Provide a cross section and design water surface elevations for proposed swales. Provide drainage calculations supporting the design of drainage swales.
6. Provide a landscape or restoration plan for the swales based on swale flow velocities.
7. Provide a grading and landscape plan for the screening berms denoted on the plan.
8. USACE determination of creek jurisdiction is necessary prior to County permit approval.
9. Depict the existing stormwater basin on the property and describe how the proposed project will impact the basin. Identify existing and proposed tributary areas.
10. Provide a grading plan for the proposed detention basin as well as a utility plan and outlet details. Provide hydrograph routing for the basin to determine adequacy of the design.
11. Define the surface for parking areas and other “pads” denoted on the plans. Provide dimensions for all parking, pads, truck access routes noted on the plan.
12. Clarify if the asphalt creek crossing is existing or proposed. Also clarify if drainage culverts are existing or proposed. Verify the ability of the roadway and culvert facilities to convey 100 year flows within banks or result in an overbank flooding condition.
13. Depict erosion control measures. Determine if an NPDES NOI is necessary.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,


Greg Chismark PE
WBK Engineering, LLC

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 1, 2023 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:01 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
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
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department

Audience:

Karen Milroy, Jeff Milroy, and Marlin Hartman

AGENDA

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

With a voice vote of six (6) ayes, the motion carried.

MINUTES

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the July 5, 2023, meeting minutes.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

Petitions 23-26 Jeffery D. Milroy on Behalf of Milroy Farms, LLC

Mr. Asselmeier summarized the request.

On March 19, 2014, through Ordinance 2014-04, the County Board granted a special use permit, with conditions for the operation of a composting facility at the subject property. Ordinance 2014-04 required the property owner to submit a renewal prior to July 1, 2023, or the special use permit would expire on December 1, 2023. The property owner submitted the required renewal on June 30, 2023.

The subject property has operated as a composting facility since 1993.

The Petitioners are requesting the special use permit for the approximately thirty-nine point eight-seven (39.87) acres located in the unincorporated area. They are not renewing the special use permit for operations inside the United City of Yorkville. This reduces operations from approximately fifty-eight (58) acres.

The Host Community Agreement also expires in 2023. The Planning, Building and Zoning Committee met on July 10, 2023, to discuss renewing the agreement. They requested additional information regarding the amount of and types of materials coming into and out of the property.

Green Organics is no longer associated with the property.

The application materials, Ordinance 2014-04, plat of survey, business plan, including the site plan and landscaping plan, and decommissioning plan were provided.

The property is located at 1270 E. Beecher Road.

The property is just under forty (40) acres in size.

The County's Future Land Use Map calls for the western end of the property to be Mixed Use Business and the eastern part of the property to be Suburban Residential. Yorkville's plan calls for the property to be Estate/Conservation Residential.

E. Beecher Road is a Local Road maintained by Bristol Township.

There is a proposed trail along E. Beecher Road.

There are no floodplains on the property. There is a wetland on the extreme northwest corner of the property.

The adjacent land use to the west is Manufacturing. The other adjacent land uses are Agricultural.

The adjacent properties are zoned A-1, A-1 SU, M-2 and M-3 SU in the County. The adjacent properties inside Yorkville are zoned R-2 Planned Unit Development and R-2, R-4, and B-3 Planned Unit Development.

The County's Future Land Use Map calls for the area to be Suburban Residential, Mixed Use Business, and Urban Area. Yorkville Future Land Use Map calls for the area to be Estate/Conservation Residential.

The zoning districts within one half (1/2) mile in the County are A-1, A-1 SU, M-1, M-2, and M-3 SU. Inside Yorkville, there are a variety of residential planned unit developments.

The A-1 SU to the south was for gravel mining. The M-3 SU to the west was for asphalt production.

EcoCAT Report was submitted on June 22, 2023. The Mottled Sculpin and Rusty Patch Bumble Bee were in the vicinity. The Illinois Department of Natural Resources recommended that work that disturbs the ground or removes flowering plants be done between October 1st and April 1st. If work occurred outside of the dates listed, a Rusty Patch Bumble Bee survey should be conducted by a qualified biologist, with the results forwarded to the Illinois Department of Natural Resources. The consultation also noted that coordination with the United States Fish and Wildlife Service may be necessary. The consultation also contained suggestions for lighting. The consultation was closed if the recommendations related to the Rusty Patch Bumble Bee were implemented.

The Petitioner was not agreeable to either recommendation related to the Rusty Patch Bumble Bee. The Illinois Department of Natural Resources said if that if the Petitioner impacted the Rusty Patch Bumble Bee, that would be problematic.

The NRI Application was submitted on June 20, 2023. The LESA score was 175, indicating a low level of protection. The NRI was provided.

Petition information was sent to Bristol Township on July 19, 2023.

Prior to formal application submittal, Staff contacted Yorkville regarding potential comments on the application. Yorkville requested the following items:

1. A thirty foot (30') wide buffer with a berm at least three feet (3') in height and consisting of two (2) shade trees, five (5) evergreen trees, and three (3) ornamental trees per one hundred (100) linear feet of buffer; they favored a minimum fifteen (15') foot wide buffer.
2. Odor control regulations including using an ASTM certified portable olfactometer, notification by the County to the property owner/business operator within two (2) business days of findings, and a requirement that the property owner/business operator respond within five (5) business days of receiving the notice with corrective action steps. Yorkville's performance standards related to odor were submitted to the County.
3. A condition that the property owner/business operator submit a written response within seven (7) days of receiving a complaint for a non-odor violation outlining steps taken to correct the issue of the complaint.
4. The submission of a detailed decommissioning plan.
5. A requirement that notification of operation management changes and contact information be updated annually with the County.

Staff has concerns regarding the requested procedure of enforcement because the requested method presently contradicts the County's current voluntary compliance policy and the regular procedures for handling alleged violations in the Zoning Ordinance. Also, the County does not presently own an olfactometer. Lastly, the Illinois Environmental Protection Agency has rules regarding complaints.

Yorkville's email and Staff's response were provided.

The Petitioner was agreeable to certain landscaping, the submission of a decommissioning plan, the request regarding change of management and updated contact information.

Petition information was sent to the United City of Yorkville on July 19, 2023.

Petition information was sent to the Bristol Kendall Fire Protection District on July 19, 2023.

Per Section 7:01.D.20 of the Kendall County Zoning Ordinance, composting businesses can be special uses on A-1 zoned property subject to the following conditions:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Subchapter 1, Part 830, Standards for compost facilities.
2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
3. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
5. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
10. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
11. The operator shall provide weight receipts to Kendall County.
12. Off-site debris and trash generated by the site must be cleaned-up daily on surrounding properties with the owner's permission.
13. Other conditions as appropriate for the particular facility.

The Petitioner is agreeable to conditions 1-12.

When the special use permit was originally granted in the 1990s, they were originally allowed to process one hundred fifty thousand (150,000) cubic yards of source separated landscape materials. This number was increased to one hundred seventy-five thousand (175,000) cubic yards in 2014.

Starting in 2010, the facility was allowed to accept food scraps.

The site plan shows several twenty-five foot (25') wide windrows. These windrows are separated by ten foot (10') foot driving aisles. Most of the windrows are eight feet (8') tall or less in height.

Bulk agent storage areas separate the east and west windrow areas.

The site plan shows one (1) final cure storage area, one (1) grinding and blending concrete pad, and one (1) receiving pad. No information was provided regarding the dimensions of these areas.

As noted previously, the hours when landscape waste can be received are between 7:00 a.m. and 4:00 p.m. on Mondays through Fridays and 7:00 a.m. until Noon on Saturdays. Processing operations may continue for a maximum three (3) additional hours.

As noted in the Decommissioning Plan, the site will be converted back to farming within five (5) months, this includes the removal materials, grading, seeding, and removal of all structures. The Petitioner planned to reevaluate the Decommissioning Plan.

No information was provided regarding the number of employees at the property.

The use has been at the property since 1993.

There have not been any founded complaints against the property in recent years.

One (1) approximately four hundred twenty (420) square foot office trailer is shown on the plan near the southeast corner of the site.

The property is served by a well and septic. The well is located at the southeast corner of the property.

The Petitioner is agreeable to the requirements related to water samples and soil samples, inspection and testing, and submitting copies of the State permit, operational plan, surface water management plan, pest control plan, site drawings, annual report, and decommissioning plan. The Petitioner is also agreeable to providing weight receipts to Kendall County.

The Solid Waste Coordinator shall maintain a log of complaints received on the facility.

Sampling schedules are noted on in the business plan.

Though not shown on the site plan, a dumpster is located on the property. The business plan (Attachment 4, Page 2) notes a requirement to clean-up offsite debris and trash daily on surrounding properties.

NICOR possesses an easement north of the existing driveway.

Overhead utilities run from E. Beecher Road to the office trailer.

The property drains to the south and west.

One (1) existing detention basin is shown on the site plan north of parking area. The site plan also shows one (1) proposed detention basin southwest of the western windrows. One twenty-five foot (25') wide drainage swale is shown west of the western windrows. No information was provided regarding the dimensions of the detention basins or the depth of the drainage swale.

The Petitioners submitted an application for a stormwater management permit. WBK submitted comments in a letter dated July 15, 2023, which was provided. Staff was waiting for comments from the Petitioner regarding WBK's comments.

Per the site plan, the subject property has an asphalt drive to E. Beecher Road.

The Petitioner is agreeable to the truck weight restriction contained in the Kendall County Zoning Ordinance.

According to the site plan, one (1) parking area was shown north of the office trailer and one (1) handicapped accessible parking space was shown east of the office trailer. No information was provided regarding the total number of parking stalls.

The site plan shows one (1) truck turn around area.

No information was provided regarding lighting. Because of the small number of parking spaces, a photometric plan was not required.

According to the business plan, one (1) existing sign is located on the property. The sign is not illuminated. The information on the sign is required per Illinois Environmental Protection Agency rules.

One (1) additional no trespassing sign is located on the interior gate.

According to the site plan, there is a fence along the western and northern sides of the property. There is also a fifteen foot (15') wide buffer between the eastern property line and the berm. The business plan references a locked gate. The gate is locked during closed hours, but a lock box is available for emergency response vehicles.

Per the site plan, one (1) fifteen foot (15') wide berm is shown near the eastern property line. A twenty-five foot (25') wide berm is shown near the western and northern property lines. Per the business plan, the eastern berm will be three feet (3') in height. Landscaping consisting of pines, fir, and/or shade trees will be planted at spacing not to exceed forty feet (40') apart. Seedling will be a minimum of six inches (6") in height and will be planted within one (1) year of the issuance of the special use permit. The business plan also references maintaining the existing plantings on the berm and ditch and existing landscaping. No information was provided regarding plantings on the western or northern berms or the composition of the existing landscaping and plantings on the property.

Per the business plan, noise levels cannot exceed Illinois Pollution Control Board standards.

The business plan references odor control strategies generally. Illinois Environmental Protection Agency rules requires operators of composting facilities to prepare an odor minimization plan. Staff has requested a copy of this plan.

The Health Department requested that a water truck be onsite for dusty conditions and that the operator be required to chart wind direction and speed daily. The Petitioner was in agreement regarding the water truck condition, but was not in favor of charting wind speeds.

This is the only property to have a special use permit for a composting facility in unincorporated Kendall County.

Before preparing a Findings of Fact, Staff would like to review the stormwater information, pest control plan, and odor control plan and obtain comments from ZPAC members.

Staff would like additional information before issuing a recommendation. The general conditions and restrictions would be as follows:

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.

- f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
 - j. The operator shall provide weight receipts to Kendall County.
 - k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
- 2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass). The Petitioner would like to take in food waste.
 - 3. The site shall be developed substantially in accordance with the site plan and the site plan shall be kept on file as "Exhibit A".
 - 4. As noted on the site plan, a fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary. The berm will be at least fifteen feet (15') wide and three feet (3') high. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping.
 - 5. The facility operator shall maintain existing plantings on the berm and ditch.
 - 6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on "Exhibit B". The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
 - 7. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" dated March 11, 2008.
 - 8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
 - 9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
 - 10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
 - 11. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan as described in Exhibit D. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to

the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.

12. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.
13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entireties.
15. 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. The Petitioner was opposed to this condition.
16. 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.
17. 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.
18. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
19. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
20. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
22. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Chairman Wormley asked which conditions, besides the condition classifying vehicles and equipment as non-agricultural, did the Petitioner have objections. Mr. Asselmeier responded that the Petitioner opposed the request by the Health Department to measure wind direction and speed daily, the Illinois Department of Natural Resources requirements related to the Rusty Patch Bumble Bee, and Yorkville's odor measurement and compliance requirements.

Chairman Wormley felt that odor control measures should be implemented. He felt that using an olfactometer would be difficult. He was in favor of removing the non-agricultural vehicle classification requirement. He was in favor of having the wind speed and direction monitoring requirement.

Mr. Rybski recommended paying attention to odor. The most common complaint was odor complaints after further development occurred in the area. He said the easiest way to control odor was to monitor wind speed and direction and behave accordingly.

Chairman Wormley explained the impact of the closure of the facility.

Ms. Olson asked if the monitoring of wind speed and direction occurred at the subject facility. Mr. Rybski responded that wind speed and direction were monitored at the subject property. Mr. Rybski noted that wind speeds and direction can change quickly so monitoring alone would not solve all of the problems.

Marlin Hartman, Kendall County Solid Waste Coordinator, provided a history of the property. He said amendments could be added to the materials. These amendments cost money; monitoring the wind did not cost money. He noted that complaints related to odors stopped when the operators tracked the wind and avoided turning windrows when the wind was blowing towards Yorkville; there has not been an odor complaint in the last three (3) years. He said that if the facility was

operating, there probably would be dust complaints. He would like to see the conditions related to water truck and wind tracking be included in the special use permit.

Mr. Klaas noted that the only place in the County identified as area occupied by the Rusty Patch Bumble Bee was the southern approach of the new Eldamain Road bridge. He was skeptical about the location of the Rusty Patch Bumble Bee.

Mr. Klaas noted the quality of the Rob Roy Creek south of the subject property. He asked about runoff and questioned the size of the detention pond. He felt the detention pond was too small. He asked about the definition and amount of food scrap. Mr. Asselmeier provided WBK's comments and runoff items should be addressed in the stormwater management permit. Karen Milroy described food scraps that would be accepted; items that would normally be composted by residents.

Ms. Milroy explained that composting is a science and wind considerations is not the factor to consider when addressing odors. Chairman Wormley asked for suggestions for managing odors. Ms. Milroy explained the activities of previous operators. She expressed concerns about not being able to turn the windrows, if winds were blowing from the wrong direction.

Mr. Hartman discussed food waste in landfills. He favors allowing the Petitioner to receive food waste. The site is allowed to accept ten percent (10%) food waste per their permit from the Illinois Environmental Protection Agency. He discussed the importance of mixing the materials to avoid getting bugs and rodents. He emphasized the importance of watching the wind. Knowing the direction of wind also helps the Petitioner in cases of unfounded odors. He discussed the addition of amendments to the composting materials at times when winds were blowing towards populated areas; there was a cost to adding odor amendments.

Food scraps were collected from grocery stores or restaurants. Discussion occurred regarding quality control for food scraps and contamination of materials. Deliveries must be inspected.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the proposal with the conditions proposed by Staff with the amendment requiring the operator of the business to track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing in unfavorable directions and remove the requirement relate to the classification of equipment as non-agricultural.

Ms. Olson asked about inclusion of the comments from WBK Engineering. Mr. Asselmeier responded that a condition existed related to complying with applicable regulations and the stormwater permit would be an applicable regulation. He also discussed complying with the site plan on file with the State and the Petitioner's permit with the Illinois Environmental Protection Agency.

Mr. Klaas favored the Petitioner tracking wind conditions.

Jeff Milroy, Petitioner, discussed existing regulations related to wind. Wind directions have to be considered when turning windrows. He also discussed the impact of adding amendments to the materials.

The votes were follows:

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

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on August 23, 2023.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

The Committee reviewed the building evacuation plan.

ZPAC Meeting Minutes 08.01.23

ADJOURNMENT

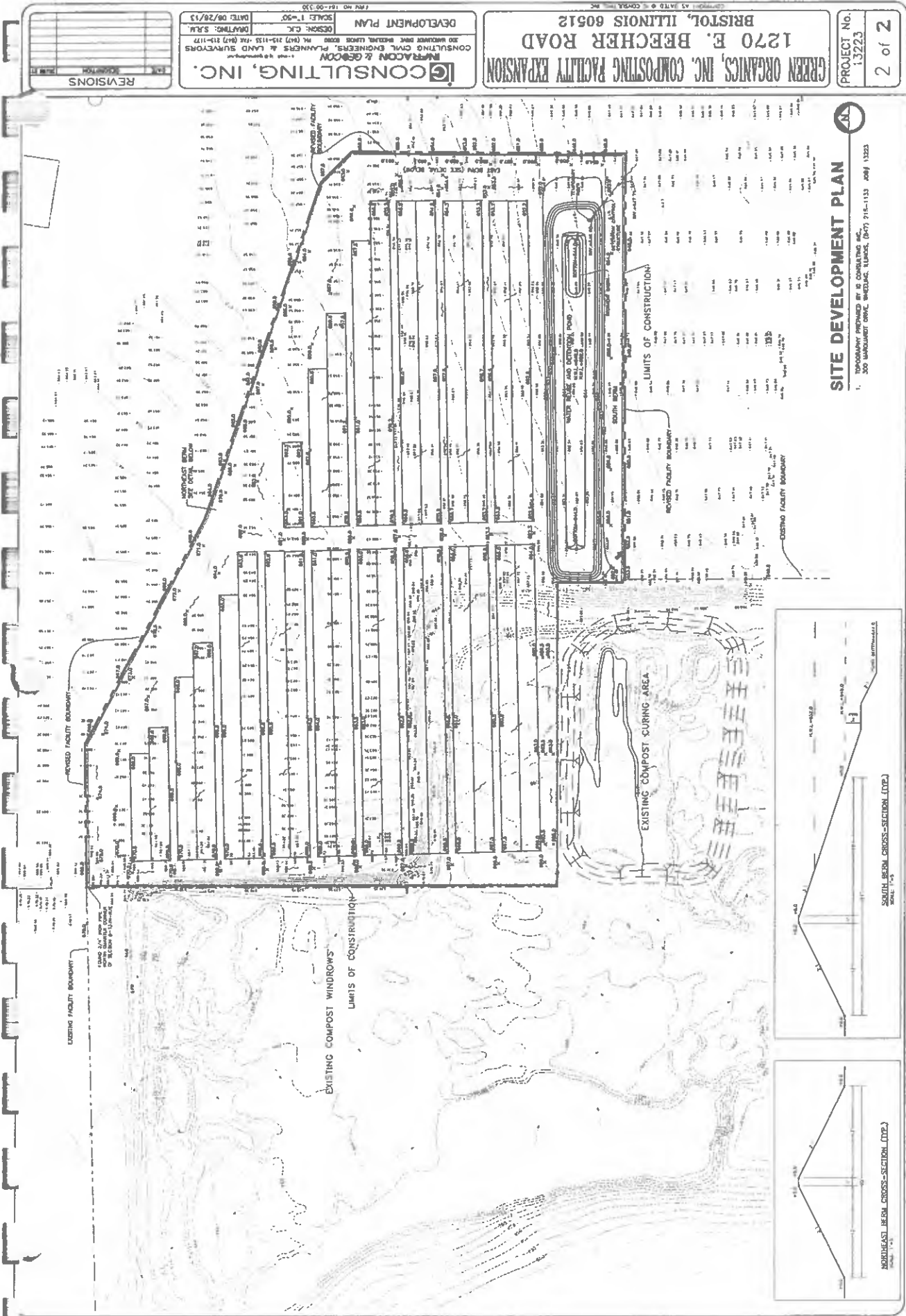
Mr. Rybski made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:59 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director







Memorandum

To: City Council
 From: Krysti J. Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Date: August 10, 2023
 Subject: **PZC 2023-11– Kendall County Petition 23-26**
 Milroy Farm – 1270 E. Beecher Road - 1.5 Mile Review (Special Use)

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Jefferey D. Milroy on behalf of Milroy Farms, LLC, is requesting to renew its current special use permit, approved in 2014, for the operation of a compost facility on approximately 39.87 acres in unincorporated Kendall County. The current special use authorization is set to expire in Kendall County on December 1, 2023. If approved, the new special use will expire on December 1, 2033. The petitioner is not seeking to continue the compost facility on the adjacent (east) approximately 18-acre parcel located within Yorkville's corporate boundary, which was required to be decommissioned on or by March 2, 2024, per a Settlement Agreement with the City. Additionally, the petitioner states the compost facility will not be run by the previous operator, Green Organics. The subject property is located at 1270 E. Beecher Road which is generally located on the east side of E. Beecher Road and approximately 0.5 miles south of Galena Road.

STAFF COMMENTS

Staff has reviewed the request for special use renewal for the compost facility and still has some specific concerns related to the odor control regulations. **Staff would recommend** that in the event the City of Yorkville receives an odor complaint, the City can reach out directly to the property owner and Kendall County's Solid Waste Coordinator and receive a response in writing as to how the odor will be/was mitigated within seven (7) business days.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

This item was scheduled to be discussed at the August 9, 2023 Planning and Zoning Commission meeting. However, this meeting was unable to be held due to a lack of quorum, therefore, no recommendation or objection to the special use request was provided.

ATTACHMENTS

1. PZC Memorandum
2. Application with Attachments

Attachment 11, Page 1
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved - Meeting Minutes of August 23, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:10 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Larry Nelson, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Tom Casey, Dave Hamman, Karin McCarthy-Lange, and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Director

Others Present: Jeff Milroy, Jesse Sexton, and Dan Nagel

APPROVAL OF AGENDA

Member Wilson made a motion, seconded by Member Bernacki, to approve the agenda. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Member Nelson made a motion, seconded by Member Wilson, to approve the minutes of the of the July 26, 2023, meeting. With a voice vote of six (6) ayes, the motion carried.

Member Bernacki noted that the Gas-N-Wash on Caton Farm Road and Ridge is presently under construction and not open.

PETITION

Petition 23-26 Jeffery D. Milroy

Mr. Asselmeier summarized the request.

On March 19, 2014, through Ordinance 2014-04, the County Board granted a special use permit, with conditions for the operation of a composting facility at the subject property. Ordinance 2014-04 required the property owner to submit a renewal prior to July 1, 2023, or the special use permit would expire on December 1, 2023. The property owner submitted the required renewal on June 30, 2023.

The subject property has operated as a composting facility since 1993.

The Petitioners are requesting the special use permit for the approximately thirty-nine point eight-seven (39.87) acres located in the unincorporated area. They are not renewing the special use permit for operations inside the United City of Yorkville. This reduces operations from approximately fifty-eight (58) acres.

The Host Community Agreement also expires in 2023. The Planning, Building and Zoning Committee met on July 10, 2023, to discuss renewing the agreement. They requested additional information regarding the amount of and types of materials coming into and out of the property. The Petitioner answered those questions at the Planning, Building and Zoning Committee meeting on August 7, 2023, and the proposed Host Community Agreement was forwarded to the State's Attorney's Office for review.

Green Organics is no longer associated with the property.

The application materials, Ordinance 2014-04, the plat of survey, the business plan, including the site plan and landscaping plan, and the decommissioning plan were provided.

On August 17, 2023, the Petitioner submitted a revised site plan, which was provided. The Petitioner admitted that this site plan was a working copy and not necessarily the final version of the proposal.

The original submitted site plan and the revised site plan do not match the approved site plan on file with the Illinois Department of Natural Resources. This site plan was provided.

The property is located at 1270 E. Beecher Road.

The property is just under forty (40) acres in size.

The County's Future Land Use Map calls for the western end of the property to be Mixed Use Business and the eastern part of the property to be Suburban Residential. Yorkville's plan calls for the property to be Estate/Conservation Residential.

E. Beecher Road is a Local Road maintained by Bristol Township.

There is a proposed trail along E. Beecher Road.

There are no floodplains on the property. There is a wetland on the extreme northwest corner of the property.

The adjacent land use to the west is Manufacturing. The other adjacent land uses are Agricultural.

The adjacent properties are zoned A-1, A-1 SU, M-2 and M-3 SU in the County. The adjacent properties inside Yorkville are zoned R-2 Planned Unit Development and R-2, R-4, and B-3 Planned Unit Development.

The County's Future Land Use Map calls for the area to be Suburban Residential, Mixed Use Business, and Urban Area. Yorkville Future Land Use Map calls for the area to be Estate/Conservation Residential.

The zoning districts within one half (1/2) mile in the County are A-1, A-1 SU, M-1, M-2, and M-3 SU. Inside Yorkville, there are a variety of residential planned unit developments.

The A-1 SU to the south was for gravel mining. The M-3 SU to the west was for asphalt production.

EcoCAT Report was submitted on June 22, 2023. The Mottled Sculpin and Rusty Patch Bumble Bee were in the vicinity. The Illinois Department of Natural Resources recommended that work that disturbs the ground or removes flowering plants be done between October 1st and April 1st. If work occurred outside of the dates listed, a Rusty Patch Bumble Bee survey should be conducted by a qualified biologist, with the results forwarded to the Illinois Department of Natural Resources. The consultation also noted that coordination with the United States Fish and Wildlife Service may be necessary. The consultation also contained suggestions for lighting. The consultation was closed if the recommendations related to the Rusty Patch Bumble Bee were implemented. The EcoCat Report was provided.

The Petitioner was not agreeable to either recommendation related to the Rusty Patch Bumble Bee. The Illinois Department of Natural Resources said if that if the Petitioner impacted the Rusty Patch Bumble Bee, that would be problematic.

The NRI Application was submitted on June 20, 2023. The LESA score was 175, indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Bristol Township on July 19, 2023. No comments were received.

Prior to formal application submittal, Staff contacted Yorkville regarding potential comments on the application. Yorkville requested the following items:

1. A thirty foot (30') wide buffer with a berm at least three feet (3') in height and consisting of two (2) shade trees, five (5) evergreen trees, and three (3) ornamental trees per one hundred (100) linear feet of buffer; they favored a minimum fifteen (15') foot wide buffer.
2. Odor control regulations including using an ASTM certified portable olfactometer, notification by the County to the property owner/business operator within two (2) business days of findings, and a requirement that the property owner/business operator respond within five (5) business days of receiving the notice with corrective action steps. Yorkville's performance standards related to odor were submitted to the County.
3. A condition that the property owner/business operator submit a written response within seven (7) days of receiving a complaint for a non-odor violation outlining steps taken to correct the issue of the complaint.
4. The submission of a detailed decommissioning plan.
5. A requirement that notification of operation management changes and contact information be updated annually with the County.

Staff has concerns regarding the requested procedure of enforcement because the requested method presently contradicts the County's current voluntary compliance policy and the regular procedures for handling alleged violations in the Zoning Ordinance. Also, the County does not presently own an olfactometer. Lastly, the Illinois Environmental Protection Agency has rules regarding complaints.

Yorkville's email and Staff's response were provided.

The Petitioner was agreeable to certain landscaping, the submission of a decommissioning plan, the request regarding change of management and updated contact information.

Petition information was sent to the United City of Yorkville on July 19, 2023.

The August Yorkville Economic Development Committee and Planning and Zoning Commission meetings were cancelled. The proposal was reviewed at the Yorkville City Council meeting on August 8, 2023, with no comments, and was reviewed again at the August 22, 2023, Yorkville City Council meeting. The Yorkville City Council recommended approval of the proposal. A memo from the United City of Yorkville on the steps they would take to address odor complaints was provided.

Petition information was sent to the Bristol Kendall Fire Protection District on July 19, 2023. No comments were received.

The Kendall County ZPAC reviewed the proposal at their meeting on August 1, 2023. Discussion occurred regarding odor control measures. The Committee did not believe that using an olfactometer, as Yorkville recommended, was practical. The Committee favored requiring the operator of the business allowed by the special use permit to track wind daily, avoid turning the windrows when the wind was blowing to populated areas, and adding an amendment to the windrows in cases when turning was necessary and the wind was blowing towards populated areas. The Committee expressed little concern

regarding the Illinois Department of Natural Resource's recommendation related to the Rusty Patch Bumble Bee. The Committee was concerned about runoff. Discussion occurred regarding the definition of food scraps; food scraps were collected from grocery stores and include items that were composted at homes. A recommendation regarding equipment at the property being classified as non-agricultural was removed. ZPAC recommended approval of the proposal with the removal of the condition related to the classification of equipment and add a requirement requiring the operator of the business to track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing in unfavorable directions by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

Per Section 7:01.D.20 of the Kendall County Zoning Ordinance, composting businesses can be special uses on A-1 zoned property subject to the following conditions:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Subchapter 1, Part 830, Standards for compost facilities.
2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
3. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
5. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
10. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
11. The operator shall provide weight receipts to Kendall County.

12. Off-site debris and trash generated by the site must be cleaned-up daily on surrounding properties with the owner's permission.

13. Other conditions as appropriate for the particular facility.

The Petitioner is agreeable to conditions 1-12.

When the special use permit was originally granted in the 1990s, they were originally allowed to process one hundred fifty thousand (150,000) cubic yards of source separated landscape materials. This number was increased to one hundred seventy-five thousand (175,000) cubic yards in 2014.

Starting in 2010, the facility was allowed to accept food scraps.

The original site plan showed several twenty-five foot (25') wide windrows. These windrows are separated by ten foot (10') foot driving aisles. Most of the windrows are eight feet (8') tall or less in height.

The revised site plan showed thirty-two windrows. No information was provided regarding driving aisles. Windrows might extend to the cultivation line. Final elevations will change for composting surface depending on excavated materials used for the pond.

Bulk agent storage areas separate the east and west windrow areas.

Both site plans show one (1) final cure storage area, one (1) grinding and blending concrete pad, and one (1) receiving pad. No information was provided regarding the dimensions of these areas.

As noted previously, the hours when landscape waste can be received are between 7:00 a.m. and 4:00 p.m. on Mondays through Fridays and 7:00 a.m. until Noon on Saturdays. Processing operations may continue for a maximum three (3) additional hours.

As noted in the Decommissioning Plan, the site will be converted back to farming within five (5) months, this includes the removal materials, grading, seeding, and removal of all structures. The Petitioner planned to reevaluate the Decommissioning Plan.

No information was provided regarding the number of employees at the property.

The use has been at the property since 1993.

There have not been any founded complaints against the property in recent years.

One (1) approximately four hundred twenty (420) square foot office trailer is shown on the plan near the southeast corner of the site.

After the ZPAC meeting, the Petitioners indicated that they may install another building on the property. On the revised site plan, one (1) sixty foot by eighty foot (60'X80') building was shown. This structure was twenty-four feet (24') tall. The building would be used for storage of equipment. The final location of the building was undetermined.

The property is served by a well and septic. The well is located at the southeast corner of the property.

The Petitioner is agreeable to the requirements related to water samples and soil samples, inspection and testing, and submitting copies of the State permit, operational plan, surface water management plan, pest control plan, KCRPC Meeting Minutes 8.23.23

site drawings, annual report, and decommissioning plan. The Petitioner is also agreeable to providing weight receipts to Kendall County.

The Solid Waste Coordinator shall maintain a log of complaints received on the facility.

Sampling schedules are noted on in the business plan.

Though not shown on the site plan, a dumpster is located on the property. The business plan notes a requirement to clean-up offsite debris and trash daily on surrounding properties.

NICOR possesses an easement north of the existing driveway.

Overhead utilities run from E. Beecher Road to the office trailer.

The property drains to the south and west.

One (1) existing detention basin is shown on the site plan north of parking area. The original site plan also shows one (1) proposed detention basin southwest of the western windrows. One twenty-five foot (25') wide drainage swale is shown west of the western windrows. No information was provided regarding the dimensions of the detention basins or the depth of the drainage swale. The revised site plan shows a much larger water reuse and detention pond.

The Petitioners submitted an application for a stormwater management permit. WBK submitted comments in a letter dated July 15, 2023, which was provided. Staff was waiting for comments from the Petitioner regarding WBK's comments. At the Petitioner's request, the revised site plan was not sent to WBK.

As mentioned previously, the submitted site plans did not match the site plan on file with the Illinois Department of Natural Resources. The State has not evaluated the impact of the proposed site plans on the Surface Water Management Plan presently on file with the State.

Per the site plan, the subject property has an asphalt drive to E. Beecher Road.

The Petitioner is agreeable to the truck weight restriction contained in the Kendall County Zoning Ordinance.

According to the revised site plan, one (1) gravel parking area was shown north of the office trailer and one (1) handicapped accessible parking space was shown east of the office trailer. The total number of park stalls was seven (7). The parking stalls did not meet the minimum depth requirement of twenty feet (20') as outlined in Section 11:02.F.4 of the Kendall County Zoning Ordinance.

The site plan shows one (1) truck turn around area.

No information was provided regarding lighting. Because of the small number of parking spaces, a photometric plan was not required.

According to the business plan, one (1) existing sign is located on the property. The sign is not illuminated. The information on the sign is required per Illinois Environmental Protection Agency rules.

One (1) additional no trespassing sign is located on the interior gate.

According to original the site plan, there is a fence along the western and northern sides of the property. There is also a fifteen foot (15') wide buffer between the eastern property line and the berm. The business plan

KCRPC Meeting Minutes 8.23.23

references a locked gate. The gate is locked during closed hours, but a lock box is available for emergency response vehicles.

Per the original site plan, one (1) fifteen foot (15') wide berm is shown near the eastern property line. A twenty-five foot (25') wide berm is shown near the western and northern property lines. Per the business plan, the eastern berm will be three feet (3') in height. Landscaping consisting of pines, fir, and/or shade trees will be planted at spacing not to exceed forty feet (40') apart. Seedling will be a minimum of six inches (6") in height and will be planted within one (1) year of the issuance of the special use permit. The business plan also references maintaining the existing plantings on the berm and ditch and existing landscaping. No information was provided regarding plantings on the western or northern berms or the composition of the existing landscaping and plantings on the property.

No landscaping information was provided on the revised site plan.

Per the business plan, noise levels cannot exceed Illinois Pollution Control Board standards.

The business plan references odor control strategies generally. Illinois Environmental Protection Agency rules requires operators of composting facilities to prepare an odor minimization plan. Staff has requested a copy of this plan.

The Health Department requested that a water truck be onsite for dusty conditions and that the operator be required to chart wind direction and speed daily. The Petitioner was in agreement regarding the water truck condition, but was not in favor of charting wind speeds.

This is the only property to have a special use permit for a composting facility in unincorporated Kendall County.

The proposed Findings of Fact 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. **The operation is controlled by the EPA and inspected regularly by the Health Department and have not found anything to endanger the public health, safety, morals, comfort, or general welfare.***

*The special use will not be substantially injurious to the use and enjoyment of other 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 operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. Reasonable restrictions may be placed in the special use permit to address hours of operation, dust, and odor control measures. No evidence has been provided suggesting that property values have declined in the area since the facility commenced operations.***

*Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The special use will not be adding any new utilities or roadways to the property. They will use the current access point onto Beecher Road which has a gate which will be closed***
KCRPC Meeting Minutes 8.23.23

unless the operation is open. State law and the Kendall County Zoning Ordinance require a Surface Water Management Plan.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are requested.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

Staff would like confirmation that the revised site plan will be the final version of the controlling site plan for the property. Staff would also like to see a phasing plan by which the old, State approved site plan is phased out and the new site plan is brought online. The general conditions and restrictions would be as follows:

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.

- j. The operator shall provide weight receipts to Kendall County.
 - k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
- 2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass and food waste). (Amended after ZPAC)
 - 3. The site shall be developed substantially in accordance with the site plan and the site plan shall be kept on file as "Exhibit A" attached hereto.
 - 4. As noted on the site plan, a fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary. The berm will be at least fifteen feet (15') wide and three feet (3') high. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping.
 - 5. The facility operator shall maintain existing plantings on the berm and ditch.
 - 6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on "Exhibit B" attached hereto. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
 - 7. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" attached hereto dated March 11, 2008.
 - 8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
 - 9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
 - 10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
 - 11. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan as described in Exhibit D. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the

business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.

12. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.
13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.
15. ~~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. (Deleted at ZPAC)~~
16. 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.
17. 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.
18. At least one (1) water truck shall be onsite for dust control purposes. (Added after ZPAC)
19. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing towards populated areas. (Added after ZPAC)
20. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
21. 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.
22. 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.
23. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
24. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member Nelson asked about the tipping fee. Mr. Asselmeier said the tipping fee was in the host agreement. Member Nelson wanted to make sure that the Petitioners were current on the tipping fee and he would like to see a requirement in the special use permit stating that they had to be current on tipping fee payments.

Member Bernacki asked if a deadline existed for the decommissioning plan. Mr. Asselmeier said the decommissioning plan was in the packet and explained the process for amending the decommissioning plan.

Member Wilson asked if a bond would be posted to guarantee the decommissioning plan. Mr. Asselmeier responded the bonding requirements were set and posted by the State. Discussion occurred regarding updating the bond figures in the decommissioning plan. The property owner was ultimately responsible for cleaning up the property. The State controls approving the dollar amounts in the decommissioning plan.

Jeff Milroy, Petitioner, discussed the decommissioning plan for the use on the Yorkville portion of the operations and related legal settlements. He will update the decommissioning plan when the State permit is transferred to him; he did not have a copy of the legal agreement between Yorkville and Green Organics.

Discussion occurred regarding surrounding land uses in relation to odors. Mr. Asselmeier said that Yorkville submitted a request regarding procedures and methods for addressing odor complaints.

Dan Nagel explained that the adjoining properties in Yorkville were zoned residential. He intended to use a portion his property for a solar field. The composting business will operate in the County only and not inside Yorkville. The solar field will create a buffer between residential uses and the composting facility.

Member Wilson asked about the acceptance of food scraps. The Petitioner would be taking in food scraps per the IEPA guidelines, which was up to ten percent (10%) of the materials collected. Member Nelson asked about the definition of food scraps. Jesse Sexton, Operator of the Facility since 1999, explained the types of food scraps that would be accepted, no meat or dairy would be accepted. Concerns about attracting rodents and pest were unfounded.

Member Bernacki asked about tracking wind speed and direction. Mr. Sexton said they do monitor wind, but, if the facility was operated correctly, odor would not be an issue. Mr. Milroy disagreed with the condition requiring avoiding turning the windrows when the wind was blowing towards populated areas; he did not oppose tracking the wind generally. Mr. Milroy questioned the meaning of populated area. Discussion occurred about maintaining a wind log in relation to complaints. Mr. Milroy explained when the IEPA wanted piles turned in relation to wind. Mr. Sexton explained the timing and rationale for turning windrows in relation to temperature for decomposition.

Member Wilson asked what percentage of the site would be used for composting operations. The response was seventy-five percent (75%).

Member Wormley stated that he was not in favor of not allowing the turning of windrows when the winds were blowing towards populated areas because the restriction could negatively impact the operations of the business and create additional odor problems. He also noted the service provided by the business allowed by the special use permit. He also expressed his support for existing businesses.

Member Wormley made a motion, seconded by Member Nelson, to recommend approval of the renewal of the special use permit. Chairman Ashton asked which site plan would be the controlling plan. Mr. Milroy explained the history of developing the site plan. Discussion occurred regarding amending special use permits. Mr. Milroy also explained some site work that will occur at the property. Member Wormley withdrew is original motion and Member Nelson withdrew his second.

Member Wormley made a motion, seconded by Member Nelson, to recommend approval of the renewal of the special use permit using the revised site plan as the controlling site plan.

Mr. Nagel discussed drainage related to the Rob Roy Creek Drainage District and getting the District's KCRPC Meeting Minutes 8.23.23

equipment near the Creek.

The Petitioner would still need to comply with IEPA requirements related to the site plan.

The new building would not be an agricultural exempt building.

The votes were as follows:

Ayes (6): Ashton, Bernacki, Nelson, Stewart, Wilson, and Wormley

Nays (0): None

Absent (4): Casey, Hamman, McCarthy-Lange, and Rodriguez

Abstain (0): None

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on August 28, 2023.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

Village of Plainfield Community Visioning Workshops

Commissioners reviewed the flyer for the workshops. Member Bernacki planned to attend the Wednesday workshop. If necessary, the Commission might a pass resolution related to Plainfield's proposal.

Member Nelson would like to review the Future Land Use Maps for Minooka and Shorewood.

Joliet has not been actively updating their Comprehensive Plan.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 8:12 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Director

Encs.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
AUGUST 23, 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)
David N. Sgarbi		[REDACTED]



Memorandum

To: City Council
 From: Krysti J. Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Date: August 10, 2023
 Subject: **PZC 2023-11– Kendall County Petition 23-26**
 Milroy Farm – 1270 E. Beecher Road - 1.5 Mile Review (Special Use)

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Jefferey D. Milroy on behalf of Milroy Farms, LLC, is requesting to renew its current special use permit, approved in 2014, for the operation of a compost facility on approximately 39.87 acres in unincorporated Kendall County. The current special use authorization is set to expire in Kendall County on December 1, 2023. If approved, the new special use will expire on December 1, 2033. The petitioner is not seeking to continue the compost facility on the adjacent (east) approximately 18-acre parcel located within Yorkville's corporate boundary, which was required to be decommissioned on or by March 2, 2024, per a Settlement Agreement with the City. Additionally, the petitioner states the compost facility will not be run by the previous operator, Green Organics. The subject property is located at 1270 E. Beecher Road which is generally located on the east side of E. Beecher Road and approximately 0.5 miles south of Galena Road.

STAFF COMMENTS

Staff has reviewed the request for special use renewal for the compost facility and still has some specific concerns related to the odor control regulations. **Staff would recommend** that in the event the City of Yorkville receives an odor complaint, the City can reach out directly to the property owner and Kendall County's Solid Waste Coordinator and receive a response in writing as to how the odor will be/was mitigated within seven (7) business days.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

This item was scheduled to be discussed at the August 9, 2023 Planning and Zoning Commission meeting. However, this meeting was unable to be held due to a lack of quorum, therefore, no recommendation or objection to the special use request was provided.

ATTACHMENTS

1. PZC Memorandum
2. Application with Attachments

HOST COMMUNITY AGREEMENT

THIS HOST COMMUNITY AGREEMENT (“Host Agreement” or “Agreement”) is entered into as of the **INSERT DAY** of **INSERT MONTH** 2023, among the County of Kendall, Illinois (“County”) and Milroy Farms, LLC (“the Company”), an Illinois corporation with its principal place of business located in Kendall County, Illinois.

RECITALS

WHEREAS, the Company currently leases approximately 39.87 acres located on the east side of Beecher Road about 0.5 miles south of Galena Road, commonly known as 1270 E. Beecher Road (PIN #02-08-100-006,), in Bristol Township from Milroy Farms, LLC which property is more specifically described in the legal description set forth in Attachment A (the “Property”); and

WHEREAS, said Property is currently zoned A-1 Agricultural with an existing Special Use for the operation of a landscape and food waste composting site (hereinafter referred to as “the Facility”); and

WHEREAS, the County Board of Kendall County, Illinois did grant the original special use permit on October 19, 1993 (*see* Ordinance 1993-19) and also granted the Company’s, or the Company’s predecessor in interest’s, requests for renewal of the special use permit on August 19, 1997 (Ordinance 1997-13), on April 18, 2000 (Ordinance 2000-18) and on May 20, 2008 (Ordinance 2008-17); and

WHEREAS, on October 25, 2011, the Kendall County Zoning Administrator and Deputy Zoning Administrator granted the Company’s petition for a minor amendment to the special use permit to allow the Facility to accept and process food waste (Minor Amendment No. 10-25-11); and

WHEREAS, the County Board of Kendall County, Illinois did grant a renewal of the special use permit on March 19, 2014 (Ordinance 2014-04) and renewed the host agreement on the same date; and

WHEREAS, the Company recently filed a petition for a renewal and major amendment to their special use permit, which was signed by the Company and the Property's owners, seeking the Company to continue operating the Facility but modifying the site plan to eliminate operations within the City of Yorkville, adjusting the site plan; and adding new conditions to the Property (see Petition 23-26); and

WHEREAS, if the County grants Company's petition to amend the special use permit and the Illinois Environmental Protection Agency ("the Agency") issues all appropriate and necessary permits for the continued development and operation of the Facility on the Property, the Company is willing to afford certain benefits as set forth herein to the County; and

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company and the County hereby agree as follows:

ARTICLE 1. GENERAL

1.1 Incorporation of Recitals. The above recitals are incorporated as part of this Agreement as though fully set forth herein.

1.2 Property. This Agreement encompasses and relates to the Property, as legally described in Attachment A. Any further or future requests for expansion of the Facility, whether on the Property or located elsewhere in the County, is not encompassed by this Agreement and will be the subject matter of a separate Host Agreement, or a supplement to this Agreement, as later determined by the parties to this Agreement.

1.3 Effective Date. This Agreement shall be effective upon acceptance of its terms by the Kendall County Board.

1.4 Expiration Date. This Agreement shall expire on **December 1, 2033**. If environmental permitting is not achieved and maintained throughout the term of the Agreement or if the Facility ceases to be operational for any other reason, this Agreement shall expire thirty (30) calendar days after written notification of termination from the Company to the County. Any petition for renewal of this Agreement and the Property's special use permit shall be submitted to the County on or before the close of business on **June 30, 2033**. This Agreement may be terminated by the County for any other reason upon written notice delivered to the Company at least sixty (60) calendar days prior to the effective date of termination. Termination of the Agreement will not adversely impact the special use approval and composting operations shall be allowed to continue. No penalties or early termination charges shall be required upon County's early termination of the Agreement.

ARTICLE 2. DEFINITIONS

Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

2.1. **"Act"** refers to the Illinois Environmental Protection Act, 415 ILCS 5/1 *et. seq.*, the Illinois Pollution Control Board regulations issued pursuant thereto and relevant permit requirements the Agency may in the future issue with respect to the Facility.

2.2. **"Agency"** and **"IEPA"** refer to the Illinois Environmental Protection Agency.

2.3. **"Agreement"** or **"Host Agreement"** refer to this Agreement and the provisions contained herein.

2.4. **“Authorized Waste”** means landscape and food waste that the Facility is authorized to accept and compost pursuant to the terms of the Facility’s IEPA permit and the terms of this Agreement.

2.5. **“Board”** refers to the Kendall County Board.

2.6. **“County”** refers to the County of Kendall, Illinois.

2.7. **“Host Community Fee”** refers to the fee paid to the County, for the benefit of the County, as set forth in this Agreement;

2.8. **“Landscape waste”** refers to landscape waste as defined in Section 5/3.270 of the Act.

2.9. **“Unauthorized Waste”** refers to any other form of waste that is not expressly authorized pursuant to the terms of the Facility’s IEPA permit and the special use permit issued for the Property.

ARTICLE 3. COMMITMENTS AND GUARANTEES

3.1. Operational Commitment. The Company commits that it will be the sole operator of the Facility and will not transfer its lease of the Property or assign its rights and obligations to operate related to the Facility, including any component thereof, without the written approval of the Board.

3.2. Covenant Guarantee. The parties acknowledge their mutual intent at the time of entering into this Agreement to create a covenant running with the land in favor of the County and that the obligations stated in this Agreement touch and concern the use of the Property. It is the intent of the parties hereto that the Company’s obligation to make payments pursuant to this Agreement is and shall be a covenant running with the Property and is and shall be binding upon transferees, successors, assigns, and subsequent tenants and owners of the Property, and is and

shall be a lien upon the Property. Said covenant shall benefit the County and its successors, transferees, and assigns. The Company agrees the County may prepare, and the Company shall promptly execute duplicate originals of the Host Agreement and record such Host Agreement in the Kendall County Recorder's Office.

ARTICLE 4. OPERATIONS

4.1. Authorized Waste. The Facility shall accept only Authorized Waste. The Facility shall comply with all relevant regulations and IEPA permits relative to load checking and waste acceptance.

ARTICLE 5. ENVIRONMENTAL PROTECTIONS

5.1. Compliance. At all times in connection with the operation of the Facility, the Company shall comply with all laws, ordinances, rules, regulations and permits of any applicable Federal, State or local governmental agency or authority relating to the operation of the Facility. At all time in connection with the operation of the Facility, the Company shall also comply with all provisions of the Property's special use permit and all conditions listed in the applicable sections of the Kendall County Zoning Ordinance pertaining to composting of landscape waste and food waste as it currently exists and as it may be amended in the future. The County will continue to provide all inspections and testing for the Facility. The Company shall provide the Kendall County Solid Waste Coordinator with notice of all complaints received about the Facility and a copy of all documents requested by the Kendall County Solid Waste Coordinator regarding the complaints. The Kendall County Solid Waste Coordinator shall maintain a log of all complaints received about the Facility.

5.2. Indemnification. The Company agrees to indemnify, hold harmless and defend with counsel of the County's own choosing, the County, and its Board members, elected

officials, agents, servants, and employees, from and against any and all lawsuits, claims, demands, liabilities, losses and expenses (including court costs, litigation expenses and attorney's fees) for or on the account of any injury to any person or any death at any time resulting from such injury, or any damage to property or the environment, or any other damage of any type, kind or sort which may arise or which may have been alleged to have arisen out of or in connection with the Property's special use permit or this Agreement.

5.3. Third Party Claims. Promptly after receipt by the County, or municipality within the County, of notice of any claim, action, suit or proceeding by any person who is not a party to this Agreement which is subject to indemnification hereunder, the County or such municipality shall provide reasonable notice to the Company.

5.4. Insurance. The Company shall obtain and maintain all insurance coverage required by the EPA. In the event the EPA ceases to require the Company to maintain insurance coverage, the Company shall promptly notify the County and the parties shall amend this Agreement to include insurance coverage requirements.

ARTICLE 6. HOST COMMUNITY FEES AND BENEFITS

6.1. Host Fees. On a monthly basis, the Company shall pay a Host Community Fee to the County pursuant to the Host Fee Schedule set forth in "Attachment B", which is attached hereto, for all waste received by the Facility.

6.2. Payment Form. Each Host Community Fee payment shall be accompanied by a form prescribed by the County stating the weight of authorized waste accepted at the Facility during the payment period; a copy of all weight receipts for the Facility during the payment period; and all such other information as may be necessary for the County to assure compliance

with this Agreement. The form shall be signed by the Facility's operator or his authorized representative.

6.3. Books and Records. The Company shall keep complete and accurate books and records relating to the determination of the fees owed under Article 6 of this Agreement, in an auditable form. The Company shall permit the County's designated representatives access to such books and records for inspection and photocopying, during the Facility's normal business hours. In the event that such inspection reveals any underpayment(s) of the host fee, the Company shall promptly pay to the County the amount(s) of such underpayment(s) due and owing to the County, and reimburse the County for its costs and expenses of such inspection and, if necessary, collection, including any professional and technical fees in connection therewith.

ARTICLE 7. REMEDIES

7.1. Remedies. In the event of any default or breach by the Company of their obligations set forth in this Agreement, the County may bring an action to enforce this Agreement and seek any and all relief available at law or in equity. The Company shall reimburse the County for its reasonable attorneys' fees and costs (including fees for expert witnesses and consultants) incurred in enforcing this Agreement.

7.2. Remedies Not Exclusive. No right, power or remedy conferred upon or reserved to any Non-Defaulting Party under this agreement or under law shall be considered exclusive of any other right, power or remedy, but such rights, powers and remedies shall be cumulative and shall be addition to every other right, power and remedy given hereunder or now or hereafter available at law or in equity or by statute or otherwise, and every right, power and remedy given by this Agreement to any Non-Defaulting Party may be exercised from time to time and as often as occasion may arise or as may be deemed expedient, without precluding an Non-Defaulting

Party's simultaneous or later exercise of any or all other rights, powers or remedies, including, by way of example, the right of the County to file a complaint with the IPCB alleging a violation of the Act. No delay or omission of the Non-Defaulting Party to exercise any right, power or remedy arising from an default or breach hereof on the part of the Defaulting Party shall impair any such right, power or remedy or shall be construed to be a waiver of any such default or breach or any acquiescence therein.

ARTICLE 8. MISCELLANEOUS

8.1. Notice. Any notice to be given hereunder by either party to another shall be in writing and be sent by personal delivery, by overnight delivery service or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed communicated when delivered or after four (4) business days from the date of mailing, whichever is earlier. Notice shall be addressed as set forth below, but each party may change its address by written notice to the others.

To the County: Kendall County
 111 West Fox Street
 Yorkville, Illinois 60560-1498
 Attention: County Clerk

with a copy to: Kendall County Courthouse
 Office of the Kendall County State's Attorney's Office
 807 West John Street
 Yorkville, Illinois 60560
 Attention: Kendall County State's Attorney

Kendall County Planning, Building & Zoning Department
111 W. Fox Street
Yorkville, Illinois 60560
Attention: Director

To the Company: Milroy Farms, LLC
 287 Woodstock Avenue
 Glen Ellyn, IL 60137

Attention: Jeff Milroy

8.2. Entire Agreement and Modification of Agreement. This Agreement constitutes the entire agreement of the parties hereto relating to the subject matter hereof, and all prior communications, discussions, understandings and agreements are hereby merged herein. This Agreement may not be modified except in writing acknowledged by all parties to the Agreement.

8.3. Caption. Captions of the Articles, Sections and Sub-Sections of this Agreement are for convenience of reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

8.4. Governing Law and Forum for Litigation. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Any litigation filed by any party hereto against any other party hereto and involving this Agreement shall be filed in the Circuit Court for the Twenty-Third Judicial Circuit, Kendall County, Illinois.

8.5. Severability. The provisions of this Agreement shall be deemed to be severable, and the invalidity or unenforceability of any one provision shall not affect the validity and enforceability of the other provisions hereof.

8.6. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns.

8.7. Force Majeure. No party hereto shall be deemed to be in default or to have breached any provision of this Agreement, as a result of any delay, failure in performance or interruption of services resulting directly or indirectly, from new technology that substantially reduces the amount of waste available for disposal at the Facility, acts of God, acts of civil or military authority, civil disturbance, war, acts or orders of any governmental entity, riots, or any

governmental action that prevents the Company from meeting its minimum guarantee set forth herein. The Company's inability to satisfy the guaranteed minimum Host Community Fee due to its own action does not constitute a *force majeure* event hereunder. Such aforementioned government actions include, but are not limited to, restrictions on operations imposed due to non-compliance with applicable legal requirements or involuntary reduction of waste receipts by the Company for reasons not otherwise set forth in this Agreement or any other Agreement of the parties. The closure or suspension of operations at the Facility by government action does not constitute a *force majeure* event under this section where the closure or suspension is the result of (a) a court of competent jurisdiction (or IPCB) finding that the Company willfully or recklessly violate the Act; (b) IEPA finding in an order issued pursuant to §34 of the Act that the Company willfully or recklessly violated the Act, which order was not appealed by the Company; or (c) the Company admitting to willfully or recklessly violating the Act. In the event a *force majeure* event does prevent the Company from meeting its guaranteed minimum Host Community Fee, the Company shall exercise commercially reasonable efforts to maximize the delivery of waste to the Facility.

8.8. Non Third-Party Beneficiaries. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons or entities other than the parties and their respective successors and assigns, nor shall any provision give any third persons or entities any right or rights of action against any party to this Agreement.

8.9. Authorization. Each of the parties hereto represent to the others that the individual(s) executing this Agreement on its behalf are duly authorized and empowered to bind such party.

8.10. Conflict of Interest. The parties represent, to the best of their knowledge and belief, that no member or employee of the County and no other public official who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out this Agreement has any direct personal or financial interest in the Agreement or in the proceeds thereof. If any County officer or elected official does have a direct or indirect pecuniary interest in Company or this Agreement, that interest, and the procedure followed to effectuate this Agreement has a will comply with 50 ILCS 105/3.

8.11. Execution of Additional Documents. Each of the parties hereto agree to execute and deliver to the other party any and all documents that may be necessary or appropriate to effectuate the terms of this Agreement whether on or after the Effective Date, including but not limited to execution and recordation of the Agreement.

8.12. Counterparts. This Agreement may be executed in counterparts, and each such counterpart shall constitute one and the same instrument.

8.13. Non-Discrimination. The Company shall not, in the performance of this Agreement, discriminate or knowingly permit discrimination against any person on account of sex, race, age, creed, color, national origin, or political or religious opinion or affiliation and shall comply with all relevant state and federal laws concerning discrimination and equal opportunity.

8.14. Reservation of Police Powers. The County reserves all its power and authority, including the power to tax and zone the Property except that the County agrees not to impose fees or taxes specific to the disposal of authorized waste on the Property other than as provided in this Agreement.

8.15. Waiver. Any waiver of a right, power or remedy under this Agreement must be in writing and accompanied by legal opinion stating (a) the signing party has the power and authority to waive the right, power or remedy under this Agreement; (b) the person(s) signing the waiver on behalf of the waiving party has been properly authorized to do so; and (c) the waiver has been duly authorized, executed, and delivered by the waiving party and constitutes the valid and binding amendment of this Agreement of the signing party and is enforceable against the signing party in accordance with its terms.

8.16. Certification. Company certifies that Company, its parent companies, subsidiaries, and affiliates are not barred from entering into this Agreement as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or as a result of a violation of 820 ILCS 130/1 *et seq.* (the Illinois Prevailing Wage Act). Company further certifies by signing the Contract documents that Company, its parent companies, subsidiaries, and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 *et seq.*; and has not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that Officer's or employee's official capacity. Nor has Company made an admission of guilt of such conduct that is a matter of record, nor has any official, officer, agent, or employee of the company been so convicted nor made such an admission.

8.17. Compliance with State and Federal Laws. Company agrees to comply with all applicable federal, state and local laws and regulatory requirements and to secure such licenses as may be required for its employees and to conduct business in the state, municipality, county and location. Such obligation includes, but is not limited to, environmental laws, civil rights

laws, prevailing wage and labor laws. It is understood and agreed to by the parties that all contracts entered into by a government body, such as Kendall County, are open to public review and as such will be on file with the County Clerk's office and may be discussed in open session pursuant to the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and/or may be released pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.).

8.18. Authority to Execute Agreement. The County and Company 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.

8.19. Assignment. Neither party shall assign, sublet, sell, or transfer its interest in this Agreement without prior written consent of the other.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

COUNTY OF KENDALL, ILLINOIS

MILROY FARMS, LLC

By: _____
Matt Kellog
Kendall County Board Chairman

By: _____
Jeff Milroy
President

Legal Description of Milroy Farms LLC Parcel

Parcel 02-08-100-006

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence north $88^{\circ} 29' 44''$ East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North $88^{\circ} 29' 44''$ East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence South $00^{\circ} 06' 57''$ East along the East Line of said Northwest Quarter, 1124.58 feet; thence South $88^{\circ} 27' 18''$ West, 2655.95 feet to a point on the West line of said Northwest Quarter; that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North $00^{\circ} 01' 23''$ East along said West line, 100.0 feet; thence North $87^{\circ} 51' 12''$ East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North $28^{\circ} 38' 38''$ West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

ATTACHMENT B
HOST FEE SCHEDULE

The Company shall pay a host fee to Kendall County on a monthly basis and shall provide all weight receipts to Kendall County with each host fee payment. The host fee schedule shall be as follows:

Date to Begin	Fee Per Ton of Landscape Waste Received
Effective date of Ordinance (December 1, 2023)	\$0.90
December 1, 2026	\$0.95
December 1, 2029	\$1.00

100% of the host fees are to be paid to Kendall County.

12
10
18
10
12

Lot No. 02-05-300-004
Owned by: Aurora Blacktop, Inc.
Zoning: A1

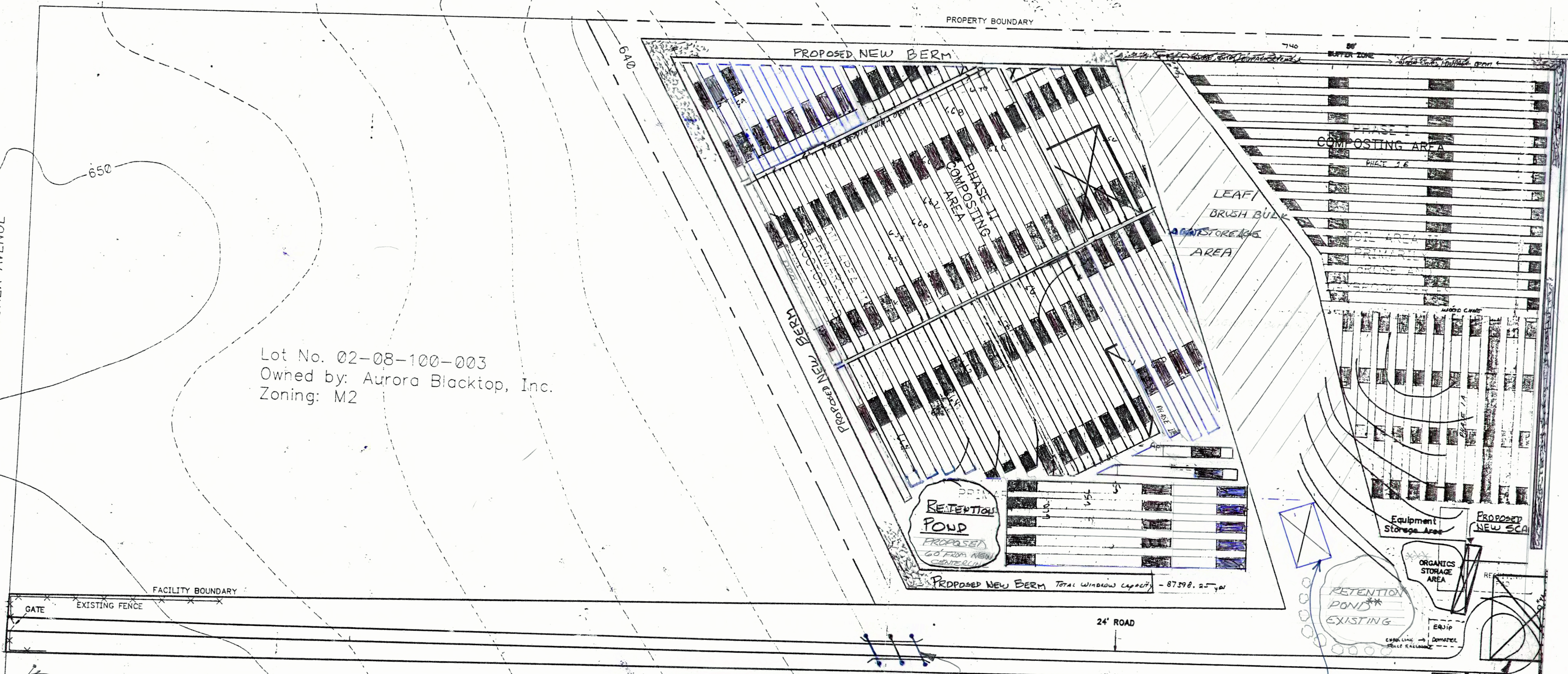
Lot No. 02-05-400-002
Owned by: Mr. Richard Undesser
Zoning: A1

Lot No. 02-08-200-001
Owned by: Mr. Richard Undesser
Zoning: A1

Lot No. 02-08-100-003
Owned by: Aurora Blacktop, Inc.
Zoning: M2

Lot No. 02-08-100-007
Owned by: Kane County Bank & Trust
Trust No. 583
Zoning: A1-SU

EAST BEECHER AVENUE



PROPOSED STORAGE/BERM BUILDING (60'x50') BY 24' TALL MAX. FINAL CONSTRUCTION AND EXACT LOCATION TBD.

STEEL GATE WITH LOCK BOX - PASS. ALT LOCATION IND.

Parcel "A"
Leased from Aurora Blacktop, Inc.
Lot No. 02-08-100-006
Zoning: A1-SU

PROPOSED "VALUE ADDED" STORAGE AREA

MAX WINDROW HT = 12'
SECTION II - RELOCATED IN ITS ENTIRETY FROM AREA EAST OF YORKVILLE BOUNDARY. ALL WINDROWS AND AISLES ACCOUNTED FOR.

WEST FIELD PROPOSED BERM AISLE INCLUDES DRAINAGE SWALE IN AISLE.

AREA BETWEEN EAST AND WEST FIELD IS MULTIPURPOSE USE SUCH AS LEAF STORAGE, ADDITIONAL WINDROWS (TO CULTIVATION LINE); CURE PILE STORAGE AND EQUIPMENT STORAGE. MAY ALSO BE USED FOR BAGGED PRODUCT STORAGE OR BULKING AGENT.

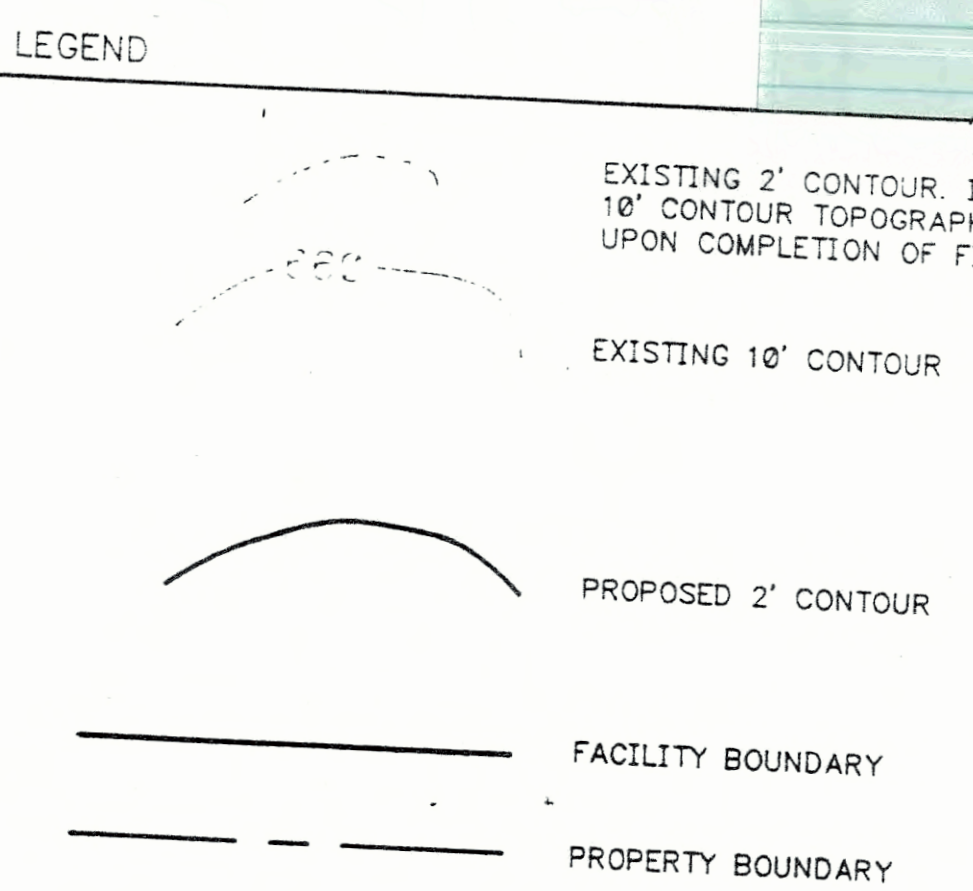
WEST FIELD: ELEVATIONS HAVE INCREASED DUE TO PRIOR OPERATORS COMPOST APPLICATIONS AND EXCAVATION OF TOSOL ALONG ACCESS ROAD. TAILINGS ARE BEING GRADED TO APPROXIMATELY 1-2% SLOPE THAT EXISTED PRIOR AND TO MATCH TERRAIN AS CLOSELY AS POSSIBLE.

PAD SIZE SCHEDULE:
RECEIVING PAD - 50'x15'
SCALE PAD - 50'x15'
PROCESSING PAD - 50'x50'
DUMPSTER PAD - 50'x15'
PARKING AREA - NA
TOTAL - 1/2 AC

PONDS:
ORIGINAL DRAINAGE POND LOCATION AND APPROXIMATE SIZE SHOWN ON REF. DWG. 6/1/73 DATED 8/01/22 LABELED FIGURE 3

LANDSCAPING BUFFER PROPOSED BERM EAST YORKVILLE BOUNDARY TO BE PLANTED 6" SEEDLING EVERY 40'

- NOTES:
- EQUIPMENT STORAGE AREA TO CONTAIN ONE ABOVE-GROUND FUEL TANK.
 - PROCESS AND POTABLE WATER TO BE SUPPLIED FROM A PROPOSED NEW WELL IN THE VICINITY OF THE OFFICE TRAILER.
 - ENTRANCE AREA TO BE LANDSCAPED WITH ATTRACTIVE SHRUBBERY.
 - ENTRANCE AREA SIGN TO CONTAIN, IN CLEARLY-VISIBLE LETTERING, NAME OF FACILITY AND OPERATING HOURS.
 - DRAINAGE AREAS TO BE LANDSCAPED WITH NATURAL TURF.



EXISTING 2' CONTOUR, INTERPOLATED FROM A USGS 10' CONTOUR TOPOGRAPHIC MAP, TO BE REVISED UPON COMPLETION OF FIELD SURVEY.

EXISTING 10' CONTOUR

PROPOSED 2' CONTOUR

FACILITY BOUNDARY

PROPERTY BOUNDARY

MILROY FARMS COMPOST FACILITY 2023 PLAN
REVISION 10/2/23

DEVELOPER: THE O.M. SCOTT & SONS COMPANY
DESIGNER: ROY F. WESTON, INC.

WESTON
MANAGED DESIGN CONSULTANTS

Three Madison Parkway
Madison Hills, MI 48061
R.F. Weston
R0081

SITE LAYOUT AND ZONING PLAN

COMPOST FACILITY
REVISION 10/2/23

1=122	R.W.S.	10 JUL 93	61193	FIG. 1A
-------	--------	-----------	-------	---------

Matt Asselmeier

From: Jeff Milroy <[REDACTED]>
Sent: Tuesday, October 24, 2023 5:12 PM
To: Matt Asselmeier
Cc: Karen Elizabeth; liliana milroy; Christina Burns; Seth Wormley
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Matt:

Yes, that is the site plan. If you think it advisory then I can wait with additional comments until the stormwater review. I discussed this with IG this morning and sent them my prior comments at their request (which same out a bit faded on your attached drawing). They may be adding the comments and preparing a site plan for all I know - they do not keep me posted as much as I would expect. That is why I did not provide their site plan drawing initially. I picked up their notice (a voice message) late in the day on June 30th that their drawing package was ready. Tebrugge was my backup and provided his drawing a day earlier. So I submitted his since we were on a tight schedule. I am not concerned if IG refuses to work with me going forward. I have a very well respected backup firm ready to go that I have looked into over the last month or so. They are up on the project details and I can simply turn over the IG drawings and calculations to them.

I am not concerned too much with the EPA shutting down my permit request. If they shut it down then I will likely simply close the compost operation on my parcel, have the county permit revoked and find another land use. The cure pile material on adjoining parcels would not be my concern in that case. Right now as an alternate use I am leaning toward returning to ag generally; or, perhaps a wetland mitigation bank on the lower field and a CC/DD facility on the upper east field to make use of the access road and utility lines. It may not fit with the golf course originally tagged by Ocean Atlantic for the adjoining PUD but that is not my problem. The westside lower bottom-land tillable field area was referred to as Rob Roy Slough back in the 1800s (prior to the creation of the ditch/creek and it can pretty easily be converted back by working with a credentialed wetland specialist and plugging field tile). I have a special interest in wetlands so that suits me fine.

Initially you had asked about my plans for the parcel - I think that covers it. Feel free to share it with any interested party in the county or Yorkville if you like. As you know by now I speak frankly and openly.

Thanks,

Jeff

On Tue, Oct 24, 2023 at 4:18 PM Matt Asselmeier <masselmeier@kendallcountylil.gov> wrote:

Jeff:

Just so that I am clear, are the attached plans the ones that you would like used as the official site plans?

As I understand the situation, the County's stormwater engineer has not reviewed these documents. Would you like me to send him these documents for review? I can also find out how much the escrow replenishment would be.

If the attached are your official site plans, before you make any additional changes to the plans, I strongly suggest that you work with IG to incorporate ALL changes that you want into a revised set of plans rather than doing piecemeal changes on your own. Also, please keep in mind that the County's stormwater engineer MIGHT have comments which require the plans to be modified (including the parking stall modifications). For this reason, you might want to wait with making changes into the stormwater review is complete.

A couple of other items to keep in mind:

1. This property was not a party to the Rob Roy lawsuit. While it certainly could be party to a lawsuit in the future, at this moment the 60' easement does not apply.
2. As has been said on numerous occasions, you might get County approval, but not State approval of your site plan. In which case, you might need to go through the County approval process again, depending on the nature of changes needed for compliance with the State.

Based on the above, I strongly encourage you to work with IG (or a different professional engineer or land use attorney), if you believe changes are necessary to the site plan are necessary and avoid doing changes to the plan that cannot be backed up by a credentialed professional.

Please advise as to how you would like to proceed.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Jeff Milroy <[REDACTED]>
Sent: Tuesday, October 24, 2023 3:13 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Karen Elizabeth <[REDACTED]>; liliana milroy <[REDACTED]>; Christina Burns <cburns@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Matt,

We are moving forward with the IG drawing I added my comments to and provided as a site plan. I understand from IG your reviewing engineer may have looked it over but has not given it a full review.

Again, there are two concerns Bob Davidson raised at the meeting. (1) was the 60' easement issue. (2) was the dead pool depth (10' below established topo line grade being a problem with Rob Roy Creek adjoining).

The IG site plan drawing as it stands can be reviewed as I provided it. However, in light of Bob Davidsons information provided recently it might be desirable to consider the following:

- If the pond can have the dead pool removed from the design or reduced in area it will not affect stormwater detention as I understand it.
- I can add a note indicating "the deadpool depth, area, and location can be reduced if requested by the drainage district or if allowed by the reviewing engineer".
- I can also add a note indicating "the pond area or location may be reduced/changed to accommodate the requested 60' easement".
- There is an existing comment indicating "show windrows on the east field" (Phase 1 area). I would like to add a note clarifying this indicating the original weston drawing shows the total aisle and windrow number/length allowed for the site throughput capacity.

I can add these site plan update comments and provide the drawing by PDF tomorrow. Or if you think it best we can move forward with what you already have.

Please advise again what I need to do to replenish the county's reviewing engineer account.

Thanks,

Jeff Milroy

On Tue, Oct 24, 2023 at 7:56 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Karen:

The Zoning Board of Appeals hearing is that date and time.

Please keep in mind that the site plan submitted as the official site plan at the zoning hearing will be the official site plan of record for the property.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Karen Elizabeth <[REDACTED]>
Sent: Monday, October 23, 2023 9:27 PM
To: Jeff Milroy <[REDACTED]>; Matt Asselmeier <masselmeier@kendallcountyil.gov>; liliana milroy <[REDACTED]>
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Hi Matt,

I hope all is well. My dad will be getting back to you tomorrow with his site plan direction. Is the upcoming October 30th Zoning Board of Appeals meeting at 7PM in the Kendall County 111 W Fox St building?

Kind regards,

Karen

On Fri, Oct 20, 2023 at 8:18 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Jeff:

I will place your request related to the cure pile on the draft agenda for the November 13th Planning, Building and Zoning Committee meeting.

As has been written on multiple occasions, the County only regulates land in the unincorporated area.

Please provide guidance regarding the site plan by the close of business on October 25, 2023. Please keep in mind that a site plan that has incomplete or inaccurate information could cause the Zoning Board of Appeals and Staff to recommend denial of the special use permit renewal.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

Matt Asselmeier

From: Jeff Milroy <[REDACTED]>
Sent: Thursday, October 19, 2023 6:37 PM
To: Matt Asselmeier
Cc: Karen Milroy; Seth Wormley; Christina Burns
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Matt,

It is up to Kendall county staff; elected officers; and, ultimately voters to say if they want a regional compost facility increasing the quality and quantity of local organic farmers. My wife buys nothing but organic and is a CSA member of Angelic Organics farm. I suggest your board members contact a farmer like "Farmer John" from Angelic Organics and find out what they depend on for soil fertility. It is often omri rated compost in bulk - commercial fertilizer is not allowed by the USDA "final rule" for certified organic operations. The only alternative is ground minerals from quarried stone (which must be mined) or expensive "green manures" which are cover crops that are chopped and tilled into the soil early in the planting season. Even commercial farmers spread bulk compost to increase carbon levels and fertility.

I just need an answer to my request regarding the cure pile please. It will not move to my parcel by Nov 30 by others because Green Organics and Midwest are inactive and just waiting to hear I have the county permit - at which point I imagine they and their equipment will disappear shortly thereafter (as well as my lease payments). If they could sell off the compost at a profit they would be screening every day to meet demand and make money. They have removed only small loads of material to my knowledge perhaps two or three times since the permit application went in. I am waiting to hear I have an amenable county permit and host agreement before I move the material. Why would I move it if I can't process it eventually?

You said I could make a formal request regarding the cure pile and I did. If the county; Yorkville; or, the landowners want the material they can certainly have it - welcome to it in fact. It would save me about 500k+ in fuel, labor, and equipment depreciation / processing cost. There is no guarantee that Green Organics financial guarantees will cover its removal (as landfill daily cover or taken to another compost site). There is a reason why compost cure piles build up - only quality screened materials are valuable. Even then you have to have big buyers with confidence in your operator and operation to maintain consistent quality. Jesse Sexton was the main supplier to Scotts Co in Channahon and later to a growing cadre of organic farmers. Midwest later lost the contract when they took over a few years back. Scotts only buy omri rated compost from top notch suppliers with topnotch quality material. Lower tier and poorly regarded suppliers can hardly give it away. Once Scotts complained of glass debris in a load. Jesse had to demonstrate there were no bits of glass in his compost by spreading many tons of compost in a thin layer to dry out all along the access road. Satisfied that no visual glitter was present, Scotts looked elsewhere for the culprit supplier.

Perhaps you and the board members will find this information useful. I hope so but I really do need guidance regarding the cure pile.

Jeff

On Thu, Oct 19, 2023 at 3:24 PM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Jeff:

Below please find my comments:

1. While topography is a moving target on composting sites and other uses that require special use permits (i.e. landscaping businesses with outdoor storage of materials), it can be calculated based on the proposed location of windrows and the maximum height of piles of material. The special use permit and/or stormwater permit usually sets a maximum height of piles of materials. With that information, combined with the location of the materials on the site and the physical lay of the property, topographic, runoff, and surface water discharge information could be calculated.
2. Attachment 4A (see attached) was submitted for the August 28th Zoning Board of Appeals hearing. Had this site plan been approved, this would have been the official site plan for the project. This site plan could still be used as the official site plan of the project, if you intend to follow this site plan. The County's Stormwater Engineer could still evaluate this site plan, if this is how you want to develop the site.
3. Ordinance 2014-04, which was the adopted ordinance that renewed the special use permit previously, also had a controlling site plan included (see attached major amendment ordinance). If you believe the cure pile placement is compliant with the site plan attached to Ordinance 2014-04, then, as far as the County is concerned, you would be allowed to place the materials on the property until November 30, 2023, when the current special use permit and community host agreement expire. You would still need to follow the various other permits that you have (i.e. State and Federal).
4. As for giving notice for the need of topographic information, the special use permit application requires the submittal of topographic information. I believe you were aware of that requirement prior to original application submittal and you have provided this information on other submittal documents. Since March 19, 2014, you were also aware that the special use permit expired on December 1, 2023. In my opinion, I believe the County provided you ample notice of the requirements for special use permit renewal.
5. The County's regulations only apply on properties in the unincorporated area. The County cannot speak for Yorkville regarding what enforcement activities, if any, they intend to undertake on the properties adjacent to your property within Yorkville's municipal limits.

I would like to close by reinforcing point 2 above. You have submitted a site plan that meets the requirements for a special use application (Attachment 4A). This site plan has not been evaluated by the County's Stormwater Engineer, per your direction. It should also be noted that the site plan that you submitted with your original application was evaluated and comments were provided to you which are attached. If those comments were addressed, the site plan that you submitted with your original application could also be used. You have options available to you, but you need to provide the County with accurate information and direction for how you would like to develop the property.

If you have any questions, please let me know. We request guidance on the matter no later than close of business on October 25, 2023.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Jeff Milroy <[REDACTED]>
Sent: Thursday, October 19, 2023 2:43 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Karen Milroy <[REDACTED]>; Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Matt,

Sorry for the confusion. Frankly, topography is a moving target on compost sites. First, since it will change topography yet again in a big way - I officially request the county allow movement of the cure pile between parcels without restriction; fee; or penalty of any kind. The market for compost dictates how long it will take to sell it off. Second, topography on the lower field has changed since the permit application was issued so that I could level the excavation piles left behind by the current composter. Green Organics advised that that excavation was witnessed by county personnel (although no one saw fit to let me know about it). The field's tailing piles had to be leveled in preparation for the next planting season. I can not reasonably be expected to allow a tillable farm field to remain dormant and unusable. I may not be a lawyer or an engineer but my experience is that the law supports what is reasonable.

A week ago I asked IG to topo the site and update the site plan. They are very busy apparently and have yet to call me back after several days. In order to make the 25th - I may have to add notes as before to indicate the 60' easement, etc. Although I can get the Weston CADD drawing it was based on - I will not use (but will add an IG drawing reference to account for placement and numbers of aisles and windrows) the site plan I provided prior to the last meeting. Since there is no guarantee of recognition/observance that compost sites act as a huge sponge / compost blanket and serve as a massive stormwater control benefit - I can only infer that engineers use a giant safety factor and factor in 100% compacted bare soil - essentially assuming no windrows to absorb moisture. Not realistic, but so be it.

By way of explaining the topo situation. As I discussed with you and Karen at the time of the permit application - it is my opinion Yorkville and the county interfered with the sale of my property for two years prior to your letter advising me of the permit application date. The county (or Yorkville) backing out of the agreement with the buyer just after I learned green organics was not pursuing a permit renewal is in my mind not kosher or reasonable. If the county expects a petitioner to provide up to the minute topo data then they should provide notice far earlier in the process. Requesting an upgraded topo in a few weeks time is not reasonable as architects and engineers are all overbooked and extremely busy after catching up on delayed project work delayed during covid.

Also, in the name of transparency Green Organics (and I) received a notice of violation last friday from the EPA stemming from Green Organics inactivity on the site. I will send the EPA a certified letter in response advising I will have the violation issues fixed on my parcel; request a meeting to discuss corrections and permit transfer; and, continue pursuing the county permit. If the county permit is rejected I will begin performing the permit closure activities on my parcel ONLY: within the time allowed in accord with state regulations. It would then be on the county and Yorkville to deal with Undesser; Nagle; and the cure pile.

Regarding a phase in plan. If the county permit goes through - I will attempt to get the EPA permit in Milroy Farms name BEFORE the new pond is built and derive sufficient funds for the new detention pond construction from screening and selling material from the cure pile. (If necessary/possible, set up bagging equipment to sell bagged compost to big box stores.) If eliminating the cure pile is at a loss and/or not sufficiently profitable I will close the EPA permit and ask that the county revoke the special use permit. The final phase is placing windrows on my parcel's upper east field and the lower west field. Once sufficient revenue allows it - we may decide it beneficial to construct the proposed storage/maintenance building. That is about it for a phase in plan/strategy - first eliminate the cure pile volume and use the funds (if sufficient) to build the new pond and finance another \$500k worth of equipment to build windrows and expand onto the west field.

That would be the essence of my phase-in plan which you requested. Sorry for the long email - I do appreciate the difficult job you perform.

Thanks,

Jeff

On Thu, Oct 19, 2023 at 10:34 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Jeff:

I was wondering if you had an opportunity to determine which site plan you would like to use as your controlling site plan, including the correct topographic information.

I would like to give the stormwater engineer and myself time to review the site plan prior to the October 30th Zoning Board of Appeals hearing. Please provide this information no later than October 25, 2023.

Please keep in mind that a site plan does not include all of the information required by the County, including topographic information, could lead to a determination that the application is incomplete (which could lead to a denial of the special use permit renewal).

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Matt Asselmeier

Sent: Wednesday, October 4, 2023 8:48 AM

To: Jeff Milroy <[REDACTED]>

Cc: Karen Milroy <[REDACTED]>; Seth Wormley <swormley@kendallcountvill.gov>

Subject: RE: [External]site plan and ref drawing for oct 2 meeting

Jeff:

A couple of comments:

1. I strongly encourage Karen to FOIA the audio of the Regional Planning Commission meeting and Zoning Board of Appeals hearings. The audio clearly outlines what the various boards requested of you.
2. The Weston drawing, by your own admission, does not have accurate topographic information. Having accurate topographic information is important for two reasons:
 - a. The information allows the stormwater engineer to review the materials.
 - b. The County requires topographic information in order for an application to be considered complete. By submitting a site plan with inaccurate topographic information you made your application incomplete. An incomplete application can be grounds for denial of a special use permit.
3. It should be noted that you agreed to the attached site plan at the Regional Planning Commission meeting and this was the official site plan at the first zoning hearing. Had Robert Davidson not attended the August 28th hearing, this site plan likely would have been approved as the official site plan for property. You could still use this site plan, if you wanted to as the official site plan for the property. You would then have to develop the site in accordance with this plan.
4. As for the cure pile, Randy Mohr was open to recommending that the materials be allowed on the property without paying the tipping fee. Please keep in mind that the Zoning Board is purely advisory; the County Board does not have to take their recommendation. However, you could ask the Planning, Building and

Zoning Committee to amend the host agreement to allow the materials to be brought onto the property without paying the fee.

5.The existing special use permit has a controlling site plan. You can bring materials onto the property in compliance with that site plan. If you deviate from that site plan, you would be in violation of the existing special use permit.

6.I encourage you to make a decision on the proposed site plan quickly. Continually changing the site plan (i.e. offering to remove the western berm, not settling on the location of the building) will end up costing you more money in stormwater review and could jeopardize the approval of the special use permit.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Jeff Milroy <[REDACTED]>

Sent: Tuesday, October 3, 2023 11:57 AM

To: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Cc: Karen Milroy <[REDACTED]>; Seth Wormley <swormley@kendallcountyil.gov>

Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Of course I will have to consult with Jesse Sexton and Bill Coleman who also have invested considerable time and resources in trying to solve this problem that faces the county; yorkville; and adjoining landowners. I also wanted to introduce a related reference drawing by Weston which clearly showed that the original facility was serviced by only two small ponds for at least 2 decades. I had the hard copy with me and it was refused as evidence or even to be considered. No one even bothered to lay eyes on it. It does not take a PE or lawyer to review it for a few minutes and

see that my Oct 2nd site plan drawing offered a 20+ year time proven solution to the question of effective stormwater control; undefined court orders; and the cure pile issue.

As you stated the cure pile is not my concern and can not be moved to my parcel if the permit is issued. But I say again - due to the size of the pile it is highly advised that someone from both Yorkville and the county come out and meet with myself and the other two landowners to see what is there. It has a material effect on this permit application in many ways.

Jeff

On Tue, Oct 3, 2023 at 8:39 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Jeff:

Did you want me to submit the site plan that was presented at last night's hearing to WBK Engineering with the knowledge that the topographic information is incorrect?

Please keep in mind that the majority of the fee that you paid (\$1,200 of the \$1,250) is deposited into an escrow account which funds WBK's review of the materials.

Because WBK previously reviewed the site plan that was submitted dated June 29, 2023, there is only \$500 remaining in the escrow account. If the account nears or reaches \$0, a replenishment of the escrow account will be requested.

Please advise as to how you would like me to proceed.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Jeff Milroy <[REDACTED]>
Sent: Monday, October 2, 2023 6:07 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Karen Milroy <[REDACTED]>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: [External]site plan and ref drawing for oct 2 meeting

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.

Here is the site plan. I will bring hard copy prints to the meeting.

Jeff

Matt Asselmeier

From: Marlin Hartman [REDACTED]
Sent: Friday, October 20, 2023 4:56 PM
To: Matt Asselmeier
Cc: Aaron Rybski; Christina Burns; Seth Wormley
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

I have been talking to Materials Management and a typical legal struggles on "Official transfer of Operational Ownership". This struggle has led to no operation at all. Hopefully the legalities get straightened out, for the facility will sit idle until then, which has created the violation.

Marlin

On Fri, Oct 20, 2023 at 09:12 Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

I will wait until I receive a response from Marlin.

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Aaron Rybski <ARybski@kendallcountyil.gov>
Sent: Friday, October 20, 2023 8:53 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: [REDACTED] Christina Burns <cburns@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: RE: [External]site plan and ref drawing for oct 2 meeting

I would assume so. That sounds like the appropriate route to me.

From: Matt Asselmeier <masselmeier@kendallcountvil.gov>
Sent: Friday, October 20, 2023 8:46 AM
To: Aaron Rybski <ARybski@kendallcountvil.gov>
Cc: [REDACTED] Christina Burns <cburns@kendallcountvil.gov>; Seth Wormley <swormley@kendallcountvil.gov>
Subject: RE: [External]site plan and ref drawing for oct 2 meeting

Technically speaking, if Marlin is not aware of the violation (and I have not received a response from Marlin from my first email so this question could be moot), are they in violation of condition 9 of their existing special use permit?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Aaron Rybski <ARybski@kendallcountvil.gov>
Sent: Thursday, October 19, 2023 4:19 PM
To: Matt Asselmeier <masselmeier@kendallcountvil.gov>
Cc: hartmarlin [REDACTED]
Subject: RE: [External]site plan and ref drawing for oct 2 meeting

I am unaware of this. Marlin might know. I see he was copied on this last email.

A.R.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, October 19, 2023 4:17 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Marlin Hartman <[REDACTED]>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>
Subject: FW: [External]site plan and ref drawing for oct 2 meeting

Aaron and Marlin:

Were you aware of the violation referenced in the fourth paragraph? Any ideas of what he has to do to obtain compliance?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Jeff Milroy <[REDACTED]>
Sent: Thursday, October 19, 2023 2:43 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Karen Milroy <[REDACTED]>; Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>
Subject: Re: [External]site plan and ref drawing for oct 2 meeting

Matt,

**MINUTES
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
August 28, 2023 – 7:00 p.m.**

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

ROLL CALL:

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

Members Absent: Jillian Prodehl

Staff Present: Matthew Asselmeier, AICP, CFM, Director

Others Present: Dan Nagel, Jeff Milroy, Jesse Sexton, and Bob Davidson

PETITIONS

The Zoning Board of Appeals started their review of Petition 23-26 at 7:03 p.m.

Petition 23 – 26 – Jeffery D. Milroy on Behalf of Milroy Farms, LLC

Request: Renew a Special Use Permit for a Composting Facility

PIN: 02-08-100-006

Location: 1270 E. Beecher Road, Bristol in Bristol Township

Purpose: Petitioner Wishes to Renew Special Use Permit for Composting Facility; Property is Zoned A-1 with a Special Use Permit

Chairman Mohr swore in Dan Nagel, Jeff Milroy, Jesse Sexton, and Robert Davidson at this time.

Mr. Asselmeier summarized the request.

On March 19, 2014, through Ordinance 2014-04, the County Board granted a special use permit, with conditions for the operation of a composting facility at the subject property. Ordinance 2014-04 required the property owner to submit a renewal prior to July 1, 2023, or the special use permit would expire on December 1, 2023. The property owner submitted the required renewal on June 30, 2023.

The subject property has operated as a composting facility since 1993.

The Petitioners are requesting the special use permit for the approximately thirty-nine point eight-seven (39.87) acres located in the unincorporated area. They are not renewing the special use permit for operations inside the United City of Yorkville. This reduces operations from approximately fifty-eight (58) acres.

The Host Community Agreement also expires in 2023. The Planning, Building and Zoning Committee met on July 10, 2023, to discuss renewing the agreement. They requested additional information regarding the amount of and types of materials coming into and out of the property. The Petitioner answered those questions at the Planning, Building and Zoning Committee meeting on August 7, 2023, and the proposed Host Community Agreement was forwarded to the State's Attorney's Office for review.

Green Organics is no longer associated with the property.

The application materials, Ordinance 2014-04, the plat of survey, business plan, including the original submitted site plan and landscaping plan, and the decommissioning plan were provided.

On August 17, 2023, the Petitioner submitted a revised site plan, which was provided.

The original submitted site plan and the revised site plan do not match the approved site plan on file with the Illinois Department of Natural Resources. This site plan was provided.

The property is located at 1270 E. Beecher Road.

The property is just under forty (40) acres in size.

The County's Future Land Use Map calls for the western end of the property to be Mixed Use Business and the eastern part of the property to be Suburban Residential. Yorkville's plan calls for the property to be Estate/Conservation Residential.

E. Beecher Road is a Local Road maintained by Bristol Township.

There is a proposed trail along E. Beecher Road.

There are no floodplains on the property. There is a wetland on the extreme northwest corner of the property.

The adjacent land use to the west is Manufacturing. The other adjacent land uses are Agricultural.

The adjacent properties are zoned A-1, A-1 SU, M-2 and M-3 SU in the County. The adjacent properties inside Yorkville are zoned R-2 Planned Unit Development and R-2, R-4, and B-3 Planned Unit Development.

The County's Future Land Use Map calls for the area to be Suburban Residential, Mixed Use Business, and Urban Area. Yorkville Future Land Use Map calls for the area to be Estate/Conservation Residential.

The zoning districts within one half (1/2) mile in the County are A-1, A-1 SU, M-1, M-2, and M-3 SU. Inside Yorkville, there are a variety of residential planned unit developments.

The A-1 SU to the south was for gravel mining. The M-3 SU to the west was for asphalt production.

EcoCAT Report was submitted on June 22, 2023. The Mottled Sculpin and Rusty Patch Bumble Bee were in the vicinity. The Illinois Department of Natural Resources recommended that work that disturbs the

ground or removes flowering plants be done between October 1st and April 1st. If work occurred outside of the dates listed, a Rusty Patch Bumble Bee survey should be conducted by a qualified biologist, with the results forwarded to the Illinois Department of Natural Resources. The consultation also noted that coordination with the United States Fish and Wildlife Service may be necessary. The consultation also contained suggestions for lighting. The consultation was closed if the recommendations related to the Rusty Patch Bumble Bee were implemented; the information was provided.

The Petitioner was not agreeable to either recommendation related to the Rusty Patch Bumble Bee. The Illinois Department of Natural Resources said if that if the Petitioner impacted the Rusty Patch Bumble Bee, that would be problematic.

The NRI Application was submitted on June 20, 2023. The LESA score was 175, indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Bristol Township on July 19, 2023. No comments were received.

Prior to formal application submittal, Staff contacted Yorkville regarding potential comments on the application. Yorkville requested the following items:

1. A thirty foot (30') wide buffer with a berm at least three feet (3') in height and consisting of two (2) shade trees, five (5) evergreen trees, and three (3) ornamental trees per one hundred (100) linear feet of buffer; they favored a minimum fifteen (15') foot wide buffer.
2. Odor control regulations including using an ASTM certified portable olfactometer, notification by the County to the property owner/business operator within two (2) business days of findings, and a requirement that the property owner/business operator respond within five (5) business days of receiving the notice with corrective action steps. Yorkville's performance standards related to odor were submitted to the County.
3. A condition that the property owner/business operator submit a written response within seven (7) days of receiving a complaint for a non-odor violation outlining steps taken to correct the issue of the complaint.
4. The submission of a detailed decommissioning plan.
5. A requirement that notification of operation management changes and contact information be updated annually with the County.

Staff had concerns regarding the requested procedure of enforcement because the requested method presently contradicts the County's current voluntary compliance policy and the regular procedures for handling alleged violations in the Zoning Ordinance. Also, the County does not presently own an olfactometer. Lastly, the Illinois Environmental Protection Agency has rules regarding complaints.

Yorkville's email and Staff's response were provided.

The Petitioner was agreeable to certain landscaping, the submission of a decommissioning plan, the request regarding change of management and updated contact information.

Petition information was sent to the United City of Yorkville on July 19, 2023.

The August Yorkville Economic Development Committee and Planning and Zoning Commission meetings were cancelled. The proposal was reviewed at the Yorkville City Council meeting on August 8, 2023, with no comments, and was reviewed again at the August 22, 2023, Yorkville City Council meeting. The Yorkville City Council recommended approval of the proposal. A memo from the United City of Yorkville on the steps they would take to address odor complaints was provided.

Petition information was sent to the Bristol Kendall Fire Protection District on July 19, 2023. No comments were received.

The Kendall County ZPAC reviewed the proposal at their meeting on August 1, 2023. Discussion occurred regarding odor control measures. The Committee did not believe that using an olfactometer, as Yorkville recommended, was practical. The Committee favored requiring the operator of the business allowed by the special use permit to track wind daily, avoid turning the windrows when the wind was blowing to populated areas, and adding an amendment to the windrows in cases when turning was necessary and the wind was blowing towards populated areas. The Committee expressed little concern regarding the Illinois Department of Natural Resource's recommendation related to the Rusty Patch Bumble Bee. The Committee was concerned about runoff. Discussion occurred regarding the definition of food scraps; food scraps were collected from grocery stores and include items that were composted at homes. A recommendation regarding equipment at the property being classified as non-agricultural was removed. ZPAC recommended approval of the proposal with the removal of the condition related to the classification of equipment and add a requirement requiring the operator of the business to track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing in unfavorable directions by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 23, 2023. Discussion occurred regarding the tipping fee; this fee is set in the host agreement. Discussion occurred related to bonding and the decommissioning plan. The bonding figure and the decommissioning plan must be approved by the State. Discussion occurred related to odors; few residential land uses were located nearby even though the properties inside Yorkville were zoned residential. A neighboring property owner in Yorkville plans to install solar panels on their property. Discussion occurred regarding food scraps; a maximum of ten percent (10%) of the materials collected at the property could be food scraps per State regulations. Discussion occurred regarding tracking wind speed and direction; the Petitioner was opposed to the restriction related to not turning windrows or

adding amendments to the materials when the wind was blowing towards populated areas. The Kendall County Regional Planning Commission recommended approval of the proposal with the revised site plan (Attachment 4A) as the official site plan by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

Per Section 7:01.D.20 of the Kendall County Zoning Ordinance, composting businesses can be special uses on A-1 zoned property subject to the following conditions:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Subchapter 1, Part 830, Standards for compost facilities.
2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
3. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
5. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
10. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
11. The operator shall provide weight receipts to Kendall County.

12. Off-site debris and trash generated by the site must be cleaned-up daily on surrounding properties with the owner's permission.

13. Other conditions as appropriate for the particular facility.

The Petitioner is agreeable to conditions 1-12.

When the special use permit was originally granted in the 1990s, they were originally allowed to process one hundred fifty thousand (150,000) cubic yards of source separated landscape materials. This number was increased to one hundred seventy-five thousand (175,000) cubic yards in 2014.

Starting in 2010, the facility was allowed to accept food scraps.

The original site plan showed several twenty-five foot (25') wide windrows. These windrows are separated by ten foot (10') foot driving aisles. Most of the windrows are eight feet (8') tall or less in height.

The revised site plan showed thirty-two (32) windrows. No information was provided regarding driving aisles. Windrows might extend to the cultivation line. Final elevations will change for composting surface depending on excavated materials used for the pond.

Bulk agent storage areas separate the east and west windrow areas.

Both site plans show one (1) final cure storage area, one (1) grinding and blending concrete pad, and one (1) receiving pad. No information was provided regarding the dimensions of these areas.

As noted previously, the hours when landscape waste can be received are between 7:00 a.m. and 4:00 p.m. on Mondays through Fridays and 7:00 a.m. until Noon on Saturdays. Processing operations may continue for a maximum three (3) additional hours.

As noted in the Decommissioning Plan, the site will be converted back to farming within five (5) months, this includes the removal materials, grading, seeding, and removal of all structures. The Petitioner planned to reevaluate the Decommissioning Plan.

No information was provided regarding the number of employees at the property.

The use has been at the property since 1993.

There have not been any founded complaints against the property in recent years.

One (1) approximately four hundred twenty (420) square foot office trailer is shown on the plan near the southeast corner of the site.

After the ZPAC meeting, the Petitioners indicated that they may install another building on the property. On the revised site plan, one (1) sixty foot by eighty foot (60'X80') building was shown. This structure was twenty-four feet (24') tall. The building would be used for storage of equipment. The final location of the building was undetermined.

The property is served by a well and septic. The well is located at the southeast corner of the property.

The Petitioner is agreeable to the requirements related to water samples and soil samples, inspection and testing, and submitting copies of the State permit, operational plan, surface water management plan, pest control plan, site drawings, annual report, and decommissioning plan. The Petitioner is also agreeable to providing weight receipts to Kendall County.

The Solid Waste Coordinator shall maintain a log of complaints received on the facility.

Sampling schedules are noted in the business plan.

Though not shown on the site plan, a dumpster is located on the property. The business plan notes a requirement to clean-up offsite debris and trash daily on surrounding properties.

NICOR possesses an easement north of the existing driveway.

Overhead utilities run from E. Beecher Road to the office trailer.

The property drains to the south and west.

One (1) existing detention basin is shown on the site plan north of parking area. The original site plan also shows one (1) proposed detention basin southwest of the western windrows. One twenty-five foot (25') wide drainage swale is shown west of the western windrows. No information was provided regarding the dimensions of the detention basins or the depth of the drainage swale. The revised site plan shows a much larger water reuse and detention pond.

The Petitioners submitted an application for a stormwater management permit based on the original site plan. WBK submitted comments in a letter dated July 15, 2023, which was provided. To date, Staff is waiting for comments from the Petitioner regarding WBK's comments. The revised site plan was sent to WBK on August 24, 2023. To date, no comments were received.

As mentioned previously, the submitted site plans did not match the site plan on file with the Illinois Department of Natural Resources. The State has not evaluated the impact of the proposed site plans on the Surface Water Management Plan presently on file with the State.

Per the site plan, the subject property has an asphalt drive to E. Beecher Road.

The Petitioner is agreeable to the truck weight restriction contained in the Kendall County Zoning Ordinance.

According to the revised site plan, one (1) gravel parking area was shown north of the office trailer and one (1) handicapped accessible parking space was shown east of the office trailer. The total number of park stalls was seven (7). The parking stalls did not meet the minimum depth requirement of twenty feet (20') as outlined in Section 11:02.F.4 of the Kendall County Zoning Ordinance.

The site plan shows one (1) truck turn around area.

No information was provided regarding lighting. Because of the small number of parking spaces, a photometric plan was not required.

According to the business plan, one (1) existing sign is located on the property. The sign is not illuminated. The information on the sign is required per Illinois Environmental Protection Agency rules.

One (1) additional no trespassing sign is located on the interior gate.

According to the original site plan, there is a fence along the western and northern sides of the property. There is also a fifteen foot (15') wide buffer between the eastern property line and the berm. The business plan references a locked gate. The gate is locked during closed hours, but a lock box is available for emergency response vehicles.

Per the original site plan, one (1) fifteen foot (15') wide berm is shown near the eastern property line. A twenty-five foot (25') wide berm is shown near the western and northern property lines. Per the business plan (Attachment 4, Page 2), the eastern berm will be three feet (3') in height. Landscaping consisting of pines, fir, and/or shade trees will be planted at spacing not to exceed forty feet (40') apart. Seedling will be a minimum of six inches (6") in height and will be planted within one (1) year of the issuance of the special use permit. The business plan also references maintaining the existing plantings on the berm and ditch and existing landscaping. No information was provided regarding plantings on the western or northern berms or the composition of the existing landscaping and plantings on the property.

No landscaping information was provided on the revised site plan.

Per the business plan, noise levels cannot exceed Illinois Pollution Control Board standards.

The business plan references odor control strategies generally. Illinois Environmental Protection Agency rules requires operators of composting facilities to prepare an odor minimization plan. Staff has requested a copy of this plan.

The Health Department requested that a water truck be onsite for dusty conditions and that the operator be required to chart wind direction and speed daily. The Petitioner was in agreement regarding the water truck condition, but was not in favor of charting wind speeds.

This is the only property to have a special use permit for a composting facility in unincorporated Kendall County.

The proposed findings of fact 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. The operation is controlled by the Illinois EPA and inspected regularly by the Health Department and they have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

The special use will not be substantially injurious to the use and enjoyment of other 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 operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. Reasonable restrictions may be placed in the special use permit to address hours of operation, dust, and odor control measures. No evidence has been provided suggesting that property values have declined in the area since the facility commenced operations.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities or roadways to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open. State law and the Kendall County Zoning Ordinance require a Surface Water Management Plan.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are requested, if the parking stalls depth are corrected.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

Staff recommended approval of the requested renewal subject to the following conditions and restrictions, even though no phasing plan has been submitted outlining when the old, State approved site plan is phased out and the new site plan is brought online. The general conditions and restrictions would be as follows:

1. The facility shall comply with the conditions as they are listed in the applicable sections of the

Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:

- a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
- b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
- c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
- d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
- e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
- f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
- g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
- h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
- i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
- j. The operator shall provide weight receipts to Kendall County.
- k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.

- l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass and food waste). (Amended after ZPAC)
3. The site shall be developed substantially in accordance with the site plan provided that the parking stalls conform to the requirements of the Kendall County Zoning Ordinance and the owners of the business allowed by the special use permit may erect one (1) building a maximum of sixty foot by eighty foot (60'X80') in size with a maximum height of twenty-four feet (24') on the property, and the site plan shall be kept on file as "Exhibit A" attached hereto. (Amended at RPC)
4. A fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary to the east. The berm will be at least fifteen feet (15') wide and three feet (3') high. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping. (Amended at RPC)
5. The facility operator shall maintain existing plantings on the berm and ditch.
6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on "Exhibit B" attached hereto. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
7. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" attached hereto dated March 11, 2008.
8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.

10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
11. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan as described in Exhibit D. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.
12. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.
13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.
- ~~15. 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. (Deleted at ZPAC)~~
16. 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.
17. 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.
18. At least one (1) water truck shall be onsite for dust control purposes. (Added after ZPAC)
19. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing towards populated areas. (Added after ZPAC)
20. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
21. 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.

22. 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.
23. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
24. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member LeCuyer asked if a bond existed for the decommissioning of the site. Mr. Asselmeier said that the bond listed in the decommissioning plan is on file with the State. The bond amount was Sixty Thousand Dollars (\$60,000).

Chairman Mohr asked if all of Staff's questions had been answered. Mr. Asselmeier responded that no phasing plan existed and the various plans required by the State, including a Surface Water Management Plan, have not been submitted. Mr. Asselmeier noted that the Petitioner might not obtain approval for the proposed site plan from the State, which would require the Petitioner to go through the amendment process in the future.

Member Fox asked how the amount of materials brought onto the property was tracked. Mr. Asselmeier responded that a log is tracked based on the number of truck loads hauled onto the property. They are supposed to stop accepting material when they reach the maximum allowed, including all materials allowed for collection.

Chairman Mohr requested that the phone number of the County's Solid Waste Coordinator be added to a sign. He mentioned an instance from a few years ago when residents call him and complained, because they did not have the phone number for the Solid Waste Coordinator. He referred the complaint to the Planning, Building and Zoning Department, at the time. He felt the addition of the phone number would help track complaints.

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

Dan Nagel asked what entity was going to move the pile of material presently on his property inside Yorkville. Mr. Asselmeier said the moving of the pile was not the County's concern.

Mr. Nagel asked if Green Organic's permit had been pulled. Mr. Asselmeier responded that the County does not enforce regulations inside Yorkville; Yorkville enforces regulations inside its corporate limits. The Petitioner has to comply with the site plan on file with the County and the stormwater permit in the unincorporated area. He explained the timeline for removing the materials by the end of 2023. The material could be used for the berms, depending on the stormwater permit; it is already composted material.

Jeff Milroy, Petitioner, explained where the material would be placed. The materials are used by Scotts Lawn Care, organic farmers, and individual buyers. They might do bagging in the future. A phasing plan cannot be provided until the cure pile issue is resolved. He asked for the agreement between the parties on the Yorkville side of the operation, but had not received it.

Mr. Asselmeier said the height and number of piles would likely be controlled by the stormwater permit.

The State regulates the surface water management, which will be impacted by the layout of the site.

Discussion occurred whether or not the cure pile would be incoming material or considered transferred from the other portion of the site. The material would tie up the site for two or three (2-3) years.

Chairman Mohr suggested the Petitioner have legal assistance on the special use renewal.

Discussion occurred regarding the existing site plan and proposed site plan in relation to the cure pile.

There is no bond with the County; the State controls the bond.

Bob Davidson, Rob Roy Drainage District, said the drainage district was man-made. He provided a history of activity in the district. He explained that a sixty foot (60') right-of-way from the center of water line on both sides was established by court decree in 2017. He noted efforts to preserve the quality of water and control the amount of water put into the district. Without objection, the court document was entered into the record. Mr. Davidson requested that the stormwater stay on the property.

The Board reviewed the site plan in relation to the right-of-way. A portion of the detention pond was likely within the right-of-way. Mr. Milroy was unaware of the right-of-way. Discussion occurred regarding the need for the pond, in general.

The consensus of the Board was to request an updated site plan reflecting the right-of-way.

Chairman Mohr recessed the public hearing at 8:06 p.m.

The Board weighed the option of issuing a recommendation and the potential for the Petitioner to go through the amendment process.

Chairman Mohr asked the Petitioner if they were agreeable to a continuance. This would give the Petitioner time to amend the site plan and make a determination about the pile of material on the property inside Yorkville.

The consensus of the Board was to continue the public hearing until October 2, 2023.

Discussion occurred regarding the use of funds from the host agreement.

The Petitioner was advised to obtain a copy of the right-of-way easement from the Recorder of Deeds Office to determine what could be placed in the right-of-way.

The ponds stay after decommissioning, only the buildings need to be removed.

Member LeCuyer made a motion, seconded by Member Fox, to continue the public hearing to October 2, 2023.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None

Abstain (0): None

Absent (1): Prodehl

The motion passed.

The public hearing will reconvene on October 2, 2023.

The Zoning Board of Appeals completed their review of Petition 23-26 at 8:28 p.m.

PUBLIC COMMENTS

Mr. Asselmeier said Petition 23-26 was the only agenda item for the October 2, 2023, hearing/meeting, unless a variance is applied for by September 1, 2023.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:29 p.m.

The next regularly scheduled hearing/meeting will be on October 2, 2023.

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

Director

Exhibits

1. Memo on Petition 23-26 Dated August 24, 2023
2. Certificate of Publication and Certified Mail Receipts for Petition 23-26 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Rob Roy Drainage District Right-Of-Way Court Orders

AUGUST 28, 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
[REDACTED]	[REDACTED]	[REDACTED]
JEFF MILROY	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
KENDALL COUNTY, ILLINOIS

In the matter of Rob Roy
Drainage District in the County
of Kendall and State of Illinois

)
)
)
)
)

75 - MC - 1

FILED IN OPEN COURT

MAY 10 2017

ROBYN INGEMUNSON
CIRCUIT CLERK KENDALL CO.

ORDER ESTABLISHING RIGHT OF WAY
OF THE DRAINAGE DISTRICT

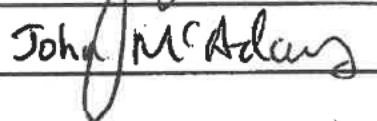
On Petition to Establish the Right of Way of the Drainage District, and the Court having heard evidence and being duly advised in the premises, this Court finds as follows:

1. That this Court has jurisdiction over the subject matter and parties to this matter.
2. The court recognizes the necessity of the existence of the right of way in order for the Drainage District to perform its duties of maintenance to the channel and its facilities.
3. A right of way as and in the size set forth in Group [Exhibit B] Proposed District Right-of-Way Illustration dated March 30, 2016 to perform recurring annual maintenance work as well as access for inspection of the same is hereby established. The Drainage District shall use its best efforts to record said right of way in against the properties contained on the Group [Exhibit B] Properties with Channel Right-of-Way roll dated March 27, 2017.
4. Said right of way is hereby enforceable to all parcels and landowners as set forth herein on the attached Group [Exhibit B] Properties with Channel Right-of-Way roll dated March 27, 2017.

Dated this 16 day of May, 2017



Honorable



Kyle J. Emkes
Dodd & Maatuka
Attorneys at Law
303 S. Mattis, Ste. 201
Champaign, IL 61821
(T) 217-356-9500 OR 217-337-0700
(FAX) 217-355-1358
kyle@madelaw.net

IN THE CIRCUIT COURT OF THE TWENTY-THIRD JUDICIAL CIRCUIT
KENDALL COUNTY, ILLINOIS

In the matter of Rob Roy
Drainage District in the County
of Kendall and State of Illinois

)
)
) 75 - MC - 1

FILED IN OPEN COURT

MAY 08 2017

ROBYN INGEMUNSON
CIRCUIT CLERK KENDALL CO.

AMENDED EXHIBIT "B" TO
PETITION TO ESTABLISH RIGHT OF WAY OF THE DRAINAGE DISTRICT
(March 20, 2017 Maps)

Now Come the Commissioners of the above District, by and through their attorneys, Dodd & Maatuka, and seek to amend Group [Exhibit B] to the "Petition To Establish Right of Way of the Drainage District" filed on April 21, 2016, by replacing said Group [Exhibit B] with the attached Proposed District Right-of-Way Illustration dated March 30, 2016 and Properties with Channel Right-of-Way dated March 27, 2017.

Respectfully submitted:

Rob Roy Drainage District in the County
of Kendall and State of Illinois,

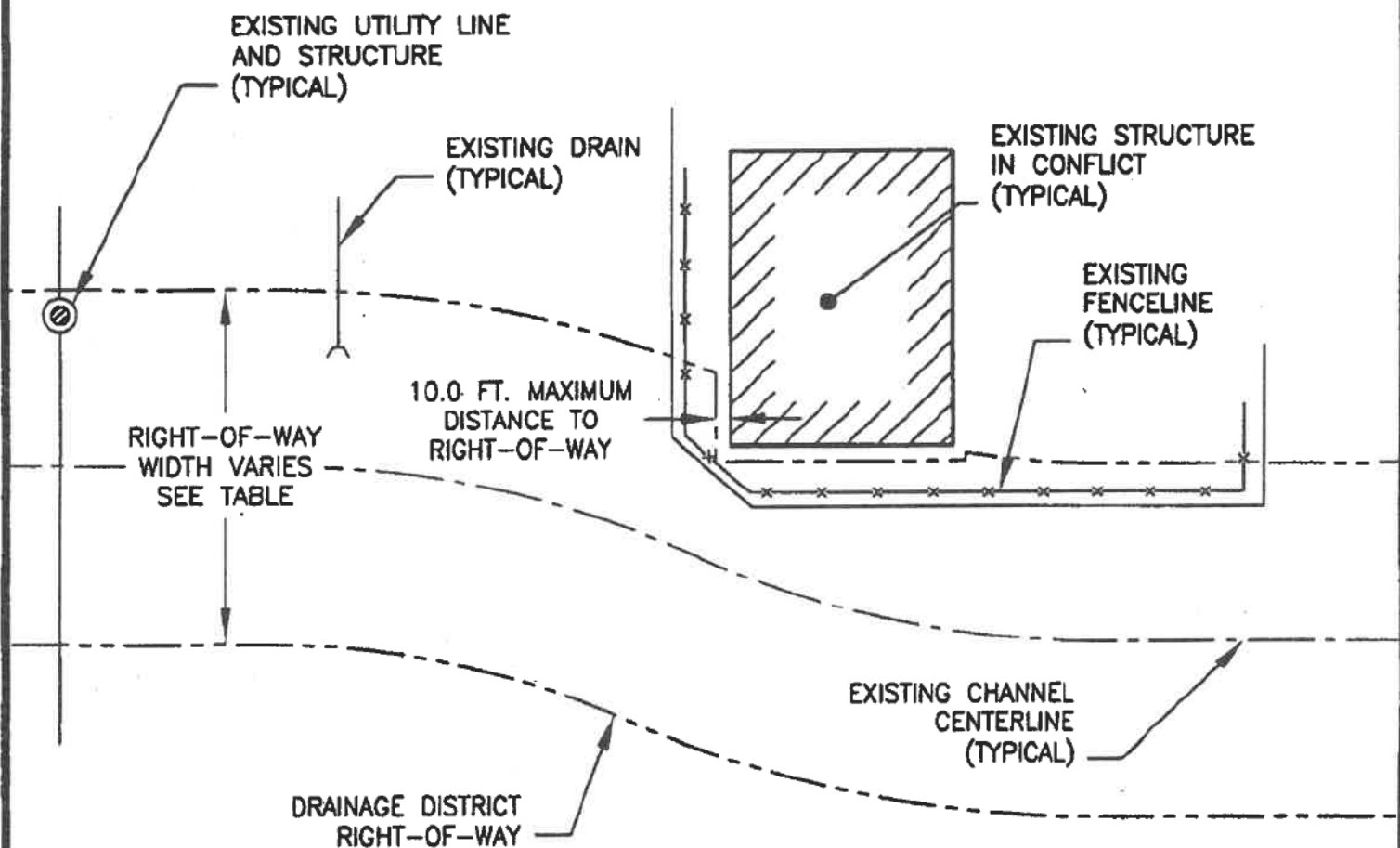


BY: Its Attorney, Kyle J. Emkes

Dodd & Maatuka
Attorneys at Law
303 S. Mattis, Ste. 201
Champaign, IL 61821
(T) 217-356-9500
(FAX) 217-355-1358
kyle@madelaw.net

PROPOSED DISTRICT RIGHT - OF - WAY

NOTE: AREAS OF ENCROACHMENT BY EXISTING STRUCTURES SHALL BE ACCOMMODATED BY ALTERING THE RIGHT-OF-WAY IN THE MANNER INDICATED BELOW

RIGHT-OF-WAY WIDTH
CENTERED UPON CHANNEL

MAIN CHANNEL	120 FEET
NORTHWEST BRANCH	120 FEET

NO SCALE

151

**ROB ROY
DRAINAGE DISTRICT
KENDALL COUNTY, ILLINOIS**


BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 • FAX: (217) 384-3355

Properties with Channel Right-of-Way
Rob Roy Drainage District

Parcel Number	Name of Owner	Address	City	State	Zip	Section Township Range	Legal Description
01-25-400-008	4334 ELDAMAIN FARM LLC	815 PARK	RIVER FOREST	IL	60305	25-37-6	37.85 AC TR LYG E 1/4 E 1/4 SEC 25-37-6, E OF SCHAEFER WOODS NORTH UNIT #4 (EXC ROW TAKEN 18-05734)
02-04-100-002	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK	IL	60181	4-37-7	SEC. 4-37-7, NW 1/4
02-04-100-004	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK	IL	60181	4-37-7	SEC. 4-37-7, NW 1/4
02-04-100-006	GUPTA, DOLLY	3882 WALT WHITMAN RD	SAINT CHARLES	IL	60175	4-37-7	SEC. 4-37-7, NW 1/4
02-04-100-007	SCHRAMM, DONALD E	N5119 HWY H	DEERBROOK	WI	54424	4-37-7	SEC. 4-37-7, NW 1/4
02-04-300-010	GALENA & 47 LLC, %MARQUETTE CO	401 S MAIN ST STE 300	NAPEVILLE	IL	60540	4-37-7	31.11 AC TR LYG SW1/4 SEC 4-37-7, N OF GALENA RD, CITY OF YORKVILLE
02-04-300-017	KONICEK, DALE L	6321 WALKER ROAD	YORKVILLE	IL	60560	4-37-7	7.89 AC TR LYG SW1/4 SEC 4-37-7, CITY OF YORKVILLE
02-04-300-018	%SLINKMAN, JAMES	2025 WINDSOR DR	OAK BROOK	IL	60523	4-37-7	45.07 AC TR LYG NW1/4 & SW1/4 SEC 4-37-7, CITY OF YORKVILLE
02-04-300-024	GALENA & 47 LLC, %MARQUETTE CO	401 S MAIN ST STE 300	NAPEVILLE	IL	60540	4-37-7	1.67 AC TR LYG SW 1/4 SEC 4-37-7, W OF RT 47, CITY OF YORKVILLE
02-08-200-013	ORVILLE LOAN ASSOCIATES, % KENNEDY FUNDING	930 SYLVAN AVE STE 110	ENGLEWOOD	NJ	7632	8-37-7	62.83 AC TR LYG S GALENA RD & W RT 47 NE1/4 SEC 8-37-7 CITY OF YORKVILLE
02-08-300-008	BENNETT, GARY & BETTY	10781 CORNELL S RD	PLANO	IL	60545	8-37-7	SEC. 17-37-7, DOC. 87-1552
02-08-300-010	WALLIS, LARRY A & EDNA MAE	10711 CORNELLS RD	PLANO	IL	60545	8-37-7	SEC. 17-37-7, DOC. 87-1552
02-08-300-012	BENNETT, GARY L & BETTY S	10781 CORNELLS RD	PLANO	IL	60545	8-37-7	SEC. 8 & 17-37-7, 23.58 ACS DOC 89-2491 PT SW SEC 8-37-7 & PT NW SEC 17-37-7 LYG N OF RD
02-08-400-002	MARTHUR JAMES B & VIRGINIA TR & MCARTHUR JOAN TR	10417 CORNEL RD	PLANO	IL	60545	8-37-7	SEC. 8-37-7, SW 1/4 SE 1/4
02-08-400-003	TEQUILA SUNRISE ENTERPRISES LLC, % SCOTT BRUMEL, BRUMEL REALTY	1107 S BRIDGE ST STE D	YORKVILLE	IL	60560	8-37-7	29.65 AC TR LYG W RT 47 SW1/4 SEC 8-37-7, CITY OF YORKVILLE
02-08-400-004	CHICAGO WB INVESTORS LLC	128 E 10TH ST #9	NEW YORK	NY	10003	8-37-7	96.59 AC TR LYG W RT 47 SEC 8-37-7
02-08-100-001	GALENA & 47 LLC, %MARQUETTE CO	401 S MAIN ST STE 300	NAPEVILLE	IL	60540	9-37-7	SEC. 9-37-7, NW 1/4 NW 1/4
02-09-100-009	STATE OF IL DEPT OF TRANS	700 E MORRIS DR	OTTAWA	IL	61350	9-37-7	1.415 AC TR LYG WLY RT 47 & SLY GALENA RD, SEC 9-37-7
02-09-100-010	KENDALL COUNTY FOREST PRESERVE 1	110 W MADISON ST	YORKVILLE	IL	60560	9-37-7	PT NW 1/4 SEC. 9-37-7, COM NW COR SEC 09-37-7, S 100.89' TO SLY ROW GALENA RD, SE 526.67' ALG SLY ROW, SW 853.73' TO W LN SD SEC. N 846.28' TO POB
02-09-100-019	GALENA & 47 LLC	175 SOUTH HIGHPOINT DRIVE	ROMEDEVILLE	IL	60446	9-37-7	0.34 AC TR LYG NW 1/4 SEC 9-37-7, W OF RT 47, CITY OF YORKVILLE
02-17-100-004	MEYER, JOHN	303 W OHIO ST STE #3101	CHICAGO	IL	60654	17-37-7	SEC 17-37-7, NW 1/4 NW 1/4
02-17-100-005	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK	IL	60181	17-37-7	SEC 17-37-7, W 1/2
02-17-300-001	JOHNSTON ROBT & ALTHEA ET AL	2822 BEECHER RD	YORKVILLE	IL	60560	17-37-7	SEC 17-37-7, NW 1/4 SW 1/4
02-17-300-002	LOFTUS, ROBERT M & ILDEFONSA LIV TRUST	11159 FAXON RD	YORKVILLE	IL	60560	17-37-7	SEC 17-37-7, SW 1/4 SW 1/4
02-17-300-007	YORKVILLE MEADOWS LLC, C/O SHERRIE CHIOU	80 REMINGTON RD.	SCHAUMBURG	IL	60173	17-37-7	IRREG 35.20 AC TR LYG S1/2 S1/2 SEC 17-37-7, S OF BN & SF RR CITY OF YORKVILLE
02-17-300-008	PAPENDICK, SCOTT D	23W567 PINE DR	CAROL STREAM	IL	60188	17-37-7	IRREG 8.14 AC TR LYG S1/2 S1/2 SEC 17-37-7, N OF BN & SF RR CITY OF YORKVILLE
02-17-501-001	BN&SF RAILWAY CO PROPERTY TAX DEPARTMENT	PO BOX 961089	FORT WORTH	TX	76161-0089	17-37-7	RR PROPERTY IN SEC 17-37-7
02-19-100-011	KELAKA LLC	181 S LINCOLNWAY	NORTH AURORA	IL	60542	19-37-7	SEC 19-37-7, 181.31 ACS
02-19-200-001	LOFTUS, ROBERT M & ILDEFONSA LIV TRUST	11159 FAXON RD	YORKVILLE	IL	60560	19-37-7	SECS. 19 & 20-37-7
02-19-200-002	YORKVILLE MEADOWS LLC, C/O SHERRIE CHIOU	80 REMINGTON RD.	SCHAUMBURG	IL	60173	19-37-7	SEC. 19-37-7, NE 1/4 NE 1/4
02-19-200-005	CRUISE, WAYNE LIV TRUST & CRUSIE DELORES LIV TRUST	1894 WALSH DR	YORKVILLE	IL	60560	19-37-7	SEC 19-37-7, 12.16 ACS LYG S FAXON RD
02-19-200-007	CRUISE, DOLORES LIVING TRUST	1894 WALSH DR	YORKVILLE	IL	60560	19-37-7	SEC 19-37-7, PT NW 1/4 LYG W CREEK & S FAXON RD
02-19-200-008	KELAKA LLC	181 S LINCOLNWAY	NORTH AURORA	IL	60542	19-37-7	SEC 19-37-7, 21.13 TR LYG S FAXON

**Properties with Channel Right-of-Way
Rob Roy Drainage District**

02-19-300-006	LASALLE NATIONAL BANK, % DREW DANIELS	405 E. SHERIDAN RD	LAKE BLUFF	IL	60044	19-37-7	SEC 19-37-7, E 1/2 SW 1/4
02-19-400-006	LASALLE NATIONAL BANK, % DREW DANIELS	405 E. SHERIDAN RD	LAKE BLUFF	IL	60044	19-37-7	SEC 19-37-7 IRR 203.31 AC TR LT 11 S1/2
02-20-100-001	YORKVILLE MEADOWS LLC, C/O SHERIE CHIOU	80 REMINGTON RD.	SCHAUMBURG	IL	60173	20-37-7	SEC. 20-37-7, AN IRRIG TR IN NW COR NW 1/4, LYG W OF ROB ROY CRK, CITY OF YORKVILLE
02-20-100-011	YORKVILLE MEADOWS LLC, C/O SHERIE CHIOU	80 REMINGTON RD.	SCHAUMBURG	IL	60173	20-37-7	SEC. 20-37-7 60.86 AC TR LYG N FAYON CITY OF YORKVILLE
02-30-100-012	DRESDEN, PAUL R	PO BOX 1356	FRANKFORT	IL	60423	30-37-7	SEC 30-37-7 AN IRRIG 4.58 AC TR LYG W 1/2 NW 1/4, S & W OF FOX HILL UNIT 1, & E ELDAMAIN RD CITY OF YORKVILLE
02-30-100-016	LETTERLE MARLO	4378 ELDAMAIN RD	PLANO	IL	60545	30-37-7	9.08 TR LYG NW 1/4 SEC 3-37-7 OF FOX HILLSUB UNIT 7
02-30-101-003	DRESDEN, PAUL R	9404 W CORSAIR	FRANKFORT	IL	60423	30-37-7	OUT LOT 1 FOX HILL UNIT 1 (EXC ROW TAKEN 16-10468) CITY OF YORKVILLE
02-30-300-001	HENKER-BECK FARMS	408 CORRI LN	PLANO	IL	60545	30-37-7	SEC 30-37-7, NW 1/4 SW 1/4
02-30-300-004	4334 ELDAMAIN FARM LLC, % MARIANA SOLARI	1425 N JACKSON	RIVER FOREST	IL	60305	30-37-7	SEC 30-37-7 DOC. 87-4831

IN THE CIRCUIT COURT OF THE TWENTY-THIRD JUDICIAL CIRCUIT
KENDALL COUNTY, ILLINOIS FILED IN OPEN COURT

In the matter of Rob Roy
Drainage District in the County
of Kendall and State of Illinois

)
)
) 75 - MC - 1
)
)

MAY 10 2017

ROBYN INGEMUNSON
CIRCUIT CLERK KENDALL CO.

ORDER ANNEXING LANDS INTO THE BOUNDARIES
OF DRAINAGE DISTRICT

On Petition for the annexation of certain lands into Rob Roy Drainage District, and the Court having heard evidence and being duly advised in the premises, this Court finds as follows:

1. That this Court has jurisdiction over the subject matter and parties to this matter.
2. This Court hereby approves the Current Financial Report of the Commissioners as set forth in [Exhibit D].
3. That the lands contained in [Exhibit B] are hereby annexed into and included within the boundaries of the of the Rob Roy Drainage District as set forth in the map of boundaries of the Rob Roy Drainage District as set forth in [Exhibit C].

Dated this 10th day of May, 2017

Honorable


John McAdams

Kyle J. Emkes
Dodd & Maatuka
Attorneys at Law
303 S. Mattis, Ste. 201
Champaign, IL 61821
(T) 217-356-9500 OR 217-337-0700
(FAX) 217-355-1358
Kyle@madelaw.net

IN THE CIRCUIT COURT OF THE TWENTY-THIRD JUDICIAL CIRCUIT
KENDALL COUNTY, ILLINOIS

FILED IN OPEN COURT

MAY 08 2017

In the matter of Rob Roy
Drainage District in the County
of Kendall and State of Illinois

)
)
) 75 - MC - 1

ROBYN INGEMUNSON
CIRCUIT CLERK KENDALL CO.

AMENDED EXHIBIT "B" TO
PETITION TO ANNEX LAND INTO THE BOUNDARIES OF DRAINAGE DISTRICT
(Amended Annexation Roll Dated May 5, 2017)

Now Come the Commissioners of the above District, by and through their attorneys, Dodd & Maatuka, and seek to amend Exhibit "B" to the "Petition To Annex Land Into the Boundaries Of Drainage District" filed on April 21, 2016, by replacing said Exhibit "B" with the Annexation Roll, dated May 5, 2017.

Respectfully submitted:

Rob Roy Drainage District in the County
of Kendall and State of Illinois

[Redacted Signature]

By: Its Attorney, Kyle J. Emkes

Dodd & Maatuka
Attorneys at Law
303 S. Mattis, Ste. 201
Champaign, IL 61821
(T) 217-356-9500
(FAX) 217-355-1358
kyle@madelaw.net

Amended Annexation Roll Rob Roy Drainage District



Precel Number	Name of Owner	Address	City	State	Zip	Section Township Range	Legal Description
01-24-400-006	GREGOREGGI PLANO LLC	1550 HECHT DR	BARTLETT	IL	60103	24-37-8	SEC 24-37-8 SE 1/4 SEC 1/4, CITY OF PLANO
01-25-200-006	ALLPHINE ENTERPRISES LLC,	4255 ELDAMAIN RD	PLANO	IL	60545	25-37-8	PT NE 1/4 SEC 25-37-8 COM NE COR NE 1/4 SD SEC. S 1380.5 W 556.5 392.7 TO POB, S 310.29, E 555.57 N 280 ML, W TO POB
01-25-200-009	GREGOREGGI PLANO LLC	1550 HECHT DR	BARTLETT	IL	60103	25-37-8	IRREG 19.65 AC TR LYG W ELDAMAIN RD & S ROUTE 34 SEC 25-37-8 CITY OF PLANO
01-25-200-013	GREGOREGGI PLANO LLC	1550 HECHT DR	BARTLETT	IL	60103	25-37-8	13.98 AC TR LYG W ELDAMAIN RD & N SCHAEFER RD SEC 25-37-8 CITY OF PLANO
01-25-200-017	PETERSON, KIM K TR	4255 ELDAMAIN RD	PLANO	IL	60545	25-37-8	PT NE 1/4 SEC 25-37-8, COM NE COR NE 1/4, SE 1380.50 FOR POB, NW 556, SE 702.84, SE 555.47, NW 694.57 (EXC COM NE COR NE 1/4, SE 1380.50, NW 556, SE 308.08 FOR POB, SE 388.91, SE 555.47, NW 388.48, NW 556 TO POB)
01-25-200-018	ALLPHINE ENTERPRISES LLC, 4334 ELDAMAIN FARM LLC, % MARIANA SOLARI	4255 ELDAMAIN RD 815 PARK	PLANO	IL	60545	25-37-8	1.14 AC TR LYG NE 1/4 SW 1/4 SEC 25-37-8
01-25-100-008	SOLARI	815 PARK	RIVER FOREST	IL	60305	25-37-8	37.95 AC TR LYG E 1/4 E 1/4 SEC 25-37-8, E OF SCHAEFER WOODS(37.95)
02-04-100-007	SCHRAMM, DONALD E	N5118 HWY H	DEERBROOK	WI	54424	4-37-1	108.23 AC TR LYG N 1/2 SEC 4-37-1, LYG E & W RT 47, CITY OF YORKVILLE
02-04-100-008	HERRIN, CAROLYN	2950 CANONBALL TRL	BRISTOL	IL	60812	4-37-1	PT N 1/4 SEC 4-37-1, COM CTR SD SEC, SW 1428.37, NE 222.35, NW 281.15 TO CTDRITCH, NE 300.01, NW 781.88, NE370.27, NE 1431.20, SE 2595.78 TO ELAN W 1/4 NE 1/4 SEC 4, SE 3014.12, SW 1324.82 TO POB (EXC ROW TAKEN 18-05734)
02-04-300-009	CHICAGO TRUST COMPANY NA, %THOMAS POWELL SR	3860 W 95TH ST	EVERGREEN PARK	IL	60805	4-37-1	ROW RT 47 & US RT 30)
02-04-300-027	CASTLE BANK TRUST	10735 CHICAGO RD	WATERMAN	IL	60556	4-37-1	SEC. 4-37-1 7.05 AC TR LYG E RT 47 SW 1/4
02-05-100-002	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK TERRACE	IL	60181	5-37-1	12.88 AC TR LYG SW 1/4 SEC 4-37-1, E RT 47, N & S BERTHAM DR, CITY OF YORKVILLE
02-05-100-003	SCHULTZ, KATHERINE % DANIEL SCHULTZ	32 BOAT LN	OSWEGO	IL	60543	5-37-1	SEC. 5-37-1, W 1/2 NW 1/4
02-05-100-004	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK TERRACE	IL	60181	5-37-1	SEC. 5-37-1, E 1/2 NW 1/4
02-05-100-005	SCHULTZ, KATHERINE % DANIEL SCHULTZ	32 BOAT LN	OSWEGO	IL	60543	5-37-1	SEC. 5-37-1, E 1/2 NW 1/4
02-05-200-001	PFAFF, MICHAEL D & RACHEL D	10094 BASELINE RD	SUGAR GROVE OAK BROOK TERRACE	IL	60554	5-37-1	SEC. 5-37-1, N 1/2
02-05-200-003	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK TERRACE	IL	60181	5-37-1	SEC. 5-37-1, N 1/2
02-05-200-004	MALDONADO JOSE A, RAMOS GUILLERMINA	10004 BASELINE RD	SUGAR GROVE	IL	60554	5-37-1	PT NE 1/4 SEC 5-37-1 COM 1981.8 E NW COR NE 1/4, E 867.5 396, W 887, N 396 (EXC N 275 W 320)
02-05-200-006	KONICK, DALE I & CHRISTIE M	8321 WALKER RD	YORKVILLE	IL	60560	5-37-1	PT NE 1/4 SEC 5-37-1 102.28 AC TRACT LYNN COM ED ROW & S BASELINE ROAD
02-05-200-007	GUPTA, DOOLY	30882 WALT WHITMAN RD	SAINT CHARLES	IL	60175	5-37-1	PT NE 1/4 SEC 5-37-1 .34 AC TRACT LYNN COM ED ROW & S BASELINE ROAD
02-05-300-002	GLETTY, DAVID S & LINDA K	320 N OAK ST	WATERMAN	IL	60556	5-37-1	SEC. 5-37-1, NE 1/4 SW 1/4
02-05-300-005	SECOR, JAMES S & PAMELA A	10724 GALENA RD	BRISTOL	IL	60512	5-37-1	SEC 5-37-1 138.72 ACS DOC 80-4852 138.72 AC TR W/1/2 LYG NE CL GALENA RD, CITY OF YORKVILLE
02-05-300-007	BRIDMUEL, RICHARD A & MARCIA I	12340 FAXON RD	PLANO	IL	60545	5-37-1	SEC 5-37-1 COM SE COR SW 1/4 N 842.83 WLY 100, N 184.18 TO CL GALENA RD, W 1212.68 TO POB, S 504 NWLY 468 N 504 ELY TO POB
02-05-300-008	BRYAN HOLDINGS LLC,	PO BOX 998	AURORA	IL	60503	5-37-1	PT SW 1/4 SEC 5-37-1, COM SE COR SW 1/4, NW 842.83, NW 100, NW 184.18 TO CTRLN GALENA RD, NW 1212.68 TO CTRLN GALENA RD, WLY ALG SD CTRLN 928.88, NW 83.97 TO WLN SW 1/4, NE 853.88 TO CTRLN ROB ROY CREEK, NE 808.09 TO POB

158

Parcel information retrieved from the Kendall County Geographic Information System.

02-08-200-009	TEQUILA SUNRISE ENTERPRISES LLC, % SCOTT BRUMME, BRUMMEL REALTY	1107 S BRIDGE ST STE D	YORKVILLE	IL	60560	8-37-7	3.26 AC TR LYG S GALENA RD & W RT 47 NE 1/4 SEC 8-37-7
02-08-200-011	TEQUILA SUNRISE ENTERPRISES LLC, % SCOTT BRUMME, BRUMMEL REALTY	1107 S BRIDGE ST STE D	YORKVILLE	IL	60560	8-37-7	42.72 AC TR LYG S GALENA RD & W RT 47 NE 1/4 SEC 8-37-7
02-08-200-013	ORVILLE LOAN ASSOCIATES, % KENNEDY FUNDING	930 SYLVAN AVE STE 110	ENGLEWOOD	NJ	7832	8-37-7	62.93 AC TR LYG S GALENA RD & W RT 47 NE 1/4 SEC 8-37-7 CITY OF YORKVILLE
02-08-200-015	BRISTOL VENTURES LLC,	10318 GALENA RD	BRISTOL	IL	60512	8-37-7	8.28 AC TR LYG S GALENA RD & W RT 47 NE 1/4 SEC 5 & 8-37-7 CITY OF YORKVILLE
02-08-200-018	UNDESSER, JOHN F & CYNTHIA K	10328 GALENA RD	BRISTOL	IL	60512	8-37-7	2.91 AC TR LYG NE 1/4 SEC 8-37-7, CITY OF YORKVILLE
02-08-200-019	BRISTOL VENTURES LLC,	10318 GALENA RD	BRISTOL	IL	60512	8-37-7	23.38 AC TR LYG NE 1/4 SEC 8-37-7 CITY OF YORKVILLE
02-08-200-022	BRISTOL VENTURES LLC,	10318 GALENA RD	BRISTOL	IL	60512	8-37-7	1.67 TR LYG NE 1/4 SEC 8-37-7 CITY OF YORKVILLE
02-08-400-004	CHICAGO WB INVESTORS LLC,	129 E 10TH ST #9	NEW YORK	NY	10003	8-37-7	86.59 AC TR LYG W RT 47 SEC 3-37-7
02-08-100-022	CASTLE BANK TRUST,	10735 CHICAGO RD	WATERMAN	IL	60556	9-37-7	5.89 AC TR LYG NW 1/4 SEC 8-37-7, E RT 47, N GALENA RD, CITY OF YORKVILLE
02-17-100-004	MEYER, JOHN	303 W OHIO ST STE #3101	CHICAGO	IL	60654	17-37-7	SEC 17-37-7 NW 1/4 NW 1/4
02-17-201-002	CZINKI, FLORIAN DEC TRUST	231 PEARL ST	MONTGOMERY,	IL	60538	17-37-7	SEC. 17-37-7 5.00 ACS DOC 88-6808 M465, 19' E440' NW NE
02-17-228-001	LIMITED HOLDINGS LLC	2595 OGDEN AVE	USLE	IL	60532	17-37-7	SEC 17-37-7 (ROW TAKEN 07-7461) (EXC ROW TAKEN 91-00136)
02-17-228-003	OLIN, GLEN E	2215 A RTE 47	YORKVILLE	IL	60560	17-37-7	SEC 17-37-7, NE 1/4
02-17-228-004	OLIN, GLEN E	2215 A RTE 47	YORKVILLE	IL	60560	17-37-7	SEC 17-37-7, NE 1/4
02-17-228-005	LIMITED HOLDINGS LLC	2595 OGDEN AVE	USLE	IL	60532	17-37-7	SEC 17-37-7 DOC. 87-2582
02-17-228-006	WEBER, BRIAN P & AMELIA K	2127 STATE RTE 47	YORKVILLE	IL	60560	17-37-7	SEC 17-37-7 DOC. 87-2578
02-17-228-008	KNAUF, DENNIS W & JULIE A	2230 N RTE 47	YORKVILLE	IL	60560	17-37-7	LT 1 FISHER'S SUB DOC 88-4011 (EXC PT TAKEN FOR RD AS IN 80-7280)
02-17-228-009	CHICAGO TITLE LAND TRUST COMPANY, % L B ANDERSEN CONSTRUCTION INC	106 S WYNSTONE PKWY	NORTH BARRINGTON	IL	60010	17-37-7	SEC. 17-37-7 2.05 ACS DOC 89-2288 PT E 1/2 NE - BEG NW COR, S1500.35', E 86.01', N1350.85', W86.03' TO POB
02-17-228-010	SUEN, CHEUNG-MEI LIVING TRUST %SUEN LA-CHIERNG & CHEUNG-MEI	1808 MORGAN CIR	NAPERVILLE	IL	60565	17-37-7	SEC. 17-37-7 25.49 ACS DOC 88-2288 PT E 1/2 NE - BEG 86.03' E NW COR, S 1350.85', E859.84', N818.28', E347.87' N839.67', W TO POB
02-17-228-011	WEBER, BRIAN P & AMELIA K	2127 STATE RTE 47	YORKVILLE	IL	60560	17-37-7	1.24 AC TR LYG NE 1/4 NE 1/4 SEC 17-37-7
02-17-228-012	WEBER, BRIAN P & AMELIA K	2127 STATE RTE 47	YORKVILLE	IL	60560	17-37-7	PT NW 1/4 SEC 18-37-7 & PT NE 1/4 SEC 17-37-7, COM PT INT 2007 N OF SUN NE 1/4 NE 1/4 SEC 17 & WLN ROW TAKEN 90-07280, WLY 290, N 200, E 263.41 TO SD WLY ROW/LN, S ALG ROW 201.78 TO POB (EXC PT LYG IN SEC 18-37-7)
02-17-300-004	COMMONWEALTH EDISON FL	THREE LINCOLN CENTRE 4TH FL	OAK BROOK TERRACE	IL	60181	17-37-7	SEC 17-37-7, N OF RR
02-17-300-007	YORKVILLE MEADOWS LLC, C/O SHERRIE CHOU	80 REMINGTON RD,	SCHAUMBURG	IL	60173	17-37-7	IRREG 35.20 AC TR LYG S 1/2 S 1/2 SEC 17-37-7, S OF BN & SF RR CITY OF YORKVILLE
02-17-300-008	PAPENDICK, SCOTT D	23W567 PINE DR	CAROL STREAM	IL	60188	17-37-7	IRREG 8.14 AC TR LYG S 1/2 S 1/2 SEC 17-37-7, N OF BN & SF RR CITY OF YORKVILLE
02-17-380-001	CITY OF YORKVILLE	800 GAME FARM RD	YORKVILLE	IL	60560	17-37-7	LOT 300 WHISPERING MEADOWS UNIT 4 (PARK SITE) CITY OF YORKVILLE
02-17-380-002	PATTERMANN, RYAN & MORGAN	2898 MCMAURIE CT	YORKVILLE	IL	60560	17-37-7	LOT 219 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-380-003	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92614	17-37-7	LOT 220 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-380-005	POST-CONSUMPTION TRUST, % WHISPERING MEADOW LTD PARTNER	5999 NEW WILKE RD STE 504	ROLLING MEADOWS	IL	60008	17-37-7	PT LT 301 WHISPERING MEADOWS UNIT 4, COM W COR SD SUB, NELY ALG CURVE 28.24', NE 81.77', NE 39.27', NW 357.11', NW 114.02, NW 17.94 FOR POB, NW 50.17, SW 284.78, NW 169.27, NW 201.79, NW 240.4, NW 105.25 TO SUN ROW, SW 739.48, SE 128.37, SW 225.08, SE 148
02-17-380-006	TRG VENTURE TWO LLC, %ROANCKE GROUP LLC	428 MAIN STE UNIT D	EL SEGUNDO	CA	90245	17-37-7	LT 301 WHISPERING MEADOWS UNIT 4 (EXC COM W COR SD SUB, NELY ALG CURVE 28.24', NE 81.77', NE 39.27', NW 357.11', NW 114.02, NW 17.94 FOR POB, NW 50.17, SW 284.78, NW 169.27, NW 201.79, NW 240.4, NW 105.25 TO SUN ROW, SW 739.48, SE 128.37, SW 225.08, SE 14
02-17-400-007	HQAG, WILLIAM D TRUST % HQAG WILLIAM D TRUSTEE	3201 CANNONBALL TRL	YORKVILLE	IL	60560	17-37-7	SEC 17-37-7, SE 1/4 SE 1/4
02-17-400-009	CORN HOLDINGS LLC, % W.G. GOSSELIN	25 550 HEATON PARK	BATAVIA	IL	60510	17-37-7	COM SE COR SEC 17-37-7 N 120' TO POB N TO S ROW BN RR SWLY ALG ROW 1100' ML SWLY 1450' ML ELY TO POB

Amended Annexation Roll
Rob Roy Drainage District

02-17-450-001	WHISPERING MEADOWS COMMUNITY ASSOCIATION, % REAL ESTATE INVESTOR SERVICE	P O BOX 487	ELMHURST	IL	60126	17-37-7	LOT 289 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-002	MEERS, TIMOTHY D JR	2892 MCMAURTRIE CT	YORKVILLE	IL	60560	17-37-7	LOT 218 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-003	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 217 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-004	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 216 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-005	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 215 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-006	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 214 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-007	MILLER, ERIC M, KATHLEEN M & SYLVIA J	2868 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 213 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-008	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 212 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-009	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 211 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-010	FERRONE, LAWRENCE J & ANA V	2848 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 210 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-011	MCCOY, BARBARA A	2842 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 209 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-012	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 208 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-013	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 207 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-014	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 206 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-015	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 205 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-016	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 204 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-450-017	OLSON, JEFFREY & REGINA	2808 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 203 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-451-001	CRISSE, RICHARD CARY	2891 MCMAURTRIE CT	YORKVILLE	IL	60560	17-37-7	LOT 221 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-451-002	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 222 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-451-003	DUY, PATRICK MICHAEL & MARIBEL	2893 MCMAURTRIE CT	YORKVILLE	IL	60560	17-37-7	LOT 223 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-004	WINDSOR, JONATHAN ALLE, CAJIGAS WINDSOR, DANA & CAJIGAS, MARIA	2744 ALAN DALE LN	YORKVILLE	IL	60560	17-37-7	LOT 228 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-005	BRADFORD, JENNIFER M & WILLIAM J	2754 ALAN DALE LN	YORKVILLE	IL	60560	17-37-7	LOT 227 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-006	FEDERAL HOME LOAN MORTGAGE CORP, % HOMESTEPS ASSET SERVICES	5000 PLANO PKWY	CARROLLTON	TX	75010	17-37-7	LOT 228 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-007	FERNANDEZ, GREGORY & SUSAN MARIE	2871 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 228 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-008	CHINO, JOSEPH & BICE, SARAH J	2897 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 220 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-009	GARGO, JERRY D & GAIL A	2779 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 231 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-452-010	HAWNER, ERIC A & JENNIFER D	2773 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 232 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-001	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 256 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-002	TRG VENTURE TWO LLC	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 257 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-003	KAHLE, KRISTAL D & MADDOEN, ANDREW J	2845 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 258 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE

02-17-453-004	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 259 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-005	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 260 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-006	MILLER, JERRY W & KATHY L	2771 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 261 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-007	SPAGNOLI, BRIAN S & BRIDGET	2765 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 262 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-008	KOUTNY, WILLIAM J & DEBRA A	2761 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 263 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-009	WAYNE, BRIAN M & BONNIE A	2751 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 264 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-010	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 265 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-011	THOMPSON, SAMUEL M & MEGAN L	2735 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 266 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-012	AVILA, EULALIO J	2710 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 245 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-013	COOK, KATHERINE RENEE & KEVIN STEPHEN	2724 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 246 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-014	ACEVEDO, RODOLFO & ESTHER	2728 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 247 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-015	WILMINGTON SAVINGS FUND SOCIETY FSB % FCI LENDER SERVICES INC	2810 W CHARLESTON BLVD STE 80	LAS VEGAS	NV	89102	17-37-7	LOT 248 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-016	ACKERMAN, NIELS M & SHELLEY L	2742 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 249 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-017	BANUELOS, EDUARDO & SUSANNA	2732 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 250 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-018	VISCOGLIOSI, JOSEPH P & CORRINE A	2758 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 251 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-019	KRAWCZYK, ANDREA J & GREEN, J RYAN	2768 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 252 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-020	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 253 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-021	IRVINE, RICHARD T & MELISSA A	2778 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 254 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-453-022	GROFF, ANTHONY & DIANA	2782 GOLDENROD DR	YORKVILLE	IL	60560	17-37-7	LOT 255 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-001	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 256 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-002	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 257 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-003	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 258 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-004	GRANDCHAMP, GARY JR	2782 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 259 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-005	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 260 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-006	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 261 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-007	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 262 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-454-008	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 263 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-480-001	COOK, MARK & KUTELLA, LAUREN	2788 MCMAURTRIE WAY	YORKVILLE	IL	60560	17-37-7	LOT 202 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-480-002	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 201 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-480-003	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 200 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-480-004	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 199 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE

Amended Annexation Roll
Rob Roy Drainage District

02-17-490-005	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 198 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-490-006	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 197 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-490-007	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 196 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-490-008	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 195 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-490-009	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 194 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-490-010	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 193 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-001	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 287 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-002	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 286 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-003	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 285 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-004	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 284 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-005	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 283 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-006	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 282 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-007	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 281 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-008	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 280 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-009	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 279 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-010	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 278 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-011	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 277 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-012	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 276 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-013	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 275 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-014	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 274 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-015	MARTINO, THOMAS J & ANDREA C	2702 ELDEN	YORKVILLE	IL	60560	17-37-7	LOT 273 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-016	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 272 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-017	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 271 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-018	BELL, JOHNNY C III & DIANE M	2724 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 270 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-019	SKARR, RONALD H & MEYER, KERIN A	2726 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 269 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-491-020	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 268 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-492-001	COOVER, TOBIN L & JENNIFER L	2725 ELDEN DR	YORKVILLE	IL	60560	17-37-7	LOT 267 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-492-002	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 266 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-17-492-003	TRG VENTURE TWO LLC,	2392 MORSE AVE	IRVINE	CA	92814	17-37-7	LOT 265 WHISPERING MEADOWS UNIT 4 CITY OF YORKVILLE
02-18-100-003	FIVE H LLC	13351 B FAXON RD	PLANO	IL	60545	18-37-7	48.83 AC TR LYG NE 1/4 NW 1/4 SEC 18-37-7 (ROW TAKEN 05-25833 LESS .51 AC)
02-18-100-006	COMMONWEALTH EDISON	THREE LINCOLN CENTRE 4TH FL	OAK BROOK	IL	60181	18-37-7	198.70 AC TR LYG NW 1/4 & SW 1/4 & W 1/2 NE 1/4 SEC 18-37-7 (EXC ROW TAKEN 14-03809)
02-18-200-001	FORTNER, JEFFREY A & JENNIFER	2013 BEECHER RD	PLANO	IL	60545	18-37-7	SEC 18-37-7 E 325 OF N 375 OF W 1/2 NE 1/4
02-18-200-004	MEYER, JOHN	303 W OHIO ST STE #3101	CHICAGO	IL	60654	18-37-7	SEC 18-37-7 NE 1/4 NE 1/4
02-18-300-001	HAMAAN, DON & CAROL %FOX RIDGE	8110 ROUTE 71	OSWEGO	IL	60543	18-37-7	SEC. 18-37-7 (ROW TAKEN 05-25833 LESS 0.14 AC)
02-18-300-002	HAMAAN, DON & CAROL %FOX RIDGE	8110 ROUTE 71	OSWEGO	IL	60543	18-37-7	41.82 AC TR LYG NW 1/4 SW 1/4 SEC 18-37-7
02-18-300-003	HAMAAN, DON & CAROL %FOX RIDGE	8110 ROUTE 71	OSWEGO	IL	60543	18-37-7	71.04 AC TR LYG SW 1/4 SEC 18-37-7

02-18-400-001	JOHNSTON, ROBT & ALTHEA ET AL	2822 BEECHER RD	YORKVILLE	IL	60560	18-37-7	SEC. 18-37-7, NE 1/4 SE 1/4
02-18-400-004	HAMMAN, DON & CAROL % FOX RIDGE STONE	6110 ROUTE 71	OSWEGO	IL	60543	18-37-7	37.91 AC TR LYNG SE 1/4 SEC 18-37-7
02-18-100-011	KELAKA LLC	181 S LINCOLNWAY	NORTH AURORA	IL	60542	18-37-7	SEC 18-37-7, 181.31 ACS
02-18-300-008	LASALLE NATIONAL BANK, % DREW DANIELS	405 E. SHERIDAN RD	LAKE BLUFF	IL	60044	18-37-7	SEC 18-37-7, E 1/2 SW 1/4
02-18-300-013	KELAKA LLC	181 S LINCOLNWAY	NORTH AURORA	IL	60542	18-37-7	PT SW 1/4 SEC 18-37-7 COM INT W LN SEC. E913.44' N284.56' W 1030.92' S TO POB. (EXC W148' S800' & COM INT W148' S CL RT34, E903.76' FOR POB, E409.36' N388.32' W404.14' S 387.64' TO POB, REMAINDER 02-18-300-011
02-18-300-014	CAMP PROPERTIES & DEVELOPMENT	202 RUGLEY RD	WESTERN SPRINGS	IL	60558	18-37-7	SEC 18-37-7 COM INT W LN SEC CL RT 34 E ALG CLN 503.76' FOR POB; CONT E ALG CLN 134' TO PT OF CURVE, E ALG CURVE 275.35' N 388.32' W 404.14' S 317.64' TO N ROW RT 34, S 50' TO POB, CITY OF YORKVILLE
02-18-300-016	OLD 2ND NATIONAL BANK, % SVITSKI MARK & LEANN	2108 ROCK CREEK RD	PLANO	IL	60545	18-37-7	1.21 AC TR COM INT N LN RT 34 & W LN SW 1/4, N 690, E 148, S 800, W 148 (EXC ROW TAKEN 02-31-117) (EXC ROW TAKEN 18-17059) CITY OF YORKVILLE
02-19-400-005	LASALLE NATIONAL BANK, % DREW DANIELS	405 E. SHERIDAN RD	LAKE BLUFF	IL	60044	18-37-7	SEC 18-37-7, SW 1/4 SE 1/4
02-19-400-006	LASALLE NATIONAL BANK, % DREW DANIELS	405 E. SHERIDAN RD	LAKE BLUFF	IL	60044	18-37-7	SEC 18-37-7, IRR 203.31 AC TR LT 11 S1/2.
02-20-100-005	YARLEY, FRANCIS G II & PHYLLIS A	10702 FAXON RD	YORKVILLE	IL	60560	20-37-7	SEC 20-37-7, SE 1/4 NW 1/4
02-20-100-011	YORKVILLE MEADOWS LLC, C/O SHERRIE CHOU	80 REMINGTON RD.	SCHAUMBURG	IL	60173	20-37-7	SEC. 20-37-7 60.88 AC TR LYNG N FAXON CITY OF YORKVILLE
02-20-125-002	UNITED CITY OF YORKVILLE	800 GAME FARM RD	YORKVILLE	IL	60560	20-37-7	LOT 139 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE (EXC ROW TAKEN 04-35448)
02-20-125-003	ZWIER, MICHAEL H & USAL	2399 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 1 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-004	CHIELI, KEVIN A & SARAH J	2397 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 2 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-005	KELLY, BRIAN D & CHERLYN M	2395 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 3 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-006	COONEY, BRIAN PATRICK & JULIE LYNN	2393 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 4 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-007	BENNETT, RONALD W & BEVERLY R	2389 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 5 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-008	ARCH, LOUIS A	2387 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 6 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-009	BAVEL, SEAN A & CARAL	2385 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 7 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-010	LANGE, ALAN R & DIANE M	2383 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 8 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-011	BUCHER, DAVID A & MYRNA P	2381 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 9 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-012	SOLISZKO, ALFREDA	2381 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 10 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-013	GASKA, KIMBERLY	2381 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 11 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-014	VANDERMYER, DONALD T & AMY L	2341 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 12 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-015	FALLON, THOMAS & CHRISTY	2321 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 13 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-016	KOCHER, JAMES P & CAROL J	2301 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 14 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-017	STANER, LILLIAN TR	2281 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 15 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-018	GREEN, CHAD M & AMBER R	2281 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 16 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-019	DELGADO, ROBERT & ELIZABETH	2241 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 17 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-020	EERNEST, TODD W	4N38 MAGNOLIA LN	WAYNE	IL	60184	20-37-7	LOT 18 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-021	GROS, JEFFREY C & NANCY J	2201 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 19 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-022	KTYNS RIDGE HOMEOWNERS ASSN	902 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LOT 141 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-125-023	KTYNS RIDGE HOMEOWNERS ASSN	1004 WESTERN LN	YORKVILLE	IL	60560	20-37-7	PT LOT 140 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-001	LI, ZHAOWEI	2388 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 34 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-002	SHELDON, ROD	2386 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 33 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-003	BAQUES, JASON A & ADRIENNE M	2384 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 32 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-004	HAFFENRICHTER, BLAKE & CLOUGH	2382 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 31 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-005	INGELWINSON, ROBYN M	2388 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 30 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-006	PEDERSEN, ROGER D & ARLENE	2388 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 29 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-007	DEANGELIS, KAREN A	2384 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 28 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-008	PARATORE, STACY	2342 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 27 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-009	PETERSEN, MICHAEL G & ANTONETTE M	2322 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 26 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-010	LENKE, TODD W & SWEETZER LENKE AMY	2302 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 25 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-011	PRETTYMAN, THOMAS R & CARON E	2282 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 24 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-012	MEWOLD, JERRY F & CAROLE J TR	2282 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 23 KTYNS RIDGE UNIT 2 CITY OF YORKVILLE

Amended Annexation Roll
Rob Roy Drainage District

02-20-126-013	ANDERSON, GARY E & KRISTAL L	2242 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 22 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-014	DOONEN, TERRANCE & PAMELA	2222 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 21 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-015	GARCIA, ROBERTO & VANESSA A	2202 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 20 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-016	SMITH, SCOTT DOUGLAS	1041 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 52 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-017	WOLEY, KATHLEEN A	1031 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 51 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-018	ARDET, CHRISTOPHER & JEANNE	1021 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 50 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-019	RUSNAK, STANISLAW & ELZBIETA	1001 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 49 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-020	MAGNABOSCO, LEANN	987 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 48 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-021	STRONG, JOSEPH	986 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 47 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-022	WEBER, KELLY	982 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 46 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-023	ARONSON, BRUCE	982 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 45 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-024	KLINE, GREGORY W & MARY J	982 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 44 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-025	HALBESHA, STEV M & MICHELLE	982 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 43 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-026	DAMATO, DAVID V & GINA M	992 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 42 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-027	RHOADES, ERNEST L III & ABBY K	1002 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 41 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-028	BAXX, NATHAN B & SARAH S	1001 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 40 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-029	FISCHER, ROBERT & ROSEMARY	991 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 39 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-030	BRASFIELD, BRIAN & JENNIFER	981 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 38 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-031	GENGLER, SCOTT	971 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 37 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-032	SAITORE, ANTHONY D & NICOLE R	961 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 36 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-126-033	WAGUESPACK, PATRICIA L & MICHAEL	951 CANYON TRAIL CT	YORKVILLE	IL	60560	20-37-7	LOT 35 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-001	VALTONI, FRANK & JOYCE	998 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 98 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-002	BECKWELL, ERIC & ANDREA	1002 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 97 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-003	ANNATT, DOUGLAS J	1022 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 96 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-004	SMITH, BRIAN G	1022 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 95 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-005	KAHLE, MATTHEW C & NICOLE	1023 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 94 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-006	CHITMAN, GREGORY J & JAMIE L & PATRICIA A	1042 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 93 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-007	ZABRANSKI, MICHAEL J	1052 WHITE PLAINS LN	YORKVILLE	IL	60560	20-37-7	LOT 92 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-008	FOX, RICHARD A & TIFFANY R	1183 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 87 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-009	LANGAN, DAVID P & JENNIFER K	1143 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 86 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-010	ANDERSON, ERIK R & KRISTIN E	1123 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 85 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-011	SULLIVAN, SEAN K	1103 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 84 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-012	SEPE, STEVEN R SR & DEBRA J	1083 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 83 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-013	SECRETARY OF HOUSING & URBAN DEVELOPMENT	1063 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 81 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-127-014	PRICE, ANDREW S	1043 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 80 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-001	HUBER, MATTHEW	2181 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 87 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-002	MACLOSKEY, TIMOTHY P & DEBORAH	PO BOX 195	YORKVILLE	IL	60560	20-37-7	LOT 86 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-003	REID AND PAUL P & MARIE E	2141 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 89 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-004	PAKENVAN, ANDREW S	1121 IRROQUOIS LN	YORKVILLE	IL	60560	20-37-7	LOT 70 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-128-005	KLYNS RIDGE HOMEOWNERS ASSN	932 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 142 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-150-001	BRAINING, CHRISTOPHER M & TINA M	2222 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 134 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE (EXC ROW TAKING DL-35449)
02-20-150-002	RAITI, TOM L & HEIDI L	2312 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 133 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-003	AMH 2014.2 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301	20-37-7	LOT 132 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-004	GRUSKOVAN, JACK & NALEPKA BRENDAN	2282 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 131 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-005	POGORZELSKI, EDWARD	2282 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 130 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-006	COLE, BRIAN T & DIANE KAY	941 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 129 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-007	LIPPEL, CHRISTOPHER & KATHRYN	931 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 128 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-008	COLEMAN, WILLIAM SCOTT	921 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 127 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-150-009	BEIZAKS, TOM D & SHARON P	909 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 126 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-001	SCHROEDER, ELIZABETH L	912 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 103 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-002	ROTHMAN, MARK	922 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 102 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-003	LUBECKE, WILLIAM ROBERT & DONIVA MARIE	932 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 101 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-004	SZELAGOSKI, FAMILY TRUST	942 CANYON TRIL	YORKVILLE	IL	60560	20-37-7	LOT 100 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-005	LACZANO, ISIDRO & ROS GRICELDA	2202 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 99 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-006	RODRIGUEZ, MIGUEL & MILINDA	2182 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 98 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-007	WHITE, DAVID S & LYNN M	2182 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 97 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-008	VOULMER, FREDERICK C & VICKI L	2182 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 96 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-151-009	FEILERER, TODD A & SARAH K	2182 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LOT 95 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE

Amended Annexation Roll
Rob Roy Drainage District

02-20-151-010	RACE, RICHARD S & NINA C	2142 HIGH RIDGE LN	YORKVILLE	IL	60560	20-37-7	LT 94 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-175-001	WHISPERING MEADOWS COMMUNITY ASSOCIATION, % REAL ESTATE INVESTOR SERVICE	P O BOX 487	ELMHURST	IL	60126	20-37-7	LOT 1 WHISPERING MEADOWS UNIT 1 CITY OF YORKVILLE
02-20-176-001	FUNKHOUSER, CHRISTOPHER A & ROSSAERT-FUNKHOUSER STEPHANIE	903 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 125 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-002	SCHULTZ, TODD & KATHLEEN M	895 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 124 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-003	LOHREY, RYAN P & LISA A	883 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 123 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-004	SEVERSON, DARIN A & CHERIE	881 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 122 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-005	SCHRAEDER, DAVID B & TIFFANY	889 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 121 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-006	KLYNS RIDGE HOMEOWNERS ASSN	PO BOX 133	YORKVILLE	IL	60560	20-37-7	LT 138 KLYNS RIDGE UNIT 1 SUBD (RETENTION) CITY OF YORKVILLE
02-20-176-007	MAYHALL, MATTHEW W & CATHY L	18025 S DIANE WAY	MANHATTAN	IL	60442	20-37-7	LT 120 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-008	NELSON, NELSON	873 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 119 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-009	OLD SECOND NATIONAL BANK OF AURORA, % JUDITH ARMS	863 CANYON TR	YORKVILLE	IL	60560	20-37-7	LT 118 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-010	GRAYBEAL, ROMAN E JR	853 CANYON TRAIL	YORKVILLE	IL	60560	20-37-7	LT 117 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-011	GERHKE, JOSEPH P & HOLLY M	843 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 116 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-176-012	JOHNSON, JERAD & BRITTANY	833 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 115 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-001	KLYNS RIDGE HOMEOWNERS ASSN	PO BOX 133	YORKVILLE	IL	60560	20-37-7	LT 137 KLYNS RIDGE UNIT 1 SUBD (DETENTION) CITY OF YORKVILLE
02-20-177-002	BONESS, JAY D & STEPHANIE J	892 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 104 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-003	DABBERT, ROBERT L & KATHLEEN L	884 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 106 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-004	HUNTER, JOHN F & KRISTA S	884 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 108 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-005	CITIZENS BANK NA	10 TRIPPS LN	RIVERSIDE	IL	62815	20-37-7	LT 107 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-006	BRUE, SHARON L	884 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 108 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-007	MANGIONE, RENEE & DAVID	834 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 110 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-008	GARDNER, KEITH A & SHAWN L	834 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 111 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-009	SKOGEN, TODD W & IDERAN LINDA A	2101 ROCQUOUS LN	YORKVILLE	IL	60560	20-37-7	LOT 72 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-010	TESCH, MICHAEL & SARAH	1184 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 73 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-011	GELSTRAP, TODD A & NANCY E	1184 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 74 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-012	HEWLETT, JEFFREY & NANCY	1144 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 75 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-013	MAY, KEVIN M & JENNIE M	1104 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 76 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-014	ALWAY, JEREMY J & RACHEL M	1084 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 77 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-015	BEACH, BRADLEY R	1084 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 78 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-016	FERGUSON, AMY	1044 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 79 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-017	EBERHARDT, DENISE M	1044 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LOT 143 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-018	AMG HOMES INC	932 CANYON TRL	YORKVILLE	IL	60560	20-37-7	LT 80 KLYNS RIDGE UNIT 2 CITY OF YORKVILLE
02-20-177-019	POPLEWELL, TIMOTHY R & ROBYN K	1004 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 81 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-020	STOCK, RUSSELL & MCCARTHY ANNE	984 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 82 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-021	KIESLING, ANDREW S & KASIE L H	984 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 83 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-022	COHEN, VICKI L	944 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 84 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-023	SHIPLEY, MARK E & CATHLEEN A	924 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 85 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-177-024	DOUGLSON, ALEX C & BRIDGET I	904 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 136 KLYNS RIDGE UNIT 1 SUBD (PARK) CITY OF YORKVILLE
02-20-328-007	UNITED CITY OF YORKVILLE	800 GAME FARM RD	YORKVILLE	IL	60560	20-37-7	YORKVILLE
02-20-327-001	PISTICK, BRIAN M & MICHELLE H	963 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 83 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-327-002	EROMAN, THOMAS M & LISA T	943 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 92 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-327-003	REEDER, CHRISTOPHER & MELISSA	923 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 81 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-327-004	RADAK, ANDREW	903 WESTERN LN	YORKVILLE	IL	60560	20-37-7	LT 80 KLYNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-352-001	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK	IL	60062	20-37-7	PT LT 43 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-002	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK	IL	60062	20-37-7	LOT 42 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-003	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK	IL	60062	20-37-7	LOT 41 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-004	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK	IL	60062	20-37-7	LOT 40 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-005	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK	IL	60062	20-37-7	LOT 39 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-006	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK	IL	60062	20-37-7	LOT 38 KENDALL MARKETPLACE CITY OF YORKVILLE

Amended Annexation Roll
Rob Roy Drainage District

02-20-352-007	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 37 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-008	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 38 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-009	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 35 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-352-010	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 34 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-354-001	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 33 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-354-002	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 32 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-354-003	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 31 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-354-004	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 30 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-354-005	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 29 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-354-006	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 28 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-370-001	WOLGAST, JEFFREY R & TONI L	PO BOX 12	BRISTOL	IL	80512	20-37-7	LT 89 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-370-002	BUDZYNSKI, RAYMOND E & VERNAL	803 WESTERN LN	YORKVILLE	IL	80560	20-37-7	LT 88 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-370-003	MCDONALD, RICHARD A & GEORGIA	804 CANYON TRL	YORKVILLE	IL	80560	20-37-7	LT 112 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-370-004	SHADE, RICHARD D & AGATHA	824 CANYON TRL	YORKVILLE	IL	80560	20-37-7	LT 111 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-371-001	CAMPBELL, BRUCE R JR & JACLYN	823 CANYON TRL	YORKVILLE	IL	80560	20-37-7	LT 114 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-371-002	PEREZ, ADRIAN & KAURICH, BRITANY	800 CANYON TRL	YORKVILLE	IL	80560	20-37-7	LT 113 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-372-001	RODDAN, STEVEN & WENDY	804 WESTERN LN	YORKVILLE	IL	80560	20-37-7	LT 87 KYLVNS RIDGE UNIT 1 SUBD CITY OF YORKVILLE
02-20-372-002	DAFFENBURG, BRET A & JULIE A	804 WESTERN LN	YORKVILLE	IL	80560	20-37-7	LT 135 KYLVNS RIDGE UNIT 1 SUBD (PARK) CITY OF YORKVILLE
02-20-372-003	UNITED CITY OF YORKVILLE	800 GAME FARM RD	YORKVILLE	IL	80560	20-37-7	YORKVILLE
02-20-380-001	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 27 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-380-002	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 26 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-380-003	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 25 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-380-004	KENDALL HOLDINGS I LLC, % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 800	NORTHBROOK	IL	80082	20-37-7	LOT 24 KENDALL MARKETPLACE CITY OF YORKVILLE
02-20-100-015	QUALIFIED INTERMEDIARY OF SO IL, % 111 MAPLE STREET LLC	1550 HECHT RD	BARTLETT	IL	60103	30-37-7	20.15 AC TR LYG SW 1/4 SEC 18-37-7 & N 1/2 SEC 30-37-7, CITY OF YORKVILLE
02-20-200-021	CHICAGO TITLE LAND	405 E. SHERIDAN RD	LAKE BLUFF	IL	60044	30-37-7	13.21 AC TR LYG N 1/4 N 1/4 SEC 30-7-7, N RT 34 (EXC ROW TAKEN 14-12767)
02-20-203-002	UNITED CITY OF YORKVILLE	800 GAME FARM RD	YORKVILLE	IL	80560	30-37-7	LT 3 FOX HILL UNIT 6 CITY OF YORKVILLE
02-20-203-017	GCM PROPERTIES LLC	12046 FLINT DR	HOMER GLEN	IL	60481	30-37-7	LT 2 FOX HILL UNIT 6 (EXC ROW TAKEN 05-36271) (EXC ROW TAKEN 16-18579) CITY OF YORKVILLE
02-20-300-001	HENKER-BECK FARMS	406 CORRI LN	PLANO	IL	60545	30-37-7	SEC 30-37-7, NW 1/4 SW 1/4
02-20-300-004	4334 ELDAMAIN FARM LLC, % MARIANA SOLARI	1425 N JACKSON	RIVER FOREST	IL	60305	30-37-7	SEC 30-37-7, DOCC-87-4831

Phase In Plan for Proposed Compost Site located at 1270 Beecher Rd, Bristol, IL

Revised Oct 25, 2023

Milroy Farms basic strategy is to use the existing stormwater detention pond on our parcel to serve the Phase I area; eliminate the cure pile volume to restore normal off site drainage patterns; and then use the funds (if sufficient) to help build the new pond and also allow financing of another \$500k worth of equipment to build windrows and expand onto the west field Phase II area. We intend to accomplish this by the following plan detail:

- Existing Phase I detention pond (near site trailer area shall remain throughout duration of county permit). If the county permit goes through - then Milroy Farms will attempt to get the EPA permit modified (and transferred to Milroy Farms) BEFORE the new **Phase II pond is built (in preparation for windrows to be placed on the lower west side (Phase II) field. Also, BEFORE Phase II pond is built/completed - begin screening and selling material ASAP from the cure pile to derive sufficient funds for construction of the new/proposed Phase II field build out detention pond construction. If required to expedite sales and necessary/possible - set up bagging equipment in the processing area to sell bagged compost to retail outlets. If eliminating the cure pile is at too great a loss and/or not sufficiently profitable at Milroy Farms sole discretion we will close the EPA permit (if transferred to us) and then ask that the county revoke the special use permit. Offsite cure pile will be removed to approximately original tillable field grade on adjacent parcels if owner's and Yorkville permit material to be removed at no cost to Milroy Farms. Final phase activities entail placing windrows on our parcel's upper east field and the lower west field in the quantity and total length used to calculate the site throughput capacity as depicted by the original Weston site plans showing a Phase I and Phase II composting area. If sufficient revenue/funds allow it - we may decide it beneficial to construct the proposed storage/maintenance building at a time to be determined and at our discretion.
- Upon termination of composting, the Phase II stormwater pond will be *filled in and returned to ag once all composting feed product and any cure pile material is removed from all fields. The Phase II field will be returned to tillable and the storage building - if constructed - will remain on the property to serve as an ag building for farming or other special use if permitted.
- Existing road; utility line/equipment; office trailer; water well; septic system; heavy equipment e.g. wheel loader, etc; and equipment pads will remain upon termination of composting to serve farm operation; wetland mitigation bank activities (if any); or, future special use.

* alternative use could be to remain as a basis for a wetland mitigation bank; or, serve as a detention pond for another special use.

** Phase II pond centerline may be shifted to the east (away from creek) to allow for a possible 60' easement to the creek centerline at our discretion. Deadpool area/depth may be reduced to accommodate Rob Roy Creek drainage district representative (Bob Davidson) and Milroy Farms concerns regarding blowouts to or from the creek. These concerns will be related to our engineer for consideration and inclusion in our stormwater narrative (as requested today by the county reviewing engineer).

**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
October 2, 2023 – 7:00 p.m.**

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:05 p.m.

ROLL CALL:

Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Dick Whitfield and Jillian Prodehl

Members Absent: Scott Cherry

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Administrative Assistant

Others Present: Jeff Milroy and Jesse Sexton

MINUTES:

Member LeCuyer made a motion, seconded by Member Fox, to approve the minutes of the August 28, 2023, hearing/meeting.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals continued their review and re-opened the public hearing of Petition 23-26 at 7:07 p.m.

Petition 23 – 26 – Jeffery D. Milroy on Behalf of Milroy Farms, LLC

Request: Renew a Special Use Permit for a Composting Facility

PIN: 02-08-100-006

Location: 1270 E. Beecher Road, Bristol in Bristol Township

Purpose: Petitioner Wishes to Renew Special Use Permit for Composting Facility; Property is Zoned A-1 with a Special Use Permit

Mr. Asselmeier provided an update from the August hearing.

At the August hearing, information was provided regarding a court order right-of-way for the Rob Roy Drainage District. Upon review, the subject property was not included in the list of impacted properties mentioned in the court order. Accordingly, the revised site plan remained the official site plan.

The parking stall size issued has not been resolved and no variance has been requested.

No comments have been received regarding stormwater review.

None of the reports required by the State have been submitted.

The proposed Host Community Agreement has been added as an attachment.

Condition 4 was amended to include information about the northern and western berms.

Condition 8 was amended to include a requirement to have contact information for the Kendall County Solid Waste Coordinator included on the sign.

Mr. Asselmeier stated that the Petitioner provided a revised site plan approximately thirty (30) minutes before the hearing, which was provided. The layout of windrows had changed from the previous version. Maximum windrow height was twelve feet (12'). The sign location was noted. One (1) proposed new building sixty foot (60') foot by eighty foot (80') and twenty-four feet (24') feet in height with the final location yet to be determined. There was a multi-purpose-area between the east and west field and additional windrows. Dimensions were provided for a receiving pad, scale pad, processing pad, dumpster pad and parking area. The parking area was removed.

The property was not included in the list of properties in the Rob Roy Drainage District lawsuit.

The revised site plan was not reviewed for stormwater purposes or for State requirements.

Member LeCuyer asked if the plans incorporate the right-of-way referenced in the Drainage District lawsuit. The property was not included in the Drainage District lawsuit. However, the proposed pond was outside of the proposed drainage right-of-way.

Chairman Mohr requested that the site plan identify the specific location of the proposed new building. It was noted that the site plan controls the location of the ponds, berms, parking area, and size of signs.

Mr. Asselmeier noted that drainage information was not provided with the site plan and the drainage had not been studied. If changes were required as part of stormwater review, amendments to the site plan could be required.

Discussion occurred regarding accuracy of the topographic information on the site plans and the Board's options to issue a recommendation.

The Petitioner noted that the engineering company that prepared the plans in 1993 would not revise the plans for him.

The Petitioner was agreeable to removing the western berm, which was located within the Drainage District right-of-way. The specific location of the right-of-way was unknown.

Chairman Mohr favored resolving the outstanding stormwater and site issues before forwarding a recommendation to the County Board. He was also concerned about setting a precedent for advancing

a proposal to the County Board with incomplete information.

Mr. Asselmeier explained the process of stormwater review and the potential to go through the amendment depending on potential changes. He also noted the County's requirement that site plans be no older than five (5) years. He also expressed concerns that the Petitioner intended to develop the site according to the proposed site plan.

The proposed building would be used for storage.

Member Prodehl asked if there was any lighting on property. The response was no lighting was on the property. There was a Knox box on the property for emergency access.

The Petitioner asked about the cure pile. Mr. Asselmeier noted that the definition of the site changed from the existing host agreement to the proposed host agreement. If the piles were brought onto the property under the old host agreement, the tipping fee would not be required. If the materials were brought onto the site under the new agreement, then the tipping fees could be charged. The host agreement expires December 1, 2023.

Discussion occurred regarding cleaning up the adjacent property; a landowner could sue for damages to get the property fixed.

The opinion of several members was to have the Petitioner address the topography, site layout, and building location issues before issuing a recommendation. The Petitioner noted that the topographic lines shown on the site plan were not accurate due to grading of the site since the topography was shot in the early 1990s.

Chairman Mohr was fine with not having a large pond. He was also open to the Petitioner asking for a moratorium or waiver of the tipping fees because the tipping fees were already paid. The County Board would have the final say on the tipping fee schedule.

The next hearing is October 30, 2023.

Member LeCuyer made a motion, seconded by Member Whitfield, to continue the public hearing on this proposal to October 30, 2023.

The votes were as follows:

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

The motion passed.

The proposal returns to the Zoning Board of Appeals on October 30, 2023.

Petition 23-26 will be the only item on the October 30, 2023, agenda.

The Zoning Board of Appeals completed their review of Petition 23-26 at 8:05 p.m.

NEW BUSINESS/OLD BUSINESS

Approval of Fiscal Year 2023-2024 Meeting Calendar

Member Prodehl made a motion, seconded by Member Thompson, to approve the calendar.

With a voice vote of six (6) ayes, the motion carried.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petition 23-24 was approved by the County Board.

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:09 p.m.

The next regularly scheduled hearing/meeting will be on October 30, 2023.

Respectfully submitted by,
Wanda A. Rolf
Administrative Assistant

Exhibits

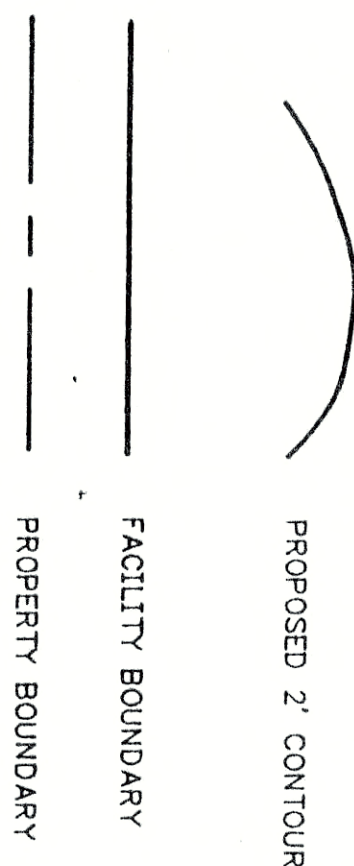
1. Memo on Petition 23-26 Dated September 28, 2023
2. Site Plan Dated October 2, 2023

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.

[illegible]

11/11/2023 10:47:47 AM

- NOTES:
1. EQUIPMENT STORAGE AREA TO CONTAIN ONE ABOVE-GROUND FUEL TANK.
 2. PROCESS AND POTABLE WATER TO BE SUPPLIED FROM A PROPOSED NEW WELL IN THE VICINITY OF THE OFFICE TRAILER.
 3. ENTRANCE AREA TO BE LANDSCAPED WITH ATTRACTIVE SHRUBBERY.
 4. ENTRANCE AREA SIGN TO CONTAIN, IN CLEARLY-VISIBLE LETTERING, NAME OF FACILITY AND OPERATING HOURS.
 5. DRAINAGE AREAS TO BE LANDSCAPED WITH NATURAL TURF.



LEGEND

EXISTING 2' CONTOUR, INTERPOLATED FROM A USGS COORDINATE TOPOGRAPHIC MAP, TO BE REVISED UPON COMPLETION OF FIELD SURVEY.

EXISTING 10' CONTOUR

PROPOSED 2' CONTOUR

FACILITY BOUNDARY

PROPERTY BOUNDARY

DEVELOPER: THE O.M. SCOTT & SONS COMPANY
DESIGNER: ROY F. WESTON, INC.

MILROY FARMS COMPOST FACILITY 2023 PLAN
REVISION 10/2/23

WESTON

ROY F. WESTON, INC.
1000 N. 10TH ST., SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.WESTONINC.COM

SITE LAYOUT AND ZONING PLAN

NO.	DATE	BY	REV.	DESCRIPTION
1	10/2/23	R.F.W.	1	10/2/23
2	10/2/23	R.F.W.	2	10/2/23
3	10/2/23	R.F.W.	3	10/2/23
4	10/2/23	R.F.W.	4	10/2/23
5	10/2/23	R.F.W.	5	10/2/23
6	10/2/23	R.F.W.	6	10/2/23
7	10/2/23	R.F.W.	7	10/2/23
8	10/2/23	R.F.W.	8	10/2/23
9	10/2/23	R.F.W.	9	10/2/23
10	10/2/23	R.F.W.	10	10/2/23

EAST BEECHER AVENUE

Lot No. 02-08-100-003
Owned by: Aurora Blacktop, Inc.
Zoning: M2

Lot No. 02-05-300-004
Owned by: Aurora Blacktop, Inc.
Zoning: A1

Lot No. 02-05-400-000
Owned by: Mr. Richard Unnesser
Zoning: A1

Lot No. 02-08-200-001
Owned by: Mr. Richard Unnesser
Zoning: A1

WEST FIELD:
ELEVATIONS HAVE INCREASED DUE TO PROPOSED COMPOST APPLICATIONS AND EXCAVATION OF TIEBOL ALONG ACCESS ROAD. TRAILING AISLE BEING ADDED TO APPROXIMATELY 12% SLOPE THAT EXISTED PRIOR AND TO MATCH TIEBOL/AS CLOSELY AS FEASIBLE.

PAD SIZE SCHEDULE:
RECEIVING PAD - 50'x151'
SCALE PAD - 60'x151'
PROCESSING PAD - 75'x151'
DUMPSTER PAD - 50'x151'
FUELING AREA - 50'x151'
TRAILER PAD - 50'x151'

PAVING:
ORIGINAL DRAINAGE PAVES LOCATION AND APPROXIMATE SITE SHOWN ON REF. Dwg. 6173 WATER ST. 1-2. LABELED FIGURE 3.

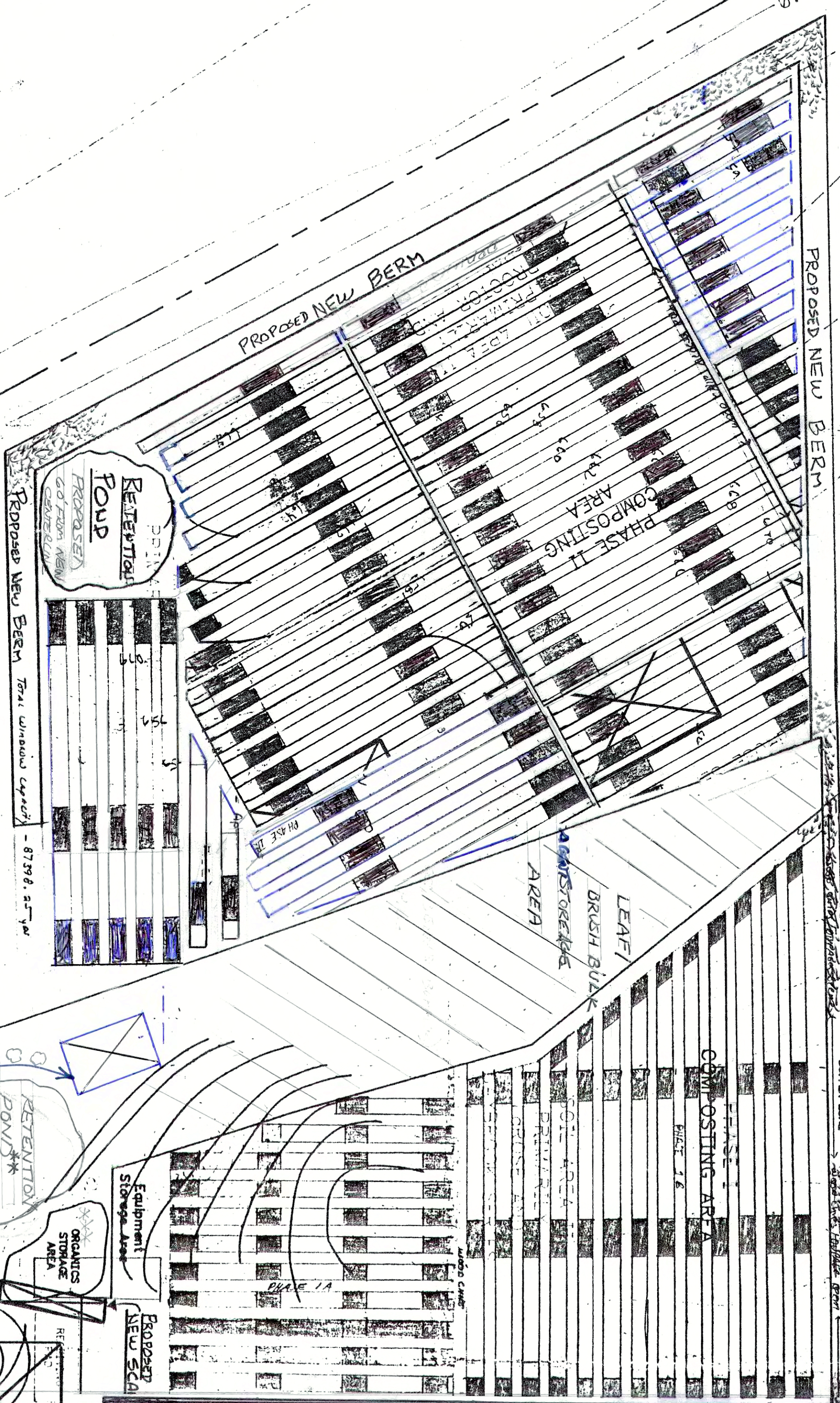
LANDSCAPING BUFFER:
PROPOSED BUFFER EAST YORKVILLE BOUNDARY TO BE PLANTED 6" SEEDLING EVERY 40'

PROPOSED STORAGE/BRAND BUILDING (60'x80') BY 24' TALL MAX. FINAL CONSTRUCTION AND BRACK LAYOUT TBD.

AREA BETWEEN EAST AND WEST FIELDS IS MULTIPURPOSE USE SUCH AS LEAF STORAGE, ADDITIONAL WINDROWS (72' CIRCUMFERENCE), CURE PILE STORAGE AND EQUIPMENT STORAGE. MAY ALSO BE USED FOR BRACKED PRODUCT STORAGE OR BULKING AREA.

WEST FIELD BUFFER: BERN AISLE INCLUDES DRAINAGE SWALES IN AISLE.

MAX WINDOW WITH 12' SECTION II - RELOCATED TO ITS ENTIRETY FROM AREA EAST OF YORKVILLE BOUNDARY. ALL WINDOW RISERS ACCOUNTED FOR.



Force "A"
Leased from Aurora Blacktop, Inc.
Lot No. 02-08-100-006
Zoning: A1-SU

Proposed "Value Added" Storage Area

Office Trailer (10'x50')

STEEL GATE WITH LOCK BOX - POSS. ALLOCATION TBS.

UNMAINTAINED

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

24' TALL MAX.

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
October 30, 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: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Dick Whitfield and Jillian Prodehl

Members Absent: Scott Cherry

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Administrative Assistant

Others Present: Jeffery D. Milroy, Jesse Sexton, and Daniel Nagel

MINUTES:

Member LeCuyer made a motion, seconded by Member Fox, to approve the minutes of the October 2, 2023, hearing/meeting.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals continued their review and re-opened the public hearing of Petition 23-26 at 7:01 p.m.

Petition 23 – 26 – Jeffery D. Milroy on Behalf of Milroy Farms, LLC

Request: Renew a Special Use Permit for a Composting Facility

PIN: 02-08-100-006

Location: 1270 E. Beecher Road, Bristol in Bristol Township

Purpose: Petitioner Wishes to Renew Special Use Permit for Composting Facility; Property is Zoned A-1 with a Special Use Permit

Mr. Asselmeier provided an update from the October 2, 2023, hearing.

At the October 2, 2023, hearing, the Board voted to continue the hearing until October 30, 2023, in order to give the Petitioner time to obtain accurate topographic information, proposed site layout, and proposed building location. The site plan that the Petitioner presented at the October 2nd hearing was provided.

Following the October 2nd hearing, several emails were exchanged between the Petitioner and Staff. Included in this correspondence, on October 24, 2023, the Petitioner instructed Staff to send the revised site plan that was submitted at the August 28th hearing to WBK Engineering for stormwater review. WBK Engineering hoped plans to complete their review and submit comments prior to the October 30th hearing, but that did not occur.

On October 25, 2023, the Petitioner submitted a phase-in plan, which was provided. As noted at the bottom of the phase-in plan, this information will be provided to the Petitioner's engineer and WBK Engineering. Due to the late submittal of information, WBK Engineering did not have an opportunity to review this information.

Also, the Petitioner stated in their emails that an EPA violation had occurred at the property. The Kendall County Solid Waste Coordinator elaborated on the violation. The emails with the Petitioner and the email with the Kendall County Solid Waste Coordinator was provided.

The minutes of the August 28, 2023, hearing were provided.

Before issuing a recommendation, Staff would like to see a revised site plan with the information outlined in the phase-in plan included and review comments from WBK Engineering.

Chairman Mohr asked if the Petitioner was going back to the original site plan. Mr. Asselmeier responded that this is a second site plan which was submitted at the August 28, 2023, hearing. This site plan meets all definitions of a complete application and the Petitioner can present this proposal for approval.

Chairman Mohr asked if there would be the same setbacks to drainage district. Mr. Asselmeier responded this property was not included in the lawsuit so he can keep the setbacks that he proposed. If there is a lawsuit in the future the petitioner can fight the lawsuit.

Chairman Mohr asked how many feet was the setback. Mr. Asselmeier responded it has to be (60') sixty-foot from the centerline. Also, there has to be a determination of the location of the centerline.

Member LeCuyer asked if the parties on either side were having the same setback issues as the petitioner. Mr. Asselmeier responded that he does not know if either party was included in the lawsuit. If they were, they would have to comply with the same (60') sixty-foot setback. If not, they would require normal setback.

Member Prodehl asked, since WBK Engineering has not submitted the drainage information, would the Petitioner need to obtain an amendment at a later date. Mr. Asselmeier replied WBK did not complete reviewing the site plan. There is the potential there would need to be an amendment at a later date.

Chairman Mohr reopened the public hearing at 7:05 p.m.

Chairman Mohr swore in Jesse Sexton, Jeffery Milroy, and Daniel Nagel.

Daniel Nagel, the property owner to the east of the subject property, was concerned with the three (3) piles of material. The finished pile, the unfinished pile, and the pile of waste. He stated that some of the material was splitting the line between the County and the City of Yorkville. He asked who would clean-up the piles. Mr. Asselmeier stated it depends on where the piles of materials were located. If the piles are in the unincorporated area and they comply with the approved special use permit they are fine. If they are in Yorkville and the special use permit ended, Yorkville could proceed to enforce their regulations regarding the piles.

Chairman Mohr spoke about tipping fees. The Petitioner stated he already paid tipping fees once. Also, Chairman Mohr stated that Kendall County would be asked to waive the tipping fees. Ultimately, the decision to waive tipping fees would be up to the County Board.

Mr. Nagel would like to get this resolved because he was installing solar panels.

Mr. Nagel asked if the permit for Green Organics was expired. Mr. Asselmeier stated that the special use permit runs with the land, not with Green Organics or Midwest Materials, on the Kendall County side. He could not speak about issues on the Yorkville side. If there is a violation of a special use permit on the County's side, the citation would be issued to the owner of record.

Mr. Nagel stated he would not have bought the land if he knew the regulations.

Mr. Asselmeier stated that Yorkville can cite the owner on record.

Chairman Mohr adjourned public hearing at 7:12 p.m.

Chairman Mohr asked if there were any questions regarding the proposed the Findings of Fact. Mr. Asselmeier responded that parking stall depth in the 4th finding related to variances was not addressed. That issue would have to be addressed in the conditions. The Petitioner was not asking for variances.

Chairman Mohr asked how hard it would be to map the amount of land under the lawsuit for the (60') sixty-foot setback. Mr. Asselmeier replied that the Petitioner was not party to the lawsuit and the centerline location would still need to be determined. Chairman Mohr noted that the drainage district had already won a lawsuit. They could sue the Petitioner and the Petitioner would have account for the (60) sixty-foot setback in the site plan. Mr. Asselmeier stated court never recorded that setback.

Jesse Sexton mentioned that there is already a (30') thirty-foot setback. The branch along the western end of the subject property was not a main artery of Rob Roy Creek. Mr. Sexton stated lawsuit has nothing to do with the Petitioner. Chairman Mohr acknowledged that the land that was party to the lawsuit was along the main branch of Rob Roy Creek.

Chairman Mohr asked if Mr. Milroy knew the risks of installing a pond. Mr. Milroy responded that he is aware of the risks and stated he would prefer to have a smaller pond.

The proposed Findings of Fact based on the site plan submitted for the August 28, 2023, hearing, not including the phase-in plan, 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. The operation is controlled by the Illinois EPA and inspected regularly by the Health Department and they have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

The special use will not be substantially injurious to the use and enjoyment of other 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 operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. Reasonable restrictions may be placed in the special use permit to address hours of operation, dust, and odor control measures. No evidence has been provided suggesting that property values have declined in the area since the facility commenced operations.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities or roadways to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open. State law and the Kendall County Zoning Ordinance require a Surface Water Management Plan.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are requested, if the parking stalls depth are corrected.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

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

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None

Absent (1): Cherry

The motion passed.

Chairman Mohr asked if the shed was still on the site plan. Mr. Asselmeier replied it was in the plan. The exact location was not determined. The Petitioners were allowed to install (1) one building (60'X80') sixty feet by eighty feet with a maximum height of (24') twenty-four feet. The Petitioner would need to obtain a building permit noting the specific location, per the proposed conditions of the special use permit.

Chairman Mohr asked if a sprinkler system was required. Mr. Asselmeier replied that it is up to the individual fire department. The proposed building was likely smaller than the threshold for a sprinkler system as required by the Bristol-Kendall Fire Protection District.

Member Thompson asked if approving the special use permit without engineering information would make Kendall County liable. Mr. Asselmeier stated no; the Petitioner would need to obtain a stormwater permit. If the Petitioner needs to change the site plan in the future, an amendment would be needed.

Mr. Milroy asked about including the phase-in plan. Mr. Asselmeier noted that the phase-in plan was partially included in the site plan and a proposed condition existed stating that changes to the decommissioning plan had to be reported to the County within (30) thirty days.

The proposed conditions were as follows:

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing

shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.

- f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
 - j. The operator shall provide weight receipts to Kendall County.
 - k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
- 2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass **and food waste**). **(Amended after ZPAC)**
 - 3. The site shall be developed substantially in accordance with the site plan (Attachment 4A) provided that the parking stalls conform to the requirements of the Kendall County Zoning Ordinance and the owners of the business allowed by the special use permit may erect one (1) building a maximum of sixty foot by eighty foot (60'X80') in size with a maximum height of twenty-four feet (24') on the property, and the site plan shall be kept on file as "Exhibit A" attached hereto. **(Amended at RPC)**

4. A fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary to the east. The berm will be at least fifteen feet (15') wide and three feet (3') high. A twenty-five foot (25') wide berm at least three feet (3') in height will be provided near the western and northern property lines. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping. **(Amended at RPC and after ZBA)**
5. The facility operator shall maintain existing plantings on the berm and ditch.
6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on "Exhibit B" attached hereto. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
7. The facility operator shall maintain a sampling schedule as shown on "Exhibit C" attached hereto dated March 11, 2008.
8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility. **The phone number of the County Solid Waste Coordinator shall be added to a sign on the property that is visible from the street. (Amended at ZBA)**
9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager, they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
11. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan as described in Exhibit D. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.
12. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.

13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.
15. ~~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. (Deleted at ZPAC)~~
16. 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.
17. 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.
18. At least one (1) water truck shall be onsite for dust control purposes. **(Added after ZPAC)**
19. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing towards populated areas. **(Added after ZPAC)**
20. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
21. 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.
22. 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.
23. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
24. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member LeCuyer made a motion, seconded by Member Prodehl, to approve the conditions proposed by Staff.

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (0): None

Abstain (0): None
Absent (1): Cherry

The motion passed.

Chairman Mohr noted the lack of a report by the Stormwater Engineer and he wanted to make sure that it was known the setbacks on the of the Petitioner's land were reviewed and were not in the main branch of the Rob Roy Creek. The Petitioner currently had a (30') thirty-foot setback.

Member LeCuyer made a motion, seconded by Member Fox, recommend approval of the special use permit assuming a positive review of Kendall County Stormwater Engineer and noting the setbacks from the branch of the Rob Roy Drainage District.

The votes were as follows:

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

The motion passed.

This proposal will go to the Planning, Building and Zoning Committee on November 13, 2023.

The Zoning Board of Appeals completed their review of Petition 23-26 at 7:36 p.m.

NEW BUSINESS/OLD BUSINESS

Mr. Asselmeier stated the deadline for applications is November 17, 2023, for the December 18, 2023, Zoning Board of Appeals hearing.

REVIEW OF PETITIONS THAT WENT TO PLANNING BUILDING AND ZONING

None

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:39 p.m.

The next regularly scheduled meeting/hearing will be on December 18, 2023.

Respectfully submitted by,
Wanda A. Rolf
Administrative Assistant

Exhibit

1. Memo on Petition 23-26 Dated October 26, 2023

OCTOBER 30, 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.

[illegible]



October 30, 2023

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 1270 E Beecher Road
WBK Project 19-102.BN

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Milroy Farms Compost Facility 1270 E. Beecher Road prepared by IG Consulting Inc dated June 29, 2023 and received October 25, 2023.
- Phase in Plan dated October 25, 2023 and received October 26, 2023.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit.

Phase In Plan

1. The narrative refers to Phase I and Phase II and Final phase activities. The narrative also refers to the Weston Plan, wetland mitigation bank activities and proposed storage/maintenance building. Provide exhibits and reference documents to clarify the number of phases proposed, the limits and locations of all phases, the limits and location of the proposed buildings and wetland mitigation bank.
2. The plan has many conditional statements. For the purposes of the stormwater permit application state what is desired in specific phasing plan without conditions or alternates.
3. The paragraph starting with "Upon termination of composting..." should be deleted. If any changes to stormwater basins are desired in the future, the conditions upon which it may be allowed shall be clearly defined and justified within the context of the regulation that exists at that time. Pre-approval is not granted.
4. Remove the discussion of an alternate location to the stormwater basin (60 feet east). Provide verification of your right to construct the basin in the easement or revise the plans to shift the basin to an appropriate location.

Engineering Plans & Stormwater Permit

1. Provide a technical narrative addressing drainage impacts and permit requirements.
2. Determine off-site flows tributary to the property and how they will be conveyed and facilitated by the project.
3. Significant drainage area is tributary to the north line of the project. Utilize streamstats to determine tributary area, design flow values for 100 year event and whether the flow is contained within the banks of the existing channel or result in overbank flooding. The limits of 100 year event conveyance is necessary to determine the adequacy of the proposed plan.
4. Provide calculations for the proposed stormwater storage volume and proposed release rate from the site to document compliance with the County Stormwater Ordinance.
5. Provide rip rap from the end of the stormwater basin discharge pipe to the normal water elevation in Rob Roy Creek.
6. Erosion blanket on the berm and slopes shall be consistent with the Illinois Urban Manual. Provide the detail for the same on the plans.
7. Depict and provide silt fence adjacent to Rob Roy Creek and all areas downstream of site disturbance

Third Party Permits

1. USACE determination of creek jurisdiction is necessary prior to County permit approval. Provide documentation of compliance with USACE requirements if within their jurisdiction.
2. Determine if an NPDES NOI is necessary.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.



WBK Engineering, LLC

State of Illinois
County of Kendall

Zoning Petition
#23-26

ORDINANCE NUMBER 2023-_____

**RENEWING A SPECIAL USE PERMIT FOR A COMPOSTING FACILITY AT 1270 E.
BEECHER ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION
NUMBER 02-08-100-006 IN BRISTOL TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to grant special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 7:01.D.20 of the Kendall County Zoning Ordinance permits the operation of composting of landscape waste and food waste facilities as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District and consists of approximately 40 acres located at 1270 E. Beecher Road (PIN: 02-08-100-006), in Bristol Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and the property shall hereinafter be referred to as “the subject property”; and

WHEREAS, the County Board of Kendall County, Illinois did grant a special use permit for a composting facility on the subject property as Ordinance 1993-19 on October 19, 1993; and

WHEREAS, the County Board of Kendall County, Illinois did grant a renewal of a special use permit for a composting facility on the subject property as Ordinance 1997-13 on August 19, 1997; and

WHEREAS, the County Board of Kendall County, Illinois did grant a renewal of a special use permit for a composting facility on the subject property as Ordinance 2000-18 on April 18, 2000; and

WHEREAS, the County Board of Kendall County, Illinois did grant a renewal of a special use permit for a composting facility on the subject property as Ordinance 2008-17 on May 20, 2008; and

WHEREAS, the Zoning Administrator and/or deputies did grant a minor amendment to the existing special use permit to allow the composting facility to begin accepting and processing food waste as Ordinance 10-25-11 on October 25, 2011; and

WHEREAS, the County Board of Kendall County, Illinois did grant a renewal of a special use permit for a composting facility on the subject property and repealed all previous special use permits for a composting facility on the subject property as Ordinance 2014-04 on March 19, 2014; and

WHEREAS, Condition 8 of Ordinance 2014-04 established an expiration date for the special use permit for the composting facility at December 1, 2023, and required any renewals of the special use permit be submitted prior to July 1, 2023; and

WHEREAS, the subject property is owned by Milroy Farms, LLC as represented by Jeffery D. Milroy and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about June 30, 2023, Petitioner filed a petition for renewal of a special use permit to allow the operation of a composting of landscape waste and food waste facility at the subject property; and

State of Illinois
County of Kendall

Zoning Petition
#23-26

WHEREAS, following due and proper notice by publication in the Kendall County Record on August 10, 2023, the Kendall County Zoning Board of Appeals initiated a public hearing on August 28, 2023, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to October 2, 2023, at the same time and location, and continued the public hearing to October 30, 2023, at the same time and location, at which the Petitioner's 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 to the request and two members of the public expressed neutral opinions of the proposal; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the renewal of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated October 30, 2023, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval with conditions** of the renewal of the special use permit; and

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

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for renewal of special use permit allowing the operation of a composting of landscaping waste and food waste facility on the subject property subject to the following conditions:
 - A. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 3. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.

State of Illinois
County of Kendall

Zoning Petition
#23-26

4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 5. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 6. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 7. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 8. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 9. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
 10. The operator shall provide weight receipts to Kendall County.
 11. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 12. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 13. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
- B. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass and food waste).
- C. The site shall be developed substantially in accordance with the site plan provided that the parking stalls conform to the requirements of the Kendall County Zoning Ordinance and the owners of the business allowed by the special use permit may erect one (1) building a maximum of sixty foot by eighty foot (60'X80') in size with a maximum height of twenty-four feet (24') on the property, and the site plan shall be kept on file as Exhibit C attached hereto.

State of Illinois
County of Kendall

Zoning Petition
#23-26

- D. A fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary to the east. The berm will be at least fifteen feet (15') wide and three feet (3') high. A twenty-five foot (25') wide berm at least three feet (3') in height will be provided near the western and northern property lines. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping.
- E. The facility operator shall maintain existing plantings on the berm and ditch.
- F. The facility operator shall maintain the security gate, signage, and landscaping as indicated on Exhibit D attached hereto. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
- G. The facility operator shall maintain a sampling schedule as shown on Exhibit E attached hereto dated March 11, 2008.
- H. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility. The phone number of the County Solid Waste Coordinator shall be added to a sign on the property that is visible from the street.
- I. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
- J. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
- K. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan as described in Exhibit F attached hereto. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.
- L. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.
- M. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
- N. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.

State of Illinois
County of Kendall

Zoning Petition
#23-26

- O. 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.
 - P. 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.
 - Q. At least one (1) water truck shall be onsite for dust control purposes.
 - R. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing towards populated areas.
 - S. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - T. 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.
 - U. 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.
 - V. 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 renewal of an existing special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of November, 2023.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Legal Description of Milroy Farms LLC Parcel Parcel 02-08-100-006

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence north $88^{\circ} 29' 44''$ East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North $88^{\circ} 29' 44''$ East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence South $00^{\circ} 06' 57''$ East along the East Line of said Northwest Quarter, 1124.58 feet; thence South $88^{\circ} 27' 18''$ West, 2655.95 feet to a point on the West line of said Northwest Quarter; that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North $00^{\circ} 01' 23''$ East along said West line, 100.0 feet; thence North $87^{\circ} 51' 12''$ East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North $28^{\circ} 38' 38''$ West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on October 30, 2023, by a vote of six (6) in favor and zero (0) in opposition; Member Cherry was absent:

FINDINGS OF FACT

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. The operation is controlled by the Illinois EPA and inspected regularly by the Health Department and they have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

The special use will not be substantially injurious to the use and enjoyment of other 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 operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. Reasonable restrictions may be placed in the special use permit to address hours of operation, dust, and odor control measures. No evidence has been provided suggesting that property values have declined in the area since the facility commenced operations.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities or roadways to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open. State law and the Kendall County Zoning Ordinance require a Surface Water Management Plan.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are requested, if the parking stalls depth are corrected.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

RECOMMENDATION

Approval subject to the following conditions and assuming positive review of the Kendall County Stormwater Engineer; setbacks from the branch of the Rob Roy Drainage District were also noted at the hearing:

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

- c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
 - j. The operator shall provide weight receipts to Kendall County.
 - k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.
- 2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass and food waste).
 - 3. The site shall be developed substantially in accordance with the site plan provided that the parking stalls conform to the requirements of the Kendall County Zoning Ordinance and the owners of the business allowed by the special use permit may erect one (1) building a maximum of sixty foot by eighty foot (60'X80') in size with a maximum height of twenty-four feet (24') on the property, and the site plan shall be kept on file as an Exhibit attached hereto.
 - 4. A fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary to the east. The berm will be at least fifteen feet (15') wide and three feet (3') high. A twenty-five foot (25') wide berm at least three feet (3') in height will be provided near the western and northern property lines. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall

County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping.

5. The facility operator shall maintain existing plantings on the berm and ditch.
6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on the submitted documents. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
7. The facility operator shall maintain a sampling schedule as shown on the submitted documents dated March 11, 2008.
8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility. The phone number of the County Solid Waste Coordinator shall be added to a sign on the property that is visible from the street.
9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
11. The operator of the business allowed by the special use permit shall follow the submitted Decommissioning Plan. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.
12. The operator of the business allowed by the special use permit shall notify the Kendall County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.
13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.
15. 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.
16. 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.
17. At least one (1) water truck shall be onsite for dust control purposes.
18. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing

towards populated areas.

19. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
21. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
23. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.



PROJECT No.
13223C
4 of 6



**MIDWEST
MATERIAL
MANAGEMENT**
(847) 426-6354
- COMPOST FACILITY -
OPERATING HOURS: BY APPOINTMENT ONLY
MATERIALS ACCEPTED: LANDSCAPE WASTE
"COMRI CERTIFIED" COMPOST AVAILABLE
COMPLAINTS CONCERNING THIS FACILITY CAN BE
MADE TO: STEVE BERGLUND: 847-426-6354 OR
BUREAU OF LAND, ILLINOIS ENVIRONMENTAL PROTECTION
AGENCY, SPRINGFIELD, ILLINOIS: 217-524-3300
MAILING ADDRESS: 219 N. STATE ST. HAMPSPERE, IL 60140



March 11, 2008

Mr. Joseph Mazza
[REDACTED]



Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

[REDACTED]
Terese M. Laciak
President

EXHIBIT C

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County

**Green Organics, Inc.
Kendall County, Illinois
Yard Debris Composting Facility
Normal and Pre-Mature Closure Plan**

The information contained herein describes the procedures and activities to perform normal closure of the Green Organics yard debris composting facility located at 1270 E. Beecher Rd. in Bristol Illinois 60512. Both normal and pre-mature closures are limited by the amount of time needed for complete composting of material (item 1). Complete composting takes no less than three months. During this time, composted debris will be shipped and sold to customers as before. Thus, these figures are a maximum cost of closure and a pre-mature closure plan is not any different from a normal closure plan. The land would be used for the farming of food crops or seeded, as necessary. The description and cost for each procedure/activity is defined below:

Description	Quantity	Unit	Unit Cost	Cost	Time to Complete	Comments
Complete composting and removal of remaining material	43000	cy	\$0.65	\$28,000	3 months	Assume three months operation to complete compost. Assume 50% of material - sold from facility and 50% of material shipped to customer (i.e. pay for hauling)
Disposal of non-compostables	10	cy	\$30	\$300	1 day	Assumes one dumpster. Includes cost to haul and dispose at licensed landfill facility
Regrade and level composting pad for farming	23	acre	\$1,000	\$23,000	.5 months	Assumes regrading to original elevations
Seeding - Class 7 Seed	23	acre	\$300	\$7,000	.25 months	Includes seeding and erosion control
Return control of land to owners for farming	1	LS	\$1,000	\$1,000	.5 months	
Total				\$60,000	4.25 months	

Yard debris or cured compost that cannot be removed from the site will be prepared for incorporation into the soil at the site, and, incorporated into the soil in accordance with State of Illinois Regulations for application of yard waste for agricultural use. The incorporation rate will not exceed the amount specified for the grasses or crops planted on the site.

Grading and leveling of the soil will be performed in accordance with agricultural Best Management Practices (BMP) to minimize soil erosion and/or soil loss.

All structures, signs and equipment used in the composting operation and for closure of the site will be removed once closure has been completed. Green Organics will notify the Illinois EPA of the closure within ninety days of the beginning of closure activities, or sooner if required by law. Once closure had been completed, Green Organics will notify the Illinois EPA within five business days that the closure has been completed.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-30**Michael R. and Darla J. Cappellett****Plat of Vacation of a Drainage and Utility Easement
in Whitetail Ridge Subdivision****UPDATES SINCE OCTOBER COMMITTEE MEETING**

At the October Planning, Building and Zoning Committee meeting, this proposal was laid over until all utilities submitted their approval.

WBK Engineering submitted a letter with no objections to the vacation on October 21, 2023. This letter is included as Attachment 12.

The Yorkville City Council approved the proposal at their meeting on October 24, 2023. An email stating this information is included as Attachment 9.

On October 30, 2023, the Petitioner submitted a revised plan with affidavits for the applicable utilities to sign which is included as Attachment 11, Page 4.

A JULIE locate had been ordered, see Attachment 13.

As of the date of this memo, Comed had not approved the vacation; the most current email was dated September 19, 2023, and was included as Attachment 5.

NICOR approved the vacation on November 2, 2023, as noted in Attachment 6.

Comcast approved the vacation on November 2, 2023, as noted in Attachment 7.

AT&T previously approved the vacation as noted in Attachment 8.

INTRODUCTION

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

The Petitioners previously combined the lots into one (1) parcel identification number.

SITE INFORMATION

PETITIONER Michael R. and Darla J. Cappellett

ADDRESS 6145 Whitetail Ridge Drive, Yorkville (Lots 65 and 66 of Whitetail Ridge)

LOCATION North of the Intersection of Clubhouse Drive and Whitetail Ridge Drive



TOWNSHIP Kendall Township

PARCEL # 05-12-226-013

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE One-Family Residential/Vacant

ZONING RPD-2

LRMP	Current Land Use	One-Family Residential and Vacant
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Whitetail Ridge Drive is a Township Road classified as a Local Road
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION Vacate a Ten Foot (10') Drainage and Utility Easement Between Lots 65 and 66

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Wooded	A-1	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Single-Family Residential	RPD-2	Rural Residential	N/A
East	Single-Family Residential	RPD-2	Rural Residential	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

ACTION SUMMARY**KENDALL TOWNSHIP**

Kendall Township was emailed information on September 21, 2023.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on September 21, 2023. The Yorkville City Council approved the proposal at their meeting on October 24, 2023. This email is included as Attachment 9.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

ZPAC

ZPAC reviewed the proposal at their meeting on October 3, 2023. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 10.

GENERAL

The application materials are included as Attachment 1. The plat for this area of Whitetail Ridge is included as Attachment 2. The plat of vacation is included as Attachment 3.

Petition information was sent to WBK on September 21, 2023. They submitted a letter on October 21, 2023, stating they had no objections.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email is included as Attachment 4.

RECOMMENDATION

Pending comments from the various utilities and WBK Engineering, Staff recommends approval of the proposal subject to the following conditions:

1. The site plan should be included to the vacation ordinance.
2. Certificates indicating approval of the vacation by the applicable utilities shall be added to the recorded Plat of Vacation.
3. Lots 65 and 66 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of the Plat of Vacation with certificates of approval from the applicable utilities.
4. One (1) single-family residence may be constructed on Lots 65 and 66 of Whitetail Ridge Subdivision combined.
5. This vacation shall become effective upon the successful recording of the Plat of Vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an

extension is granted by the Kendall County Board.

The revised draft ordinance with a plat of survey with affidavits for the utilities is included as Attachment 11.

ATTACHMENTS

1. Application Materials
2. Plat of Whitetail Ridge (The Subject Property Area Only)
3. Plat of Vacation
4. September 19, 2023, Whitetail Ridge Homeowners' Association Email
5. September 19, 2023, Comed Email
6. November 2, 2023, NICOR Email
7. November 2, 2023, Comcast Email
8. September 21, 2023, AT&T Email
9. October 25, 2023, Yorkville Email
10. October 3, 2023, ZPAC Minutes
11. Draft Ordinance Revised
12. October 21, 2023 WBK Letter
13. JULIE Locate Email



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

APPLICATION

PROJECT NAME _____ FILE # _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
Michael R. and Darla J. Cappellett		
CURRENT LANDOWNER/NAME(s)		
Michael R. and Darla J. Cappellett		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES	6145 White-tail Ridge Dr.	05-12-226-013-0000
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Residential	Residential	
REQUESTED ACTION (Check All That Apply):		
☐ SPECIAL USE ☐ MAP AMENDMENT (Rezoned to _____) ☐ VARIANCE ☐ ADMINISTRATIVE VARIANCE ☐ A-1 CONDITIONAL USE for: _____ ☐ SITE PLAN REVIEW ☐ TEXT AMENDMENT ☐ RPD (☐ Concept; ☐ Preliminary; ☐ Final) ☐ ADMINISTRATIVE APPEAL ☐ PRELIMINARY PLAT ☐ FINAL PLAT ☒ OTHER PLAT (Vacation, Dedication, etc.) AMENDMENT TO A SPECIAL USE (☐ Major; ☐ Minor)		
PRIMARY CONTACT		PRIMARY CONTACT MAILING ADDRESS
Darla Cappellett		[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT E-MAIL (Optional)
[REDACTED]	[REDACTED]	[REDACTED]
ENGINEER CONTACT		ENGINEER MAILING ADDRESS
Darla Cappellett		[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER E-MAIL (Optional)
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		9/12/23

FEE PAID: \$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Date Stamp Here If
Checklist Is Complete

202300009192

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 8/16/2023 11:59 AM
REC FEE: 57.00 RHSPS: 19.00
STATE TAX: 915.00
COUNTY TAX: 457.50
PAGES: 2

**WARRANTY DEED
ILLINOIS STATUTORY**

FIDELITY NATIONAL
TITLE INSURANCE

462382765

THE GRANTOR(S), Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [REDACTED] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappelletti and Darla J. Cappelletti, husband and wife, whose address is (GRANTEE'S ADDRESS): [REDACTED] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

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

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S) Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [REDACTED] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [REDACTED] [REDACTED] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

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

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

Dated this 7 day of August 2023.

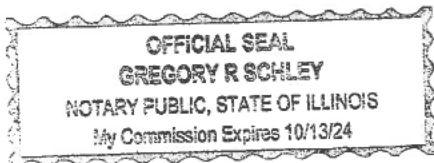
 (Seal)
Mark W. Nichols

 (Seal)
Lola A. Nichols

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Given under my hand and notarial seal, on the 7th day of August 2023.



 (Notary Public)

Prepared by:

The Law Office of Gregory R. Schley
1360 Golfview Street
Aurora, Illinois 60506

Mail to:

Name and Address of Taxpayer:

Michael R. Cappellett and Darla J. Cappellett



PLAT OF SUBDIVISION WHITETAIL RIDGE

A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8, AND
 PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL &
 NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

SMITH ENGINEERING CONSULTANTS
 CIVIL/STRUCTURAL ENGINEERS AND SURVEYORS
 700 JONES STREET
 TOMBVILLE, ILLINOIS 62900
 PHONE: 618-553-1550 FAX: 618-553-7648
 www.smithengineering.com E-MAIL: smith@smithengineering.com
 • HAWAII • HONOLULU • KAUAI • KONA • MAUI • OAHU • PORTLAND • SEASIDE • TAMPA • TOMBVILLE • WASHINGTON • WISCONSIN

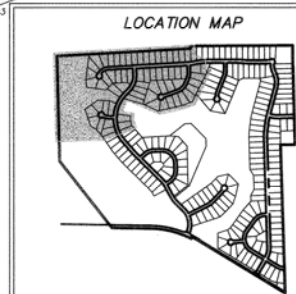
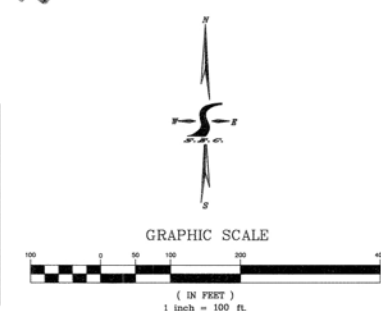
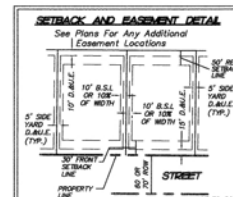
COMP. FILE: 040039-0p.dwg
 PLOT FILE STANDARD
 VIEW: 040039-0p-02

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

CURVE TABLE			
CURVE	LENGTH	RADIUS	Bearing
C1	92.52	275.00	N53°36'22"E
C2	46.99	275.00	N39°24'27"E
C3	115.50	275.00	S76°39'14"E
C4	124.73	275.00	N09°49'47"E
C5	228.15	275.00	N46°35'27"E
C6	252.11	275.00	S61°56'53"W
C7	453.21	275.00	S11°31'43"E
C8	300.76	275.00	N30°02'21"E
C9	431.97	275.00	N46°17'34"W
C10	192.46	275.00	S68°39'26"W
C11	121.29	415.00	S81°24'55"E
C12	108.87	275.00	N11°05'20"E
C13	108.02	275.00	S11°10'59"W
C14	144.19	250.00	S75°15'54"E
C15	75.44	750.00	S87°22'17"E
C16	75.44	750.00	N87°22'17"W
C17	75.44	750.00	N87°22'17"W
C18	216.62	1000.00	S81°32'29"W
C19	82.91	500.00	N82°05'09"E
C20	181.86	250.00	S65°59'46"W
C21	95.16	100.00	S17°53'41"W
C22	239.36	415.00	N14°44'06"E
C23	63.85	415.00	S02°37'09"W
C24	57.45	415.00	S10°59'31"W
C25	302.34	415.00	N05°54'48"W
C26	192.07	415.00	S13°31'52"E
C27	515.73	415.00	N09°43'46"W
C28	120.97	415.00	S36°58'48"E
C29	122.70	415.00	N37°05'57"W
C30	72.90	1000.00	S43°28'51"E
C31	1047.52	700.00	S01°28'40"W
C32	344.13	415.00	N20°35'52"E
C33	108.87	275.00	N11°05'20"E

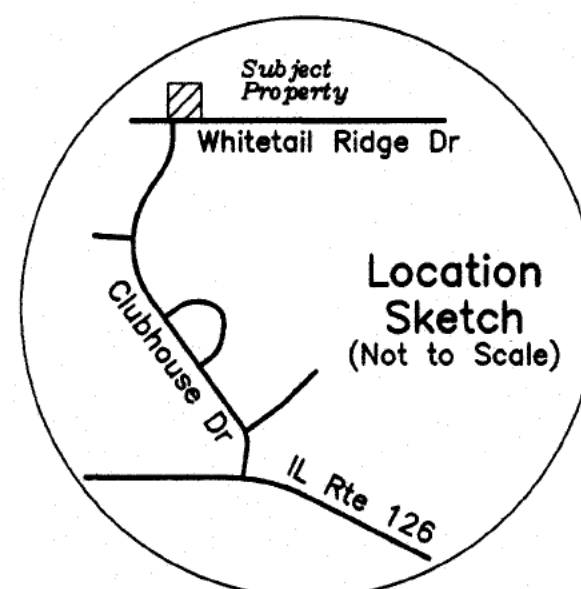
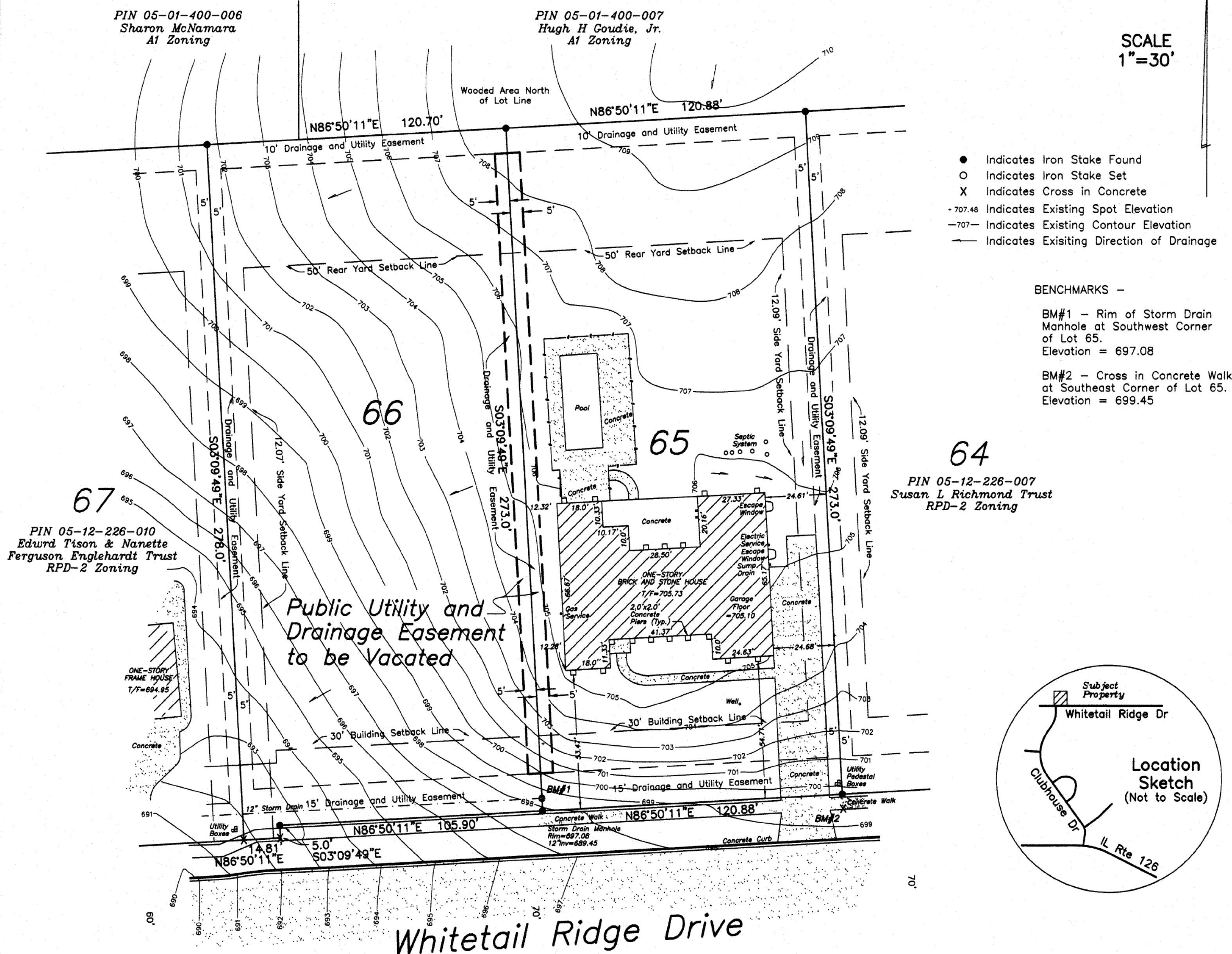


PLAT OF SUBDIVISION WHITETAIL RIDGE KENDALL COUNTY, ILLINOIS			
7. C.D.	05/25/05		
6. C.D.	05/13/05		
REVISIONS		OWN BY:	INT:
1. JCS	01/12/05	INT:	DATE: 11/12/04
2. JMS	01/28/05	DSN BY:	INT: HORIZ SCALE: 1"=100'
3. JCS	03/07/05	CHK BY:	INT: VERT SCALE: 1"=100'
4. JCS	04/07/05		
5. C.D.	04/20/05		

PLAT OF VACATION OF EASEMENT
LOTS 65 AND 66 WHITETAIL RIDGE SUBDIVISION
KENDALL AND NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS

N

SCALE
1"=30'



DEVELOPER:

Ms. Daria Capelletti

PROPERTY LOCATION:

PIN 05-12-226-0163
 6145 Whitetail Ridge Drive
 Yorkville, Illinois 60560

PRESENT ZONING:

A-1

FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0130H with an effective date of January 8, 2014.

WETLANDS STATEMENT:

The National Wetlands Inventory Map does not depict any wetlands on the Subject Property.

LEGAL DESCRIPTION OF EASEMENT TO BE VACATED:

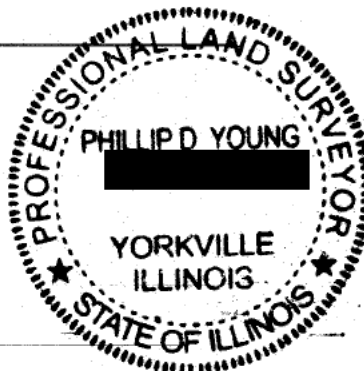
The Westerly 5.0 feet of Lot 65 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) and the Easterly 5.0 feet of Lot 66 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) all in Whitetail Ridge Subdivision in Kendall and Na-Au-Say Townships, according to the Plat thereof recorded June 9, 2005 as Document No. 200500015985.

State of Illinois } SS
 County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed October 1, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated September 19, 2023 at Yorkville, Illinois

Phillip D. Young
 Illinois Professional Land Surveyor No. [REDACTED] (Expires 11/30/24)



JOB NO. 23118
 JOB NAME CAPPELLETT
 DWG FILE 23118B

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

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580

September 19, 2023

Matt Asselmeier

From: Debbie Mika [REDACTED]
Sent: Tuesday, September 19, 2023 3:37 PM
To: Matt Asselmeier
Subject: [External]Re: 6145 Whitetail Ridge Drive

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.

No, but again thanks for checking in!

Debbie Mika, President
Whitetail Ridge HOA

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 19, 2023 3:01:08 PM
To: Debbie Mika [REDACTED]
Subject: 6145 Whitetail Ridge Drive

Debbie:

The County received a request from Michael and Darla Cappellett to vacate a public utility and drainage easement between Lots 65 and 66 in Whitetail Ridge in order to be able to construct an addition to the existing house on the property.

Does the HOA have any objections to this vacation?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Sent: Tuesday, September 19, 2023 12:07 PM
To: Matt Asselmeier
Subject: RE: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

Matthew,

If someone is requesting to vacate an easement I would need ComEd engineering to review their request and verify we don't have existing facilities within the easement area and no future need for it. If approved by engineering I can sign off on their vacation document.

Thanks,

Jerry Bouska

Senior Real Estate Representative
Real Estate & Facilities
Three Lincoln Centre, 4th Floor
Oakbrook Terrace, IL 60181
gerald.bouska@comed.com
T 779 231 2254



[comed.com](https://www.comed.com)

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 19, 2023 11:15 AM
To: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Subject: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

You don't often get email from masselmeier@kendallcountyil.gov. [Learn why this is important](#)

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Gerald:

Kendall County received a request to vacate the drainage and utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision, excluding the easements along the northern and southern boundaries of the properties.

RE: Montes Plat Vacation

Daniel J Kramer

Thu 11/2/2023 11:37 AM

To: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>; Real estate <realestate@dankramerlaw.com>.

Thanks so much,

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

From: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>
Sent: Thursday, November 2, 2023 10:57 AM
To: Daniel J Kramer <dkramer@dankramerlaw.com>
Subject: FW: Montes Plat Vacation

Daniel –

I have reviewed and approve of the attached Plat.

Please schedule a date and time to either come into our office to have the originals executed or you can overnight to the below address, including a return slip and we will send back appropriately.

Attn: 6th Floor Land Dept,
1844 Ferry Rd., Naperville IL

NOTE: I am not in the office daily - a scheduled appointment is necessary if you want to avoid delays in signature.

Rebecca Luginbill
Land Management
Nicor Gas Company
1844 Ferry Road
Naperville, IL 60563
x2rlugin@southernco.com

RE: 6145 Whitetail Ridge Dr., Yorkville, IL

Wyman, Ted <ted_wyman@comcast.com>

Thu 11/2/2023 10:24 AM

To: Real estate <realestate@dankramerlaw.com>;

Cc: Daniel J Kramer <dkramer@dankramerlaw.com>;

Jon,

I received and reviewed a Plat of Vacation from Daniel Kramer for a Monte Subdivision, which Comcast is good to sign off on. I am confirming a second sign-off during our appointment today for this Plat of Vacation.

Thank you,

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

From: Real estate <realestate@dankramerlaw.com>
Sent: Wednesday, November 1, 2023 2:51 PM
To: Wyman, Ted <ted_wyman@comcast.com>
Subject: [EXTERNAL] Re: 6145 Whitetail Ridge Dr., Yorkville, IL

Thank you Sir, I will see you then.

Jon Helland

From: Wyman, Ted <ted_wyman@comcast.com>
Sent: Wednesday, November 1, 2023 2:47:57 PM
To: Real estate
Subject: RE: 6145 Whitetail Ridge Dr., Yorkville, IL

Jon,

As we had discussed during our phone conversation, confirming our appointment for 1pm tomorrow in Aurora. My address is:



Matt Asselmeier

From: TAFOYA, JILL <jg1423@att.com>
Sent: Thursday, September 21, 2023 9:00 AM
To: Matt Asselmeier
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

Hi Matt,

AT&T has no objection to your request for vacation of the utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision.

Let me know when you have a vacation document for signature.

Thanks,

Jill

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, September 21, 2023 8:01 AM
To: TAFOYA, JILL <jg1423@att.com>
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

See attached

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: TAFOYA, JILL <jg1423@att.com>
Sent: Thursday, September 21, 2023 7:01 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

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.

Good Morning Matt,

Can you please send me the PLATS for these lots?

Thanks,

Jill

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Wednesday, October 25, 2023 8:44 AM
To: Daniel J Kramer
Cc: Matt Asselmeier; bolson@yorkville.il.us
Subject: [External]Re: PZC 2023-16 Kendall County Zoning Petition 23-30 - 6145 Whitetail Ridge Drive (Lots 65 and 66)

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.

Good Morning Dan and Matt,

There were no objections to this request at the City Council meeting last night.

Krysti Barksdale-Noble, AICP
Sent from my iPhone

On Oct 20, 2023, at 8:31 AM, Daniel J Kramer <dkramer@dankramerlaw.com> wrote:

Thank You.

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Thursday, October 19, 2023 6:02 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Daniel J Kramer <dkramer@dankramerlaw.com>
Cc: Bart Olson <BOlson@yorkville.il.us>
Subject: RE: PZC 2023-16 Kendall County Zoning Petition 23-30 - 6145 Whitetail Ridge Drive (Lots 65 and 66)

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 3, 2023 – Unapproved Meeting Minutes**

PBZ Director Matt Asselmeier called the meeting to order at 9:05 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Commander Jason Langston – Sheriff's Department
Seth Wormley – PBZ Committee Chair

Audience:

Dan Kramer

AGENDA

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

With a voice vote of six (6) ayes, the motion carried.

MINUTES

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the September 5, 2023, meeting minutes.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

Petition 23-30 Michael R. and Darla J. Cappellett

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

The Petitioners previously combined the lots into one (1) parcel identification number.

The property address is 6145 Whitetail Ridge Drive, Yorkville.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2.

The current land use is One-Family Residential and Vacant.

The future land use is Rural Residential (Max 0.65 Du/Acre).

Whitetail Ridge Drive is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are wooded and single-family residential.

ZPAC Meeting Minutes 10.03.23

The adjacent properties are zoned A-1 and RPD-2.

The future land use for the area is Rural Residential (Max 0.65 Du/Acre).

Kendall Township was emailed information on September 21, 2023.

The United City of Yorkville was emailed information on September 21, 2023. The Yorkville Economic Development Committee was reviewing the proposal on October 3, 2023.

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

The application materials, plat for this area of Whitetail Ridge, and plat of vacation were provided.

Petition information was sent to WBK on September 21, 2023.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email was provided.

As of the date of this meeting, the Petitioner has not contacted any of the utility companies directly. Emails from Comed, NICOR, Comcast, and AT&T were provided.

Staff would like to receive comments from the various utilities and WBK Engineering before issuing a recommendation.

Mr. Asselmeier noted that conditions would be placed on the approval stating only one (1) house could be built on the combined parcels and the parcels could not be separated.

Discussion occurred regarding the status of review by the various utility companies.

Mr. Klaas asked if the proposed addition to the site would have a flat roof. Dan Kramer, Attorney for the Petitioner, was unsure.

Mr. Rybski said that the property was large enough that, unless the addition was very large, the proposal would not negatively impact the septic system.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the vacation.

The votes were follows:

Ayes (6): Asselmeier, Briganti, Klaas, Holdiman, Olson, and Rybski

Nays (0): None

Abstain (0): None

Absent (4): Chismark, Guritz, Langston, and Wormley

The motion passed.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on October 10, 2023.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 23-24 and Petition 23-28 were approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Recommendation on Fiscal Year 2023-2024 Meeting Calendar

Ms. Briganti made a motion, seconded by Mr. Rybski, to recommend approval of the meeting calendar.

With a voice vote of six (6) ayes, the motion carried.

The motion passed.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:14 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

State of Illinois
County of Kendall

Zoning Petition
#23-30

ORDINANCE NUMBER 2023-_____

**APPROVING A PLAT OF VACATION OF TWO FIVE FOOT DRAINAGE AND UTILITY
EASEMENTS ON THE COMMON BOUNDARY LINES OF LOTS 65 AND 66 OF WHITETAIL
RIDGE SUBDIVISION MORE COMMONLY KNOWN AS 6145 WHITETAIL RIDGE DRIVE
YORKVILLE AND IDENTIFIED BY PARCEL IDENTIFICATION
NUMBER 05-12-226-013 IN KENDALL TOWNSHIP**

WHEREAS, Section 7.06 of the Kendall County Subdivision Control Ordinance permits the Kendall County Board to approve plats of vacation and provides the procedure through which plats of vacation are approved; and

WHEREAS, the two five-foot drainage and utility and easements which are the subject of this Ordinance were established by Ordinance 2005-16 which granted approval of a final plat of Whitetail Ridge Subdivision and was approved by the Kendall County Board on March 1, 2005, and

WHEREAS, the final plat of Whitetail Ridge Subdivision was recorded in the Kendall County Recorder of Deeds Office on June 9, 2005, and

WHEREAS, two five-foot drainage and utility easements which are the subject of this Ordinance are located along and parallel to the shared property line of Lots 65 and 66 in Whitetail Ridge Subdivision. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, in 2020, Lots 65 and 66 in the Whitetail Ridge Subdivision were merged into one parcel identification number; and

WHEREAS, on or about August 7, 2023, Michael R. and Darla J. Cappellett acquired ownership of Lots 65 and 66 of Whitetail Ridge Subdivision and the property presently identified by Parcel Identification Number 05-12-226-013 and is addressed as 6145 Whitetail Ridge Drive, Yorkville; and

WHEREAS, on or about September 18, 2023, Michael R. and Darla J. Cappellett, hereinafter referred to as "Petitioners," filed a petition for approval of a plat of vacation of two five-foot drainage and utility easements located along the property line of Lots 65 and 66; and

WHEREAS, on October 3, 2023, the Kendall County Zoning, Platting and Advisory Committee has reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval; and

WHEREAS, on November 13, 2023, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the information presented and recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has forwarded to the Kendall County Board a recommendation of **approval** of the requested plat of vacation; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

State of Illinois
County of Kendall

Zoning Petition
#23-30

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

1. The Kendall County Board hereby grants approval of Petitioners' petition for plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the site plan attached hereto as Exhibit B Plat of Vacation of Easement.
2. Certificates indicating approval of the vacation by the applicable utilities shall be added to the recorded Plat of Vacation.
3. Lots 65 and 66 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of the Plat of Vacation with certificates of approval from the applicable utilities.
4. One (1) single-family residence may be constructed on Lots 65 and 66 of Whitetail Ridge Subdivision combined.
5. This vacation shall become effective upon the successful recording of the Plat of Vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of November, 2023.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

LEGAL DESCRIPTION OF EASEMENT TRACT:

The Westerly 5.0 feet of Lot 65 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) and the Easterly 5.0 feet of Lot 66 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) all in Whitetail Ridge Subdivision in Kendall and Na-Au-Say Townships, Kendall County, Illinois, according to the Plat thereof recorded June 9, 2005 as Document No. 200500015985.

PROPERTY LOCATION:

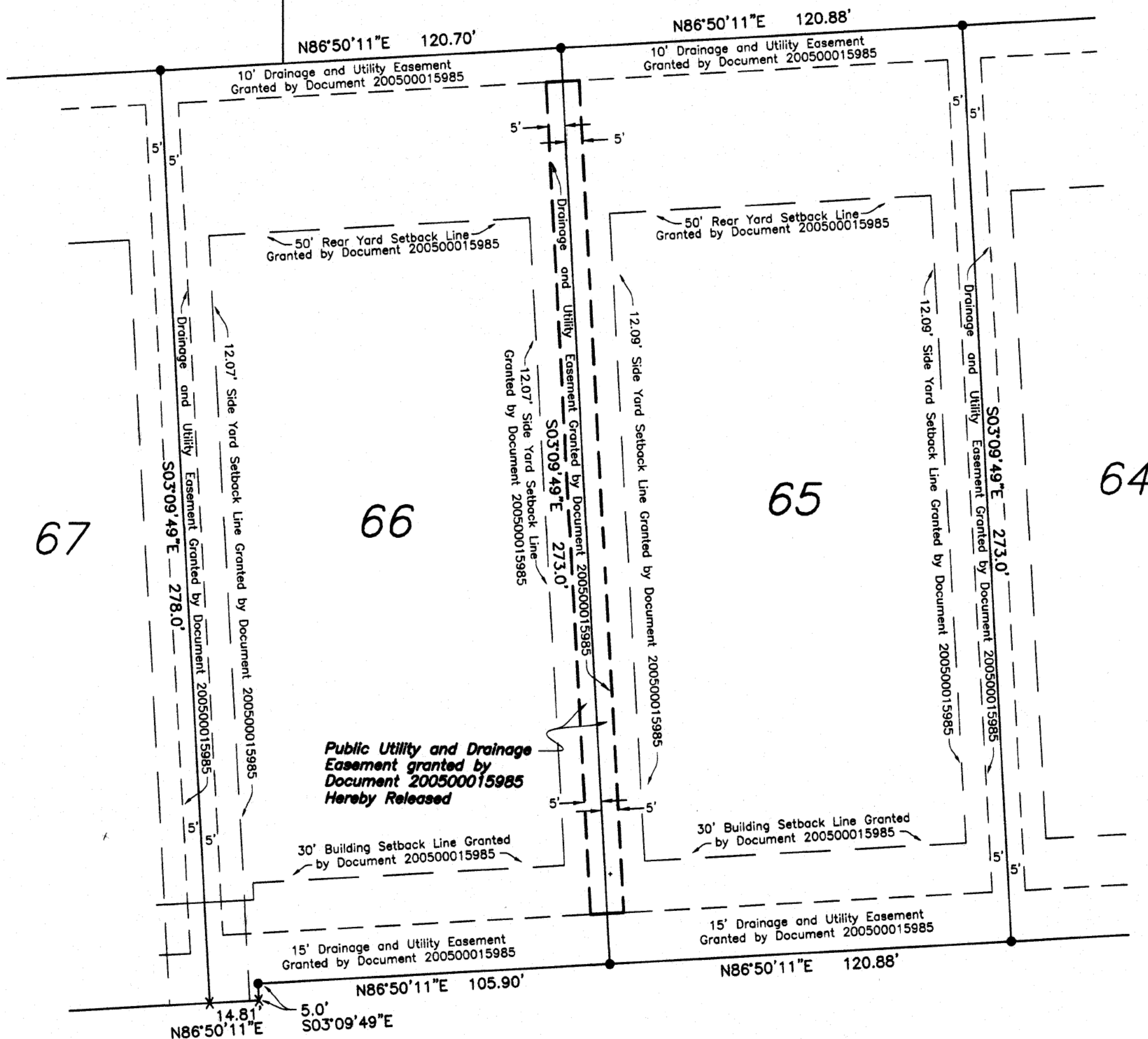
PIN 05-12-226-0163
6145 Whitetail Ridge Drive
Yorkville, Illinois 60560

PLAT OF EASEMENT RELEASE
LOTS 65 AND 66 WHITETAIL RIDGE SUBDIVISION
KENDALL AND NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS

ILLINOIS

SCALE
1"=30'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- X Indicates Cross in Concrete



Whitetail Ridge Drive

Commonwealth Edison Company

The Release of the Easements shown hereon are approved and accepted,

this ____ day of _____, A.D. 20____.

By: _____
Signature

By: _____
Print Name

Title: _____

Ameritech

The Release of the Easements shown hereon are approved and accepted,

this ____ day of _____, A.D. 20____.

By: _____
Signature

By: _____
Print Name

Title: _____

Comcast

The Release of the Easements shown hereon are approved and accepted,

this ____ day of _____, A.D. 20____.

By: _____
Signature

By: _____
Print Name

Title: _____

Nicor

The Release of the Easements shown hereon are approved and accepted,

this ____ day of _____, A.D. 20____.

By: _____
Signature

By: _____
Print Name

Title: _____

LEGAL DESCRIPTION OF
EASEMENT TO BE RELEASED:

The Westerly 5.0 feet of Lot 65 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) and the Easterly 5.0 feet of Lot 66 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) all in Whitetail Ridge Subdivision in Kendall and Na-Au-Say Townships, according to the Plat thereof recorded June 9, 2005 as Document No. 200500015985.

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Kendall } SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have prepared this Plat of Easement Release for the property described hereon.

Dated October 23, 2023 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. [REDACTED]
(Expires 11/30/24)



OWNER'S CERTIFICATE

State of Illinois }
County of Kendall } SS

This is to certify that we, Michael R. Cappellett and Darla J. Cappellett, husband and wife, are the owners of the property described hereon, and do willingly accept and approve the easement release described hereon.

Dated at _____, Illinois

this ____ day of _____, A.D. 20____.

Michael R. Cappellett

Darla J. Cappellett

NOTARY'S CERTIFICATE

State of Illinois }
County of Kendall } SS

I, _____, a Notary Public in and for the County and State aforesaid, to hereby certify that Michael R. Cappellett and Darla J. Cappellett, who are personally known to me to be the same persons whose names are subscribed to the foregoing Owner's Certificate, appeared before me this day, in person, and acknowledged the execution of the annexed Plat and accompanying instruments for the uses and purposes therein set forth as their own free and voluntary act.

Given under my hand and notarial seal,

this ____ day of _____, A.D. 20____.

Notary Public
My commission expires _____

COUNTY BOARD CERTIFICATE

State of Illinois }
County of Kendall } SS

Approved by the County Board of Kendall County, Illinois, this ____ day of _____, A.D. 20____.

Chairman of County Board

County Clerk

COUNTY RECORDER CERTIFICATE

State of Illinois }
County of Kendall } SS

This Instrument No. _____ was filed for record in the Recorder's Office of Kendall County, aforesaid, on the ____ day of _____, A.D. 20__ at _____ o'clock ____M.

Kendall County Recorder

JOB NO. 23118
JOB NAME CAPPELLETT
DWG FILE 23118C

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

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



October 21, 2023

Matthew H. Asselmeier, AICP
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: Lots 65 & 66 Whitetail Ridge (WBK Project No. 19-102.AC)

Dear Mr. Asselmeier,

WBK Engineering, LLC. (WBK) has reviewed petition 23-30 related to a Plat of Vacation of a Drainage and Utility Easement in Whitetail Ridge Subdivision.

Based upon the information provided we have no objection to the vacation of the subject easement.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

Do not hesitate to contact me should you have any questions regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg C.", is written over a solid black rectangular redaction box.

Greg C.
WBK Engineering, LLC

RE: Montes JULIE submitted orders

Fri 11/3/2023 7:56 AM

To: Griselda Montes <[REDACTED]>; Real estate <realestate@dankramerlaw.com>

Thank You.

From: Griselda Montes <[REDACTED]>
Sent: Thursday, November 2, 2023 5:56 PM
To: Daniel J Kramer <dkramer@dankramerlaw.com>
Subject: Montes JULIE submitted orders

Mr. Kramer,
please find attached lots 27 and 28 JULIE confirmation requests.
I believe they will get to it early next week.

Regards,
Jorge A. Montes



**KENDALL COUNTY
NOXIOUS WEED ANNUAL REPORT
2023**

As required by the Illinois Noxious Weed Law (505 ILCS 100), the County of Kendall submits the following Annual Report from November 1, 2022 to October 31, 2023.

During the reporting period:

1. Kendall County sent letters to each township and municipality located within Kendall County asking that they report noxious weed cases and investigations to the Kendall County Planning, Building and Zoning Department. A copy of the letter is attached.
2. Kendall County received one (1) complaints of noxious weeds within the unincorporated area of the County at the Northwest Corner of Route 47 and Newark Road. The warning notice was mailed to the property owner on October 30, 2023.
3. The Village of Oswego received thirty-seven (37) complaints of noxious weeds within the Village's limits as outlined in the attached letter dated September 12, 2023.
4. Kendall County received zero (0) requests for assistance in the investigation of noxious weed infestations.
5. Kendall County eradicated zero (0) acres of noxious weeds.
6. Kendall County quarantined zero (0) acres of property.
7. Kendall County received zero (0) requests for advice from persons responsible for controlling and eradicating noxious weeds.
8. Kendall County published zero (0) notice to individuals regarding noxious weeds.
9. Kendall County published the General Notice in the Kendall County Record on March 2, 2023. A copy of the Certificate of Publication is attached.
10. Kendall County prepared and adopted a Comprehensive Work Plan for 2024.
11. Kendall County cooperated, when requested, with Federal, State and local authorities in carrying out the provisions of the Illinois Noxious Weed Law.

This Noxious Weed Annual Report was approved by the Kendall County Board on November 21, 2023.

Respectively Submitted,

Matt Kellogg
Kendall County Board Chairman

Date

Encs: August 28, 2023 Letter to Municipalities and Townships
General Notice Certificate of Publication
September 12, 2023 Village of Oswego Letter
Warning Letter to Owner at the Northwest Corner of Route 47 and Newark Road



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

August 28, 2023

RE: Illinois Noxious Weed Law

Dear Township Supervisors and Mayors:

Kendall County is preparing to work on its annual report and comprehensive work plan as required by the Illinois Noxious Weed Law (505 ILCS 100). In order to comply with State law, we request that you inform us of any noxious weed cases that you received over the last twelve months, the location of the complaint and if the complaint was resolved. Please send this information to Matthew Asselmeier, Kendall County Planning Director, 111 W. Fox Street, Yorkville, IL 60560 or masselmeier@kendallcountyl.gov by **October 2, 2023**.

We do not request that you undertake any additional work related to the enforcement of the Illinois Noxious Weed Law or that you alter your procedures for processing noxious weed complaints except that you inform us of noxious weed complaints.

Kendall County hopes to partner with each township and municipality in order to comply with this law. A list of State of Illinois recognized noxious weeds is included with this letter.

If you have any questions, please contact Mr. Asselmeier at 630-553-4139.

Sincerely,

Matt Kellogg, Chairman
Kendall County Board

Enc: List of Noxious Weeds

Section 220.60 Noxious Weeds

The following plants within the sovereign territory of the State of Illinois are designated and declared noxious weeds:

- a) Marihuana (*Cannabis sativa* L.);
- b) Giant Ragweed (*Ambrosia trifida* L.) within the corporate limits of cities, villages, and incorporated towns;
- c) Common Ragweed (*Ambrosia artemisiifolia* L.) within the corporate limits of cities, villages, and incorporated towns;
- d) Canada Thistle (*Cirsium arvense*);
- e) Perennial Sowthistle (*Sonchus arvensis*);
- f) Musk Thistle (*Carduus nutans*);
- g) Perennial members of the sorghum genus, including johnsongrass (*Sorghum halepense*), sorghum alnum, and other johnsongrass X sorghum crosses with rhizomes; and
- h) Kudzu (*Pueraria lobata*).

(Source: Amended at 26 Ill. Reg. 14644, effective September 23, 2002)

Certificate of the Publisher

Kendall County Record

Description: NOXIOUS WEED LAW
2052418

KENDALL COUNTY PLANNING, BUILDING, ZONING
ROOM 203
111 W. FOX STREET
YORKVILLE IL 60560

Shaw Media certifies that it is the publisher of the Kendall County Record. The Kendall County Record is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Yorkville, County of Kendall, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Kendall County Record, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 03/02/2023

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its publisher, at Yorkville, Illinois, on 2nd day of March, A.D. 2023

Shaw Media By:



Laura Shaw, Publisher

Account Number



Amount \$114.70

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO THE "ILLINOIS NOXIOUS WEED LAW" to the owners, occupants, agents and public officials in charge or control of any land in Kendall County that they are required to control or eradicate all NOXIOUS WEEDS growing upon land under their control prior to the blooming, maturing of seed or other propagating of such weeds.

NOXIOUS WEEDS:

- a) Marijuana (*Cannabis sativa* L.);
- b) Giant Ragweed (*Ambrosia trifida* L.) within the corporate limits of cities, villages, and incorporated towns;
- c) Common Ragweed (*Ambrosia artemisiifolia* L.) within the corporate limits of cities, villages, and incorporated towns;
- d) Canada Thistle (*Cirsium arvense*);
- e) Perennial Sowthistle (*Sonchus arvensis*);
- f) Musk Thistle (*Carduus nutans*);
- g) Perennial members of the sorghum genus, including johnsongrass (*Sorghum halepense*), sorghum alatum, and other johnsongrass X sorghum crosses with rhizomes; and
- h) Kudzu (*Pueraria lobata*).

NOTICE IS FURTHER GIVEN that if the persons responsible for the control of any lands in Kendall County fail to comply with the provisions of the Illinois Noxious Weed Law the Control Authority of Kendall County or the Department of Agriculture of the State of Illinois will take any necessary action to control or eradicate such weeds and the cost thereof will be assessed against the owner of the land involved. If unpaid for 6 months or longer, such assessment shall become a lien upon the property.

Date at Yorkville, Kendall County, Illinois, this 21st day of February, 2023.

Signed: /s/Matt Kellogg

Kendall County Weed Control Authority

(Published in Kendall County Record March 2, 2023)

2052418



100 Parkers Mill Oswego, IL 60543 (630) 554-3618 Fax: (630) 554-3306
Website: <http://www.oswegoil.org>

September 12, 2023

Matthew Asselmeier
Kendall County senior Planning Director
111 W. Fox Street
Yorkville, IL 60560

Re: Noxious weeds / weeds

401 sunshine Ct. / Resolved
303 Owen Ct. / Resolved
505 Secretariat Ln. / Resolved
82 Templeton St. / Resolved
418 Blueridge Dr. / Resolved
902 Bison Ct. / Resolved
261 Paradise Pkwy. / Resolved
Pin# 03-20-426-001 Washington St. / Resolved
81 Templeton Dr. / Resolved
Pin# 03-20-229-014 Plainfield Rd. / Resolved
85 Templeton Dr. / Resolved
152 N Adams St. / Resolved
518 Heritage Dr. / Resolved
108 Chicago Rd. / Resolved
1601 Orchard Rd. / Resolved
708 Bellevue Cir. / Resolved
2470 Rt. 34 / Resolved
2400-2402 Rt. 34 / Resolved
2500 Rt/ 34 / Resolved
716 Juniper St. / Resolved
171 N Willowwood Dr. / Resolved
99 W Merchants Dr. / Resolved
000 Dorset Ave / Resolved
139 Ashlawn Ave. / Resolved
536 Vinca Ln. / Resolved
195 Kendall Point Dr. / Resolved
174 Kirkland Cir. / Resolved
1250 Douglas Rd. / Resolved
176 Kirkland Cir. / Resolved
82 Templeton St. / Resolved

227 E Washington St. / Resolved

42 Ashlawn Ave. / Resolved

1250 Douglas Rd. / Resolved

101 Iris Ct. / Resolved

71 Brockway / Not Resolved

109 Bradford Ct. / Resolved

Pod 8 Phase 1 & 2 Colchester Dr. and Southbury Blvd. Not Resolved

VILLAGE OF OSWEGO



Hector Justiz

Code Compliance Officer

Building Inspector



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

October 30, 2023

Lisa Bowen
[REDACTED]

RE: Northwest Corner of Route 47 and Newark Road, Lisbon Township (PIN #08-04-100-017)

According to the records of the Kendall County Tax Assessor's Office, you are the owner of property located at the Northwest Corner of Route 47 and Newark Road (PIN #08-04-100-017).

On August 30, 2023, and October 27, 2023, the Kendall County Planning, Building and Zoning Department observed noxious weeds, specifically thistle, on the subject property. Having thistle on property is a violation of the Illinois Noxious Weed Law (505 ILCS 100).

Please consider this your thirty (30) day notice to initiate compliance. Compliance, in this case, involves removing the thistle. Please remove the thistle by **November 29, 2023**. Failure to comply by this date will result in the issuance of a citation and other applicable notices as required by the Illinois Noxious Weed Law.

Please direct any correspondence on this matter to me at 630-553-4139 or masselmeier@kendallcountyil.gov. Thank you in advance for your cooperation in this matter.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building and Zoning Department



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: November 6, 2023
Re: 13039 McKanna Road

In January 2020, the County issued a stormwater permit for driveway work at the subject property.

On October 10, 2023, the Illinois Department of Natural Resources contacted the County regarding a fuel tank near the floodplain at the subject property.

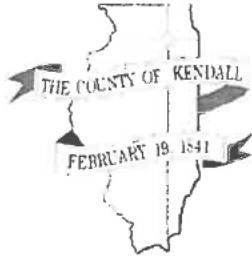
WBK prepared a quote to investigate the complaint and confirm that the site is still in compliance with the 2020 stormwater permit.

As of the date of this memo, there is Four Hundred Seventy-Five Dollars and Twelve Cents (\$475.12) remaining in the Consultants Line Item for the current fiscal year.

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

MHA

Encs: 2020 Stormwater Permit
WBK Quote



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

January 13, 2020

Luis and Cesario Moreno
[REDACTED]

RE: Stormwater Management Permit #19-07 – 13039 McKanna Road, Minooka, in Seward Township, Kendall County

Dear Luis and Cesario Moreno:

This letter serves as the stormwater management permit for driveway work on your property located at 13039 McKanna Road (PIN: 09-04-300-002) in Seward Township. Kendall County's stormwater engineering consultant, WBK Engineering, LLC, has reviewed the submitted application and plans and has found them to be acceptable.

Please see the enclosed comment letter from WBK Engineering, LLC for additional information regarding compliance with this stormwater management permit. Should you have any questions, please feel free to contact me at (630) 553-4139.

Kind Regards,
[REDACTED]

Matthew H. Asselmeier, AICP
Senior Planner

Enclosure: WBK Engineering, LLC Review Letter dated January 13, 2020

cc: Greg Chismark, WBK Engineering
File



January 13, 2020

Mr. Matt Asselmeier
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 13039 McKanna Road WBK No. 19-102.J

Dear Mr. Asselmeier:

WBK Engineering has reviewed the revised stormwater application submittal for the subject project. We received the following information:

- Stormwater Management Permit Application prepared by Luis Moreno not dated and received January 7, 2020 via email (Attached)

We find that the scope of work as described is acceptable and have no objection to the issuance of a stormwater permit. Please contact our office or Kendall County upon completion of driveway work and we will perform a final inspection to close the stormwater permit.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,



Greg Chismark P.E.
WBK Engineering LLC

WBK Engineering, LLC
WBKEngineering.com
 111 West Fox Street
Yorkville, IL 60560-1498

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630 443 7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630 701 2745

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION #

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to the Countywide Stormwater Management Ordinance and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name Luis E. Moreno (Luis Moreno)
Owner Address [REDACTED]
Phone [REDACTED]
Agent: Name _____
Address _____
Phone _____
Site: Address or Location 13039 MCKANNA RD, MINOOKA IL
Tax Parcel # 09-04-300-002
Zoning/Land Use/Acres AE / AGRICULTURAL LAND / 7.56

Proposed Development: FILL SOME POT HOLES & RESHAPE RAISING THE EXISTING GRAVEL ON THE DRIVEWAY. WE WILL KEEP THE EXISTING PROFILE OF THE PROPERTY.

Attachments: Plat _____ Construction Plans _____
Soils _____ Landscaping _____
Grading _____ Phasing _____
Other _____

Fees \$ 50 Processing Fee (\$50.00)
\$ 5000 Engineering Review Deposit (\$1,200.00 or 2% of estimated cost of the proposed improvements, whichever is greater.)

TOTAL \$ 1250 One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the County Stormwater Management Ordinance. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application.

Owner's Signature [REDACTED] Date _____
Agent's Signature _____ Date _____

Kendall County Planning, Building, & Zoning Department
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Phone: (630) 553-4139, Fax (630) 553-4179

opportunity number

PROPOSAL

Submitted To: **Kendall County**
 111 West Fox Street
 Yorkville, IL 60560
 Primary Contact: **Matt Asselmeier**

Submitted By: **WBK Engineering, LLC**
 116 W. Main Street Suite 201
 St. Charles, IL 60174
 (630) 443-7755
 Primary Contact: **Greg Chismark**

PROJECT INFORMATION

Project Name: **13039 McKanna Road Stormwater Violation Investigation**
 Address:
 City / State / Zip
 General Location:

SCOPE OF SERVICES

☐ Cost (Not-to-Exceed) ☒ Lump Sum ☐ Time and Materials (T&M)

Task Name: **Field Investigation and Summary Memo**
 Deliverable: A concern has been brought to county staff's attention regarding a potential stormwater violation address. Floodplain and floodway lie in proximity to development at the subject address. We will review available flood maps, County records, documents and maps to determine the extent of FEM. We will also make a site visit to identify potential encroachments. A wetland determination is not included. A summary memo of findings will be submitted to the County following the field investigation. Follow up activities as a result of County enforcement are not included but can be provided as a separate service.

\$2,400

Task Budget

Budget for Reimbursable Expenses (Cost Plus 10%):

\$50 (mileage)

Total Amount Budgeted For All Services Rendered:

\$2,450

☐ Additional Tasks on Following Pages.

We propose to bill you monthly based on the attached Schedule of Charges (if applicable). We establish our contract in accordance with the attached General Terms and Conditions. These General Terms and Conditions are expressly incorporated into and are made an integral part of this contract for professional services. We reserve the right to increase our fees by five percent (5%) on December 31st of each calendar year.

Greg Chismark

Greg Chismark

Digitally signed by Greg Chismark
 DN: cn=Greg Chismark, o=WBK Engineering, ou=WBK Engineering, email=Greg.Chismark@wbkeng.com, c=US
 Date: 2023.04.17 16:24:25-05'00'

10/13/23

WBK Authorization By (Please Print):

Signature

Date

The Proposal, Schedule of Charges, and General Terms & Conditions are satisfactory and are hereby accepted. You are authorized to begin the work as specified. Payments will be made as outlined above.

Client Authorization By (Please Print):

Signature

Date

A concern has been brought to county staff's attention regarding a potential stormwater violation at the subject address. Floodplain and floodway lie in proximity to development at the subject address. WBK staff will review available flood maps, County records, documents and maps to determine the extend of FEMA regulatory limits. We will also make a site visit to identify potential encroachments. A wetland determination is not part of this scope. A summary memo of findings will be submitted to the County following the field investigation and determination. Follow up activities as a result of County enforcement are not included but can be provided as a supplemental service.

WBK ENGINEERING, LLC
2023 Standard Charges for Professional Services

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$ 235
Engineer VI	\$ 200
Engineer V	\$ 180
Engineer IV	\$ 160
Engineer III	\$ 140
Engineer II	\$ 125
Engineer I	\$ 115
Urban Planner VI	\$ 215
Urban Planner V	\$ 185
Urban Planner IV	\$ 160
Urban Planner III	\$ 125
Urban Planner II	\$ 105
Environmental Resource Specialist V	\$ 152
Environmental Resource Specialist IV	\$ 130
Environmental Resource Specialist III	\$ 112
Environmental Resource Specialist II	\$ 100
Environmental Resource Specialist I	\$ 90
Technician V	\$ 170
Technician IV	\$ 140
Technician III	\$ 135
Technician II	\$ 105
Technician I	\$ 90
Intern	\$ 75
Administrative	\$ 85
Direct Costs: Copies & Prints, Messenger & Delivery Services, Mileage, etc.	Cost +10%

Charges include overhead and profit.

WBK Engineering, LLC reserves the right to increase these rates by 5% annually.

**WBK ENGINEERING, LLC
GENERAL TERMS AND CONDITIONS**

1. Relationship Between Engineer and Client: WBK ENGINEERING, LLC (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.
4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period
5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.
6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files.

Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer.

The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. Compliance with Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement. With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.

10. Affirmative Action: The Engineer is committed to the principles of equal employment opportunity. Moreover, as a government contractor bound by Executive Order 11246, Engineer takes its affirmative action obligations very seriously. Engineer states as its Policy of Affirmative Action the following:

It will be the policy of the Engineer to recruit, hire, train and promote persons in all job titles without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.

All employment decisions shall be consistent with the principle of equal employment opportunity, and only job-related qualifications will be required.

All personnel actions, such as compensation, benefits, transfers, tuition assistance, social and recreational programs, etc. will be administered without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.

11. Indemnification: Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

12. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

13. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the State of Illinois.

Any claim, dispute or other matter in question arising out of or related to this Agreement, which cannot be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

14. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.
15. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.
16. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.
17. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".
18. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, county or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.
19. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.
20. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.
21. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer performs such services.

22. **Designation of Authorized Representative:** Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.
23. **Notices:** Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.
24. **Limit of Liability:** The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.
25. **Client's Responsibilities:** The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder.

Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer.

Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

26. **Information Provided by Others:** The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.
27. **Payment:** Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:

Collection Costs: In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.

Suspension of Services: If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in (Item 4 of) this Agreement.

28. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third-party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

29. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

30. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor's failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

31. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.



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: November 6, 2023
Re: 5753 Whitetail Ridge Drive

The owner of the subject property would like to install a swimming pool and related drainage as outlined in the attached proposal.

WBK prepared a quote to review the proposed plan for compliance with the Stormwater Management Ordinance.

As of the date of this memo, there is Four Hundred Seventy-Five Dollars and Twelve Cents (\$475.12) remaining in the Consultants Line Item for the current fiscal year.

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

MHA

Encs: Pettit Proposal
WBK Quote

Lot 51
5753 Whitetail Ridge Dr.

Gentlemen,

Attached is a proposed plan to excavate my lot so we can install a pool. I have met with Four Seasons Landscaping and Jensen Excavating.

Last September of 2022, I contact you about the illegal work done on lot 50. His sump pump water was exiting onto my property in stream like fashion. McCue Builders and the homeowner came up with 2 containment structures. (Diagramed them as B & C). They installed this without your or my knowledge. I contacted your department to see what they did and you informed me they did not have a permit, approval, or inspections by Kendall County.

Now his sump water goes into structure C when that fills up it has a 8" underground pipe that moves the water to structure B. I was told he needed to move that water somewhere from B, but instead when B overflows it drains onto my property. In our heaviest rains this year, the water leaks onto my property 5-15 feet from the structure B. It takes a day or two to dry up which is a lot better than how it was prior to their work.

When McCue installed this system, he left an 8" stub towards my property assuming I would let him continue through my yard. He knew we were wanting a pool when we picked this lot and said "yes no problem".

Enough history, we have the plan to install and pitch the water from B to A. Structure A was also done by McCue, I believe in 2019. Structure A does go under Lot 52 and to the designed culvert across the street.

So basically, I am proposing to resolve everyone's problem myself with your approval with a trusted contractor. Jensen comes highly recommended. So all water from lot 50-52 will go underground. Neither lot 50 or 51 have water issues when it rains, the only water we see is his sump pump water. We want to level our property at line 712 which is a 3' drop in elevation from my patio. Jensen and I are aware of the pool's waters' edge needs to be more than 25' from any piping. If you approve of our idea, I can have either Jensen or the pool contractor submit a new plat for your review.

Thank you
Ken Pettit



Site Plan

NOT TO BE REDLINED

N 82°44'50" E 117°32'15"
S 82°44'50" E 117°32'15"

Runs to
Survey
the
Rear

10' underground

A

B

6' underground

C

Lot 51

Proposed
Pool Area

N 82°44'50" E 117°32'15"
S 82°44'50" E 117°32'15"

Whitetail Ridge Drive

DATE OF APPROVAL: 11/30/2022

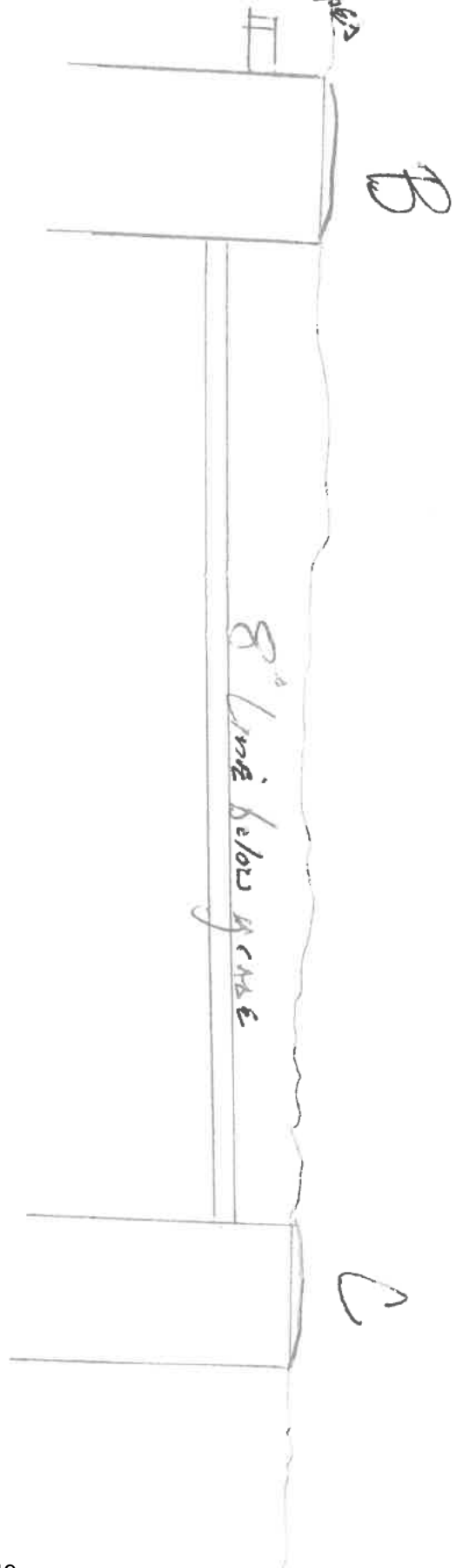
ERIC C. POKORNY
11/30/2022

Scale 1" = 20'
North Arrow
Surveyed by
Eric C. Pokorny
11/30/2022

Michael C. Ensalada, P.L.S. 2768, Exp. 11/30/2022
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2022
TODD SURVEYING
Professional Land Surveying Services
Cornerstone Surveying, P.C.
"We go where you go"
Whitetail Ridge, Suite D
Whitetail Ridge, Suite D
Phone: 813-852-1104 Fax: 813-852-1105

Project Name: [Redacted]
Client: [Redacted]
Survey Date: 11/30/2022
Surveyed by: Eric C. Pokorny
Checked by: [Redacted]
Project Number: [Redacted]

Lot 50



opportunity number



PROPOSAL

Submitted To: **Kendall County**
111 West Fox Street
Yorkville, IL 60560

Submitted By: **WBK Engineering, LLC**
116 W. Main Street Suite 201
St. Charles, IL 60174
(630) 443-7755

Primary Contact: **Matt Asselmeier**

Primary Contact: **Greg Chismark**

PROJECT INFORMATION

Project Name: **Lot 51 Whitetail Ridge Private Property Drainage Review**

Address:

City / State / Zip

General Location:

SCOPE OF SERVICES

☐ Cost (Not-to-Exceed) ☒ Lump Sum ☐ Time and Materials (T&M)

Task Name: **Field Investigation and Review Memo**

Deliverable: The property owner at Lot 51 Whitetail Ridge wishes to make drainage improvements to fac properties across their lot. WBK will review the proposed plan, underlying subdivision plans develop first hand knowledge of conditions. We will draft correspondence approving or corr drainage improvements.

This scope does not include survey or formal meeting with land owners at lot 51 or adjacent

A total of 4-8 manhours is estimated to complete this task

\$1,150

Task Budget

Budget for Reimbursable Expenses (Cost Plus 10%):

\$50 (mileage)

Total Amount Budgeted For All Services Rendered:

\$1,200

☐ Additional Tasks on Following Pages.

We propose to bill you monthly based on the attached Schedule of Charges (if applicable). We establish our contract in accordance with the attached General Terms and Conditions. These General Terms and Conditions are expressly incorporated into and are made an integral part of this contract for professional services. We reserve the right to increase our fees by five percent (5%) on December 31st of each calendar year.

Greg Chismark

Greg Chismark
Digitally signed by Greg Chismark
DN: cn=US, email=gregchismark@wbkengineering.com, o=WBK
Engineering, LLC, cn=Greg Chismark
Date: 2023.04.17 10:24:29 -0500

10/21/23

WBK Authorization By (Please Print):

Signature

Date

The Proposal, Schedule of Charges, and General Terms & Conditions are satisfactory and are hereby accepted. You are authorized to begin the work as specified. Payments will be made as outlined above.

Client Authorization By (Please Print):

Signature

Date

The property owner at Lot 51 Whitetail Ridge wishes to make drainage improvements to facilitate flow from upland properties across their lot. WBK will review the proposed plan, underlying subdivision plans and make a field visit to develop first hand knowledge of conditions. We will draft correspondence approving or commenting on proposed drainage improvements.

This scope does not include survey or formal meeting with land owners at lot 51 or adjacent to Lot 51.

WBK ENGINEERING, LLC
2023 Standard Charges for Professional Services

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$ 235
Engineer VI	\$ 200
Engineer V	\$ 180
Engineer IV	\$ 160
Engineer III	\$ 140
Engineer II	\$ 125
Engineer I	\$ 115
Urban Planner VI	\$ 215
Urban Planner V	\$ 185
Urban Planner IV	\$ 160
Urban Planner III	\$ 125
Urban Planner II	\$ 105
Environmental Resource Specialist V	\$ 152
Environmental Resource Specialist IV	\$ 130
Environmental Resource Specialist III	\$ 112
Environmental Resource Specialist II	\$ 100
Environmental Resource Specialist I	\$ 90
Technician V	\$ 170
Technician IV	\$ 140
Technician III	\$ 135
Technician II	\$ 105
Technician I	\$ 90
Intern	\$ 75
Administrative	\$ 85
Direct Costs: Copies & Prints, Messenger & Delivery Services, Mileage, etc.	Cost +10%

Charges include overhead and profit.

WBK Engineering, LLC reserves the right to increase these rates by 5% annually.

1. Relationship Between Engineer and Client: WBK ENGINEERING, LLC (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an Independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.
4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period
5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.
6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files.

Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer.

The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. **Compliance with Laws:** The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement. With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.
- Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.
10. **Affirmative Action:** The Engineer is committed to the principles of equal employment opportunity. Moreover, as a government contractor bound by Executive Order 11246, Engineer takes its affirmative action obligations very seriously. Engineer states as its Policy of Affirmative Action the following:
- It will be the policy of the Engineer to recruit, hire, train and promote persons in all job titles without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.
- All employment decisions shall be consistent with the principle of equal employment opportunity, and only job-related qualifications will be required.
- All personnel actions, such as compensation, benefits, transfers, tuition assistance, social and recreational programs, etc. will be administered without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.
11. **Indemnification:** Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.
- Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error or omission of Client.
- In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.
- Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.
12. **Opinions of Probable Cost:** Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.
13. **Governing Law & Dispute Resolutions:** This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the State of Illinois.
- Any claim, dispute or other matter in question arising out of or related to this Agreement, which cannot be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.
- The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.
- The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.
14. **Successors and Assigns:** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.
15. **Waiver of Contract Breach:** The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.
16. **Entire Understanding of Agreement:** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.
17. **Amendment:** This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".
18. **Severability of Invalid Provisions:** If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.
19. **Force Majeure:** Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.
20. **Subcontracts:** Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.
21. **Access and Permits:** Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer performs such services.

22. **Designation of Authorized Representative:** Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.
23. **Notices:** Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.
24. **Limit of Liability:** The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.
25. **Client's Responsibilities:** The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder.

Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer.

Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

26. **Information Provided by Others:** The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.
27. **Payment:** Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:
- Collection Costs: In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.
- Suspension of Services: If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in (Item 4 of) this Agreement.
28. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third-party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

29. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

30. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor's failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

31. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.



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: November 6, 2023
Re: Storage Facility at 14339 County Line Road

In September 2020, the Kendall County Board approved a rezoning a special use permit for indoor and outdoor storage at the subject property, Ordinance 2020-14. A copy of the ordinance is attached.

Condition 4.E of Ordinance 2020-14 required all outdoor storage to cease by December 31, 2023, unless an extension was granted by the Planning, Building and Zoning Committee. On October 23, 2023, the Property Owner's Attorney submitted a request to extend the deadline for the cessation of the outdoor storage component for another two (2) years. A copy of the request is attached.

In addition to the request for the extension of the deadline, the Property Owner's Attorney wanted to see if the Committee was open to the idea of allowing outdoor storage temporarily on the parcel immediately to the east of the subject property on the property identified by PIN 09-13-200-015. This property was rezoned to B-2 in 2020, but the special use permit was not extended onto this property.

The impacted properties are subject to a pre-annexation agreement with the Village of Shorewood. Emails related to amendments to the agreement are attached.

Staff has no objections to the request to extend the deadline for outdoor storage on the subject property for an additional two (2) years.

Because outdoor storage is not a temporary use as defined in Section 4:19 of the Kendall County Zoning Ordinance, Staff recommends that the Property Owner submit an application for a special use permit on PIN 09-13-200-015.

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

MHA

Encs.: Ordinance 2020-14
Emails with Dan Kramer
Emails with Natalie Engel

ORDINANCE NUMBER 2020- 14

MAP AMENDMENT REZONING 4.01 ACRES +/- TO B-3 HIGHWAY BUSINESS DISTRICT AND GRANTING SPECIAL USE PERMITS FOR AN OUTDOOR STORAGE FACILITY AND A SELF-SERVICE STORAGE FACILITY AND A MAP AMENDMENT REZONING 4.67 +/- ACRES TO B-2 GENERAL BUSINESS DISTRICT FOR THE NORTHEASTERN PORTION OF THE PARCEL LOCATED ON THE NORTHWEST CORNER ROUTE 52 AND COUNTY LINE ROAD ALSO KNOWN AS 195 ROUTE 52 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 09-13-200-002 IN SEWARD TOWNSHIP
Rezone from A-1 to B-3 With Special Use Permits (4.01 Acres) and to B-2 (4.67 Acres)

WHEREAS, Section 13.07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

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

WHEREAS, Section 9.04.C.20 of the Kendall County Zoning Ordinance permits the operation of outdoor storage businesses as a special use with certain restrictions in the B-3 Highway Business Zoning District; and

WHEREAS, Section 9.04.C.28 of the Kendall County Zoning Ordinance permits the operation of self-service storage facility businesses as a special use with certain restriction in the B-3 Highway Business Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 8.68 +/- acres located at the northeastern corner of the parcel located at the northwest corner of Route 52 and County Line Road, also known as, 195 Route 52 (PINs: 09-13-200-002), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, at the time of original application the subject property was owned Hansel Ridge, LLC and is represented by John Dollinger; and

WHEREAS, Goprobball, LLC, as represented by Jason Shelley, purchased the subject property from Hansel Ridge, LLC; and

WHEREAS, James and Denise Maffeo, purchased the subject property from Goprobball, LLC and record title is held in the name of Four Season Storage, LLC, an Illinois Liability Company; and

WHEREAS, John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC, an Illinois Limited Liability Company shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about September 30, 2019, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural to B-3 Highway Business District and for Special Use Permits to operate an outdoor storage business and a self-service storage facility business on the subject property; and

WHEREAS, on or about April 21, 2020, Petitioner's representative amended the petition to rezone 4.67 +/- acres of the subject property to B-2 General Business District and 4.01 +/- acres to B-3 Highway Business District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on January 9, 2020, the Kendall County Zoning Board of Appeals started a public hearing on January 27, 2020, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville and said hearing was continued to March 2, 2020, and continued to June 29, 2020, and continued to July 27, 2020, at the same time and location at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendments and Special Use Permits and zero members of the public asked questions or testified in favor or testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the Map Amendments and Special Use Permits with restrictions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated July 27, 2020, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendments and Special Use Permits; and

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

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

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

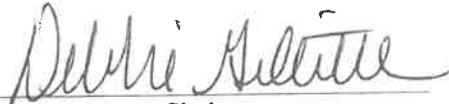
1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning 4.67 +/- acres of the subject property from A-1 Agricultural District to B-2 General Business District as outlined in the legal description attached hereto as Exhibit A.
3. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the 4.01 +/- acres of the subject property from A-1 Agricultural District to B-3 Highway Business District as outlined in the legal description attached hereto as Exhibit A.
4. The Kendall County Board hereby grants approval of Petitioner's petition for special use permits for an outdoor storage business and a self-service storage business on the portion of the subject property rezoned to B-3 Highway Business District subject to the following conditions:

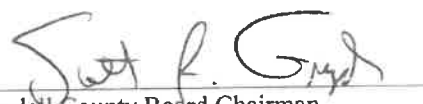
- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E.
- B. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan (Exhibit D) within two hundred forty (240) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
- C. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan (Exhibit D). The owners of businesses allowed by this special use permit may pursue variances to Kendall County Zoning Ordinance regarding the height and dimensions of the sign through the variance application process without seeking an amendment to the special use permit.
- D. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for County Line Road right-of-way.
- E. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the site plan (Exhibit C) on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.
- F. A maximum of twenty-five (25) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.
- G. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
- H. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
- I. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.
- J. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
- K. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.
- L. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.

- M. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - N. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
- 5. All ordinances in conflict with this ordinance are hereby repealed.
 - 6. 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.
 - 7. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect these Map Amendments and Special Use Permits.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15th day of September, 2020.

Attest:


Kendall County Clerk
Debbie Gillette


Kendall County Board Chairman
Scott R. Gryder

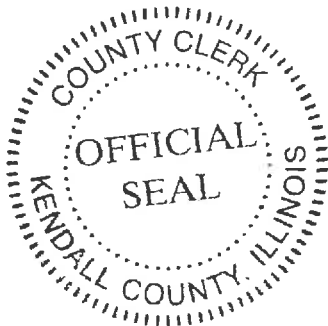


Exhibit A

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on July 27, 2020, by a vote of seven (7) in favor and zero (0) in opposition.

FINDINGS OF FACT-MAP AMENDMENTS

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on map amendment applications.

Existing uses of property within the general area of the property in question. The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, A-1 with a special use, or B-4.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map was amended earlier in 2020 to reclassify the subject property as Commercial. The property to the west is planned to be used for recreational purposes. Minooka School District #111 plans to construct a school in the area. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The proposed map amendments are consistent with the purpose and objectives of the Land Resource Management Plan.

FINDINGS OF FACT-SPECIAL USE PERMITS

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan and landscaping plan, dedicates land for right-of-way, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.

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

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed use will be a low utility user and adequate utilities are planned for the development of the site. A private road is planned from County Line Road to the subject use. A right-of-way dedication is planned along County Line Road. The Petitioners will have to secure a stormwater management permit.

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

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

RECOMMENDATIONS

Approval of the requested map amendments.

Approval of the special use permits with the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and lighting plan.
2. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan within ninety (90) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
3. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan. The owners of businesses allowed by this special use permit may pursue variances to Kendall County Zoning Ordinance regarding the height and dimensions of the sign through the variance application process without seeking an amendment to the special use permit.
4. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for County Line Road right-of-way.
5. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the site plan on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.
6. A maximum of twenty-five (25) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.
7. None of the vehicles stored on premises shall be considered agricultural equipment as they relate

to the businesses allowed by these special use permits.

8. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.
10. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
11. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.
12. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.
13. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

FOUR SEASONS STORAGE FACILITY

INDEX TO SHEETS

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

[illegible][illegible]

JAMES A MENDE WAFEC
1223 BULL AVENUE
JOHNET, IL 60453
BACHAR (312) 955-0914

TEBRIDGE ENGINEERING
20 E CHURCH ST - SUITE A
INDIANAPOLIS, INDIANA 46204
(317) 376-0195

WWW.TERRACONSTRUCTING.COM
WWW.TERRACONSTRUCTING.COM

PROFESSIONAL ENGINEERING CERTIFICATION
STATE OF ILLINOIS COUNTY OF TENDALL

JOHN L. TREIBER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN
PERSONALLY INSPECTED AND APPROVED FOR CONSTRUCTION OF THE PROJECT DESCRIBED HEREON, AND THAT THE
EXERCISE OF THE ENGINEER'S PROFESSIONAL JUDGMENT HAS BEEN USED IN THE DESIGN AND CONSTRUCTION OF THE PROJECT.

DATED UNDER MY HAND AND SEAL THIS 21ST DAY OF JULY, 2020.

**Know what's below.
Call before you dig.**

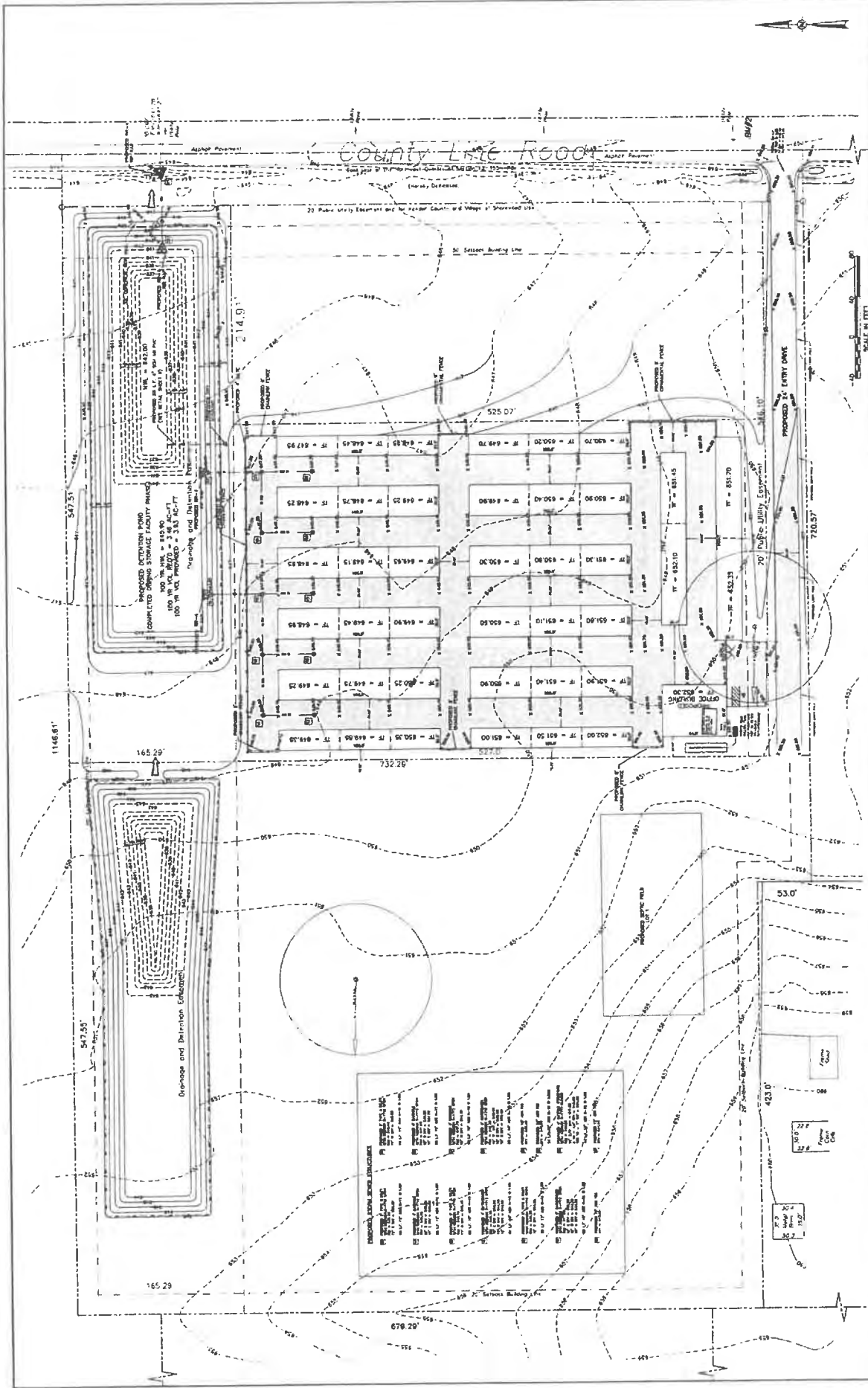
Contractors and subcontractors shall notify locations of all underground utilities prior to digging. Contact J.U.L.P.E., Public Utility Locating for Engineers at 1-800-442-0123 or ext 811.

UTILITY STATEMENT

[illegible]

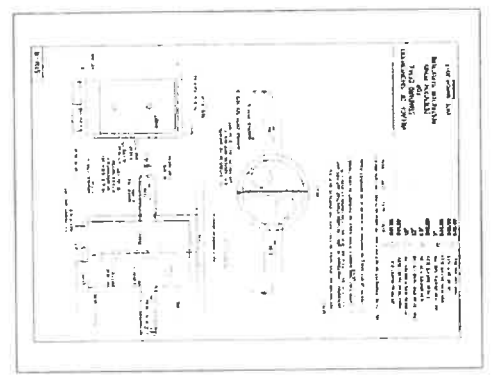
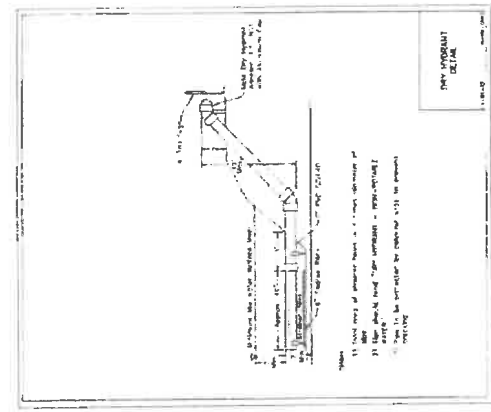
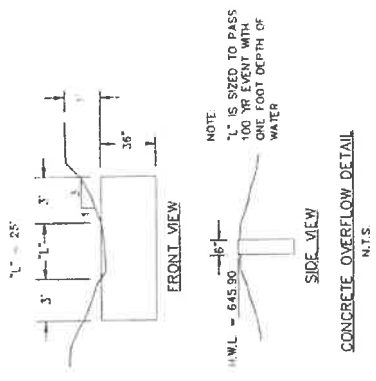
NO.	QTY	NOTES
1	1.00	1.00
2	1.00	1.00

PANIC



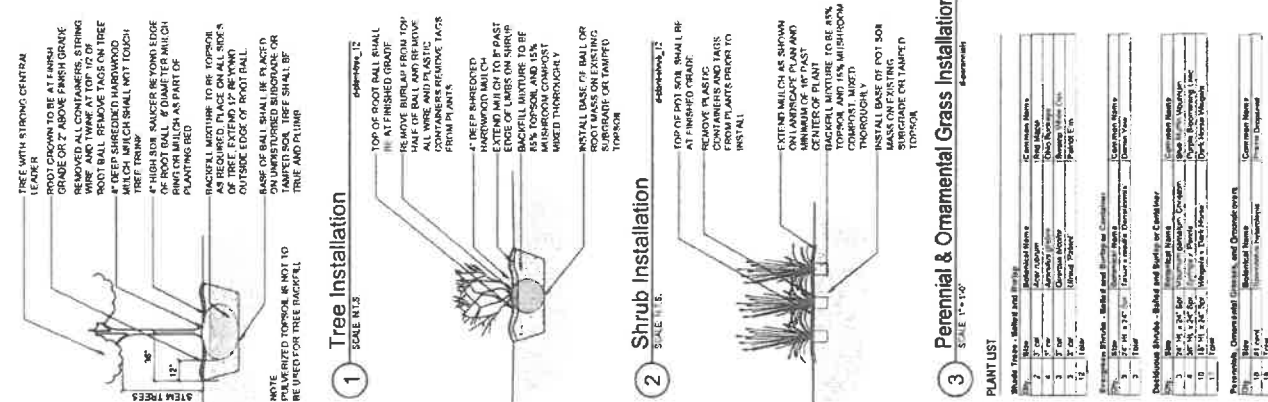
THRU/CGE ENGINEERING 1223 BUELL AVE, JOLIET, IL 61731 TEL: 815/741-1234 FAX: 815/741-1235 WWW.THUR/CGE.COM		PREPARED FOR JAMES & DENISE MAFFEO 1223 BUELL AVE, JOLIET, IL		FOUR SEASONS STORAGE FACILITY CIVIL SITE PLAN	
SHEET NO. 6 TOTAL SHEETS 6		SCALE 1" = 40' DATE JAN 18, 2010		PROJECT NO. 10-001 SHEET NO. 6	

6/20/07



 TEBRUGGE ENGINEERING 1100 N. WISCONSIN STREET, SUITE 100, CHICAGO, IL 60610 PHONE: 312.321.1000 FAX: 312.321.1001 WWW.TEBRUGGE.COM	NO. 1 DATE 11/11/07 BY J. MAFFEO CHECKED BY J. MAFFEO APPROVED BY J. MAFFEO	PREPARED FOR JAMES & DENISE MAFFEO 1223 BUELL AVE, JOLIET, IL	FOUR SEASONS STORAGE FACILITY GENERAL NOTES & DETAILS II		PROJECT NO. 07-04-007 SCALE 1" = 40' DATE 11/11/07	DATE 11/11/07 SHEET NO. 8 OF 10
					PROJECT NO. 07-04-007 SCALE 1" = 40' DATE 11/11/07	DATE 11/11/07 SHEET NO. 8 OF 10

SCALE: 1" = 40'-0"



Notes modified to comply with local practice in Louisiana state. Paid group
22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 85

LLC
Dallas
Texas

PROJECT
Go Pro Ball
Facility
HW Quadrant of Rt 52 & County Line Rd
Ehrenwood, Illinois

Landscape Plan

DRAW / REVISION

W/L	General Comments	100% (20%)	90% (18%)
7/13/23	Distance (ft) ranging	Δ	

Exhibit E

Luminaire foot-candle Per foot-candle provided by the manufacturer									
Foot-candle	Qty	Watt	Foot-candle	Qty	Watt	Foot-candle	Qty	Watt	Foot-candle
100	1	100	100	1	100	100	1	100	100
200	1	200	200	1	200	200	1	200	200
300	1	300	300	1	300	300	1	300	300
400	1	400	400	1	400	400	1	400	400
500	1	500	500	1	500	500	1	500	500
600	1	600	600	1	600	600	1	600	600
700	1	700	700	1	700	700	1	700	700
800	1	800	800	1	800	800	1	800	800
900	1	900	900	1	900	900	1	900	900
1000	1	1000	1000	1	1000	1000	1	1000	1000

Calculation Summary									
Foot-candle	Qty	Watt	Foot-candle	Qty	Watt	Foot-candle	Qty	Watt	Foot-candle
100	1	100	100	1	100	100	1	100	100
200	1	200	200	1	200	200	1	200	200
300	1	300	300	1	300	300	1	300	300
400	1	400	400	1	400	400	1	400	400
500	1	500	500	1	500	500	1	500	500
600	1	600	600	1	600	600	1	600	600
700	1	700	700	1	700	700	1	700	700
800	1	800	800	1	800	800	1	800	800
900	1	900	900	1	900	900	1	900	900
1000	1	1000	1000	1	1000	1000	1	1000	1000

PG Engineering is not a licensed electrical contractor. Code compliance is the responsibility of the client.



PG Engineering
10000 1st Avenue
Suite 100
San Diego, CA 92121
Phone: (619) 594-1111
Fax: (619) 594-1112
www.pgeng.com

PG Engineering
GO PRO BASEBALL SITE
10000 1st Avenue
Suite 100
San Diego, CA 92121
Phone: (619) 594-1111
Fax: (619) 594-1112
www.pgeng.com

Exhibit E



Progettato e realizzato da
GO PRO BASEBALL SITE
 Via...
 00100 ROMA (RM)
 Tel. 06/12345678
 Fax 06/87654321
 E-mail: info@go-pro-baseball.com
 Pagine 123456789

[illegible]

Matt Asselmeier

From: Daniel J Kramer <dkramer@dankramerlaw.com>
Sent: Monday, October 23, 2023 11:41 AM
To: Matt Asselmeier; Seth Wormley; Ruben Rodriguez
Subject: RE: [External]Four Seasons Storage Seward Township

Correct. To do so We would need to file a formal Petition but before We do would like to see if P, B & Z Committee as well as Your Office would support the request. The Owners are really running a successful business out there. You or Committee Members would be welcome to drive thru. Nice Clean site.

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, October 23, 2023 9:56 AM
To: Daniel J Kramer <dkramer@dankramerlaw.com>; Seth Wormley <swormley@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>
Subject: RE: [External]Four Seasons Storage Seward Township

Dan:

Just so I am clear, in addition to the timeframe extension, are you requesting the outdoor storage area be extended beyond the area outlined in the special use permit?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Daniel J Kramer <dkramer@dankramerlaw.com>

Sent: Monday, October 23, 2023 9:25 AM

To: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>

Subject: RE: [External]Four Seasons Storage Seward Township

Matt I would say on buildings let's go two Years and extend the existing Outdoor Storage for two years, and review at that time to see if any infill growth(residential or retail use between developed land in Shorewood or surrounding property under County jurisdiction. The subject parcel is at the outer reaches of Shorewood 1 1/2 mile halo.

As to the pre-annexation Agreement no question Shorewood would not be happy or likely agreeable in that They are certain this is going to become a hot Retail area. I think Amazon has killed that thought; but given My Client would be delighted to sell the front to a more retail type user, We would not lose that opportunity if demand arose. We could likewise program reviewing the "Temporary Use " for two-year review as well.

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Sent: Monday, October 23, 2023 8:51 AM

To: Daniel J Kramer <dkramer@dankramerlaw.com>; Seth Wormley <swormley@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>

Subject: RE: [External]Four Seasons Storage Seward Township

Dan:

How long would this temporary use occur? How long of an extension is required to construct the final buildings?

Would there be any conflicts with the annexation agreement with Shorewood, if this use occurred?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Daniel J Kramer <dkramer@dankramerlaw.com>

Sent: Monday, October 23, 2023 8:42 AM

To: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>

Subject: [External]Four Seasons Storage Seward Township

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.

Matt Can You Place this matter on Your November P, B & Z Agenda. I would ask this Letter to stand as the request of My Client to extend the date to build the final buildings and definitely to extend the Outside Storage date. My Client's business has taken off quite successfully as to the enclosed Buildings. We believe the site with it's landscaping is a true credit to the Community.

What My Client has also found is that There is a huge demand for storage of Motor Homes and recreational vehicles. They have a large waiting list for those spaces. My Client would like to discuss the ability to create additional Storage in front of the existing facility for outdoor storage as a Temporary Use until there is some movement for commercial(retail or restaurant use) in the front adjacent to County Line Road. With activities not in full swing with the Dome and no current Residential Development it appears that type of Land Use is some Years away. If the County would permit this type of temporary use with no buildings, the Owner could transition to the hoped for retail use at any time if Their were interested parties. Please let Me know if We can be put on the Agenda?

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

Matt Asselmeier

From: Daniel J Kramer <dkramer@dankramerlaw.com>
Sent: Thursday, November 2, 2023 9:36 AM
To: Matt Asselmeier
Cc: Seth Wormley; Christina Burns
Subject: RE: [External]RE: 14339 County Line Road Question

Totally aware. I anticipate pushback at Shorewood so wanted to see if between Your hiring an Economic Development Director and the County P,B and Zoning Committee having been very pro-active to create jobs and increase real estate tax base would get on board in favor. As I mentioned before any committee Members or Yourself are welcome to tour the site. I think Brian Holdiman has been pleased with their performance.

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, November 2, 2023 7:59 AM
To: Daniel J Kramer <dkramer@dankramerlaw.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>
Subject: FW: [External]RE: 14339 County Line Road Question

Dan:

Please be aware of the following language in the annexation agreement with Shorewood regarding this property.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Engel_Natalie <nengel@shorewoodil.gov>
Sent: Wednesday, November 1, 2023 5:40 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>
Subject: [External]RE: 14339 County Line Road Question

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.

Hi Matt,

The following language from the Annexation Agreement would limit his ability to expand outdoor storage.

A maximum of twenty four (24) total outdoor parking spaces may be designated for the temporary storage of recreational vehicles, and boats on trailers on the Property, three years after commencement of business of the first phase of cold storage that number shall reduce to twelve (12) and two years thereafter to zero (0). All temporary outdoor storage must be in operable condition and must be fully screened from the road via buildings and Four Seasons Storage 5 landscaping. Provided, however, then no outdoor storage of recreational vehicles or boats on trailers is permitted unless or until the office building and at least four (4) cold storage buildings have been constructed, the entire area has been paved, the fence has been erected and the landscaping has been installed

The agreement would need to be amended.

Natalie

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, October 30, 2023 9:44 AM
To: Engel_Natalie <nengel@shorewoodil.gov>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>
Subject: 14339 County Line Road Question

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender, can confirm their contact information, were expecting the communication, and know the content is safe.

Natalie:

Dan Kramer submitted a request to extend the deadline for outdoor storage at this property for two years as allowed by condition 4.E of Ordinance 2020-14, which granted the original special use permit.

He is also exploring the idea of extending outdoor storage onto the adjacent parcel to the east.

Would there be anything in the pre-annexation agreement with the Village that would prevent the property owner from expanding the outdoor storage area, if they got approval from the County?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning

111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Important:

The Village of Shorewood has moved to a new domain.

Our domain has moved from "vil.shorewood.il.us" to "shorewoodil.gov".

Please update our contact details in your records including any junk or spam filtering.

Emails sent to "vil.shorewood.il.us" will continue to be delivered until January 1 2024.



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: July 3, 2023 (Updated August 1, 2023) (Second Update November 6, 2023)
Re: Host Agreement for Composting Facility at 1270 E. Beecher Road

On March 19, 2014, the Kendall County Board approved a special use permit and host agreement allowing the operation of composting facility at 1270 E. Beecher Road.

Per both the special use permit and host agreement, the owner of the subject property was required to submit an application for renewal by July 1, 2023. On June 30, 2023, the owner submitted an application for renewal of both documents.

Staff has several proposed changes to the host agreement:

1. In the first paragraph, November 21, 2023, was listed as the date of the agreement.
2. In the first paragraph, the agreement will be between Kendall County and Milroy Farms, LLC. Green Organics, Inc. is no longer associated with the property.
3. In the first Whereas, the property will be thirty-nine point eight-seven (39.87) acres instead of fifty-eight (58) acres. The requested special use permit and host agreement only applies to the property outside of the city limits of Yorkville.
4. In the first Whereas, the only PIN# impacted is 02-08-100-006.
5. In the first Whereas, the reference to Bristol Ventures, LLC was deleted.
6. A Whereas was added after the fourth (4th) Whereas to incorporate the special use permit ordinance that was approved in 2014.
7. The fifth (5) Whereas was adjusted to reflect the current application for special use permit.
8. In Article 1.4, the expiration date was changed to December 1, 2033. The deadline to apply for renewal was changed to June 30, 2033.
9. In Article 5.1, the reference to Section 7.01.D.15 of the Kendall County Zoning Ordinance was deleted and replaced with "the applicable sections of the Kendall County Zoning Ordinance pertaining to composting of landscape waste and food waste."
10. In Article 8.1, the Planning, Building and Zoning Department's Attention was changed to the Director.
11. In Article 8.1, the "To the Company" information was changed from Green Organics, Inc. to Milroy Farms, LLC, Attention Jeff Milroy. The address was also be updated.
12. Attachment A was updated to reflect the correct Legal Description.

13. Attachment B was updated to reflect a new fee schedule. Staff proposed the fee to be Ninety Cents (\$0.90) upon the effective date of the new special use permit ordinance, Ninety-Five Cents (\$0.95) on December 1, 2026, and One Dollar (\$1.00) on December 1, 2029.

The previous host fee schedules were as follows:

2000-\$0.60

September 1, 2003 - \$0.65

September 1, 2006 - \$0.70

March 19, 2014 - \$0.75

December 1, 2016 - \$0.80

December 1, 2019 - \$0.85

The Kendall County Health Department collects the host fees. Fees for recent years were as follows:

2018 – \$28,583.47

2019 – \$31,429.00

2020 – \$27,138.83

2021 – \$789.21

2022 – \$1.79

The proposal has been reviewed by the State's Attorney's Office.

The proposal is attached.

MHA

Enc: Proposed Host Community Agreement

HOST COMMUNITY AGREEMENT

THIS HOST COMMUNITY AGREEMENT (“Host Agreement” or “Agreement”) is entered into as of the 21st of November 2023, among the County of Kendall, Illinois (“County”) and Milroy Farms, LLC (“the Company”), an Illinois corporation with its principal place of business located in Kendall County, Illinois.

RECITALS

WHEREAS, the Company currently leases approximately 39.87 acres located on the east side of Beecher Road about 0.5 miles south of Galena Road, commonly known as 1270 E. Beecher Road (PIN #02-08-100-006,), in Bristol Township from Milroy Farms, LLC which property is more specifically described in the legal description set forth in Attachment A (the “Property”); and

WHEREAS, said Property is currently zoned A-1 Agricultural with an existing Special Use for the operation of a landscape and food waste composting site (hereinafter referred to as “the Facility”); and

WHEREAS, the County Board of Kendall County, Illinois did grant the original special use permit on October 19, 1993 (*see* Ordinance 1993-19) and also granted the Company’s, or the Company’s predecessor in interest’s, requests for renewal of the special use permit on August 19, 1997 (Ordinance 1997-13), on April 18, 2000 (Ordinance 2000-18) and on May 20, 2008 (Ordinance 2008-17); and

WHEREAS, on October 25, 2011, the Kendall County Zoning Administrator and Deputy Zoning Administrator granted the Company’s petition for a minor amendment to the special use permit to allow the Facility to accept and process food waste (Minor Amendment No. 10-25-11); and

WHEREAS, the County Board of Kendall County, Illinois did grant a renewal of the special use permit on March 19, 2014 (Ordinance 2014-04) and renewed the host agreement on the same date; and

WHEREAS, the Company recently filed a petition for a renewal and major amendment to their special use permit, which was signed by the Company and the Property's owners, seeking the Company to continue operating the Facility but modifying the site plan to eliminate operations within the City of Yorkville, adjusting the site plan; and adding new conditions to the Property (see Petition 23-26); and

WHEREAS, if the County grants Company's petition to amend the special use permit and the Illinois Environmental Protection Agency ("the Agency") issues all appropriate and necessary permits for the continued development and operation of the Facility on the Property, the Company is willing to afford certain benefits as set forth herein to the County; and

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company and the County hereby agree as follows:

ARTICLE 1. GENERAL

1.1 Incorporation of Recitals. The above recitals are incorporated as part of this Agreement as though fully set forth herein.

1.2 Property. This Agreement encompasses and relates to the Property, as legally described in Attachment A. Any further or future requests for expansion of the Facility, whether on the Property or located elsewhere in the County, is not encompassed by this Agreement and will be the subject matter of a separate Host Agreement, or a supplement to this Agreement, as later determined by the parties to this Agreement.

1.3 Effective Date. This Agreement shall be effective upon acceptance of its terms by the Kendall County Board.

1.4 Expiration Date. This Agreement shall expire on **December 1, 2033**. If environmental permitting is not achieved and maintained throughout the term of the Agreement or if the Facility ceases to be operational for any other reason, this Agreement shall expire thirty (30) calendar days after written notification of termination from the Company to the County. Any petition for renewal of this Agreement and the Property's special use permit shall be submitted to the County on or before the close of business on **June 30, 2033**. This Agreement may be terminated by the County for any other reason upon written notice delivered to the Company at least sixty (60) calendar days prior to the effective date of termination. Termination of the Agreement will not adversely impact the special use approval and composting operations shall be allowed to continue. No penalties or early termination charges shall be required upon County's early termination of the Agreement.

ARTICLE 2. DEFINITIONS

Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

2.1. **"Act"** refers to the Illinois Environmental Protection Act, 415 ILCS 5/1 *et. seq.*, the Illinois Pollution Control Board regulations issued pursuant thereto and relevant permit requirements the Agency may in the future issue with respect to the Facility.

2.2. **"Agency"** and **"IEPA"** refer to the Illinois Environmental Protection Agency.

2.3. **"Agreement"** or **"Host Agreement"** refer to this Agreement and the provisions contained herein.

2.4. **“Authorized Waste”** means landscape and food waste that the Facility is authorized to accept and compost pursuant to the terms of the Facility’s IEPA permit and the terms of this Agreement.

2.5. **“Board”** refers to the Kendall County Board.

2.6. **“County”** refers to the County of Kendall, Illinois.

2.7. **“Host Community Fee”** refers to the fee paid to the County, for the benefit of the County, as set forth in this Agreement;

2.8. **“Landscape waste”** refers to landscape waste as defined in Section 5/3.270 of the Act.

2.9. **“Unauthorized Waste”** refers to any other form of waste that is not expressly authorized pursuant to the terms of the Facility’s IEPA permit and the special use permit issued for the Property.

ARTICLE 3. COMMITMENTS AND GUARANTEES

3.1. Operational Commitment. The Company commits that it will be the sole operator of the Facility and will not transfer its lease of the Property or assign its rights and obligations to operate related to the Facility, including any component thereof, without the written approval of the Board.

3.2. Covenant Guarantee. The parties acknowledge their mutual intent at the time of entering into this Agreement to create a covenant running with the land in favor of the County and that the obligations stated in this Agreement touch and concern the use of the Property. It is the intent of the parties hereto that the Company’s obligation to make payments pursuant to this Agreement is and shall be a covenant running with the Property and is and shall be binding upon transferees, successors, assigns, and subsequent tenants and owners of the Property, and is and

shall be a lien upon the Property. Said covenant shall benefit the County and its successors, transferees, and assigns. The Company agrees the County may prepare, and the Company shall promptly execute duplicate originals of the Host Agreement and record such Host Agreement in the Kendall County Recorder's Office.

ARTICLE 4. OPERATIONS

4.1. Authorized Waste. The Facility shall accept only Authorized Waste. The Facility shall comply with all relevant regulations and IEPA permits relative to load checking and waste acceptance.

ARTICLE 5. ENVIRONMENTAL PROTECTIONS

5.1. Compliance. At all times in connection with the operation of the Facility, the Company shall comply with all laws, ordinances, rules, regulations and permits of any applicable Federal, State or local governmental agency or authority relating to the operation of the Facility. At all time in connection with the operation of the Facility, the Company shall also comply with all provisions of the Property's special use permit and all conditions listed in the applicable sections of the Kendall County Zoning Ordinance pertaining to composting of landscape waste and food waste as it currently exists and as it may be amended in the future. The County will continue to provide all inspections and testing for the Facility. The Company shall provide the Kendall County Solid Waste Coordinator with notice of all complaints received about the Facility and a copy of all documents requested by the Kendall County Solid Waste Coordinator regarding the complaints. The Kendall County Solid Waste Coordinator shall maintain a log of all complaints received about the Facility.

5.2. Indemnification. The Company agrees to indemnify, hold harmless and defend with counsel of the County's own choosing, the County, and its Board members, elected

officials, agents, servants, and employees, from and against any and all lawsuits, claims, demands, liabilities, losses and expenses (including court costs, litigation expenses and attorney's fees) for or on the account of any injury to any person or any death at any time resulting from such injury, or any damage to property or the environment, or any other damage of any type, kind or sort which may arise or which may have been alleged to have arisen out of or in connection with the Property's special use permit or this Agreement.

5.3. Third Party Claims. Promptly after receipt by the County, or municipality within the County, of notice of any claim, action, suit or proceeding by any person who is not a party to this Agreement which is subject to indemnification hereunder, the County or such municipality shall provide reasonable notice to the Company.

5.4. Insurance. The Company shall obtain and maintain all insurance coverage required by the EPA. In the event the EPA ceases to require the Company to maintain insurance coverage, the Company shall promptly notify the County and the parties shall amend this Agreement to include insurance coverage requirements.

ARTICLE 6. HOST COMMUNITY FEES AND BENEFITS

6.1. Host Fees. On a monthly basis, the Company shall pay a Host Community Fee to the County pursuant to the Host Fee Schedule set forth in "Attachment B", which is attached hereto, for all waste received by the Facility.

6.2. Payment Form. Each Host Community Fee payment shall be accompanied by a form prescribed by the County stating the weight of authorized waste accepted at the Facility during the payment period; a copy of all weight receipts for the Facility during the payment period; and all such other information as may be necessary for the County to assure compliance

with this Agreement. The form shall be signed by the Facility's operator or his authorized representative.

6.3. Books and Records. The Company shall keep complete and accurate books and records relating to the determination of the fees owed under Article 6 of this Agreement, in an auditable form. The Company shall permit the County's designated representatives access to such books and records for inspection and photocopying, during the Facility's normal business hours. In the event that such inspection reveals any underpayment(s) of the host fee, the Company shall promptly pay to the County the amount(s) of such underpayment(s) due and owing to the County, and reimburse the County for its costs and expenses of such inspection and, if necessary, collection, including any professional and technical fees in connection therewith.

ARTICLE 7. REMEDIES

7.1. Remedies. In the event of any default or breach by the Company of their obligations set forth in this Agreement, the County may bring an action to enforce this Agreement and seek any and all relief available at law or in equity. The Company shall reimburse the County for its reasonable attorneys' fees and costs (including fees for expert witnesses and consultants) incurred in enforcing this Agreement.

7.2. Remedies Not Exclusive. No right, power or remedy conferred upon or reserved to any Non-Defaulting Party under this agreement or under law shall be considered exclusive of any other right, power or remedy, but such rights, powers and remedies shall be cumulative and shall be addition to every other right, power and remedy given hereunder or now or hereafter available at law or in equity or by statute or otherwise, and every right, power and remedy given by this Agreement to any Non-Defaulting Party may be exercised from time to time and as often as occasion may arise or as may be deemed expedient, without precluding an Non-Defaulting

Party's simultaneous or later exercise of any or all other rights, powers or remedies, including, by way of example, the right of the County to file a complaint with the IPCB alleging a violation of the Act. No delay or omission of the Non-Defaulting Party to exercise any right, power or remedy arising from an default or breach hereof on the part of the Defaulting Party shall impair any such right, power or remedy or shall be construed to be a waiver of any such default or breach or any acquiescence therein.

ARTICLE 8. MISCELLANEOUS

8.1. Notice. Any notice to be given hereunder by either party to another shall be in writing and be sent by personal delivery, by overnight delivery service or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed communicated when delivered or after four (4) business days from the date of mailing, whichever is earlier. Notice shall be addressed as set forth below, but each party may change its address by written notice to the others.

To the County: Kendall County
 111 West Fox Street
 Yorkville, Illinois 60560-1498
 Attention: County Clerk

with a copy to: Kendall County Courthouse
 Office of the Kendall County State's Attorney's Office
 807 West John Street
 Yorkville, Illinois 60560
 Attention: Kendall County State's Attorney

Kendall County Planning, Building & Zoning Department
111 W. Fox Street
Yorkville, Illinois 60560
Attention: Director

To the Company: Milroy Farms, LLC
 287 Woodstock Avenue
 Glen Ellyn, IL 60137

Attention: Jeff Milroy

8.2. Entire Agreement and Modification of Agreement. This Agreement constitutes the entire agreement of the parties hereto relating to the subject matter hereof, and all prior communications, discussions, understandings and agreements are hereby merged herein. This Agreement may not be modified except in writing acknowledged by all parties to the Agreement.

8.3. Caption. Captions of the Articles, Sections and Sub-Sections of this Agreement are for convenience of reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

8.4. Governing Law and Forum for Litigation. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Any litigation filed by any party hereto against any other party hereto and involving this Agreement shall be filed in the Circuit Court for the Twenty-Third Judicial Circuit, Kendall County, Illinois.

8.5. Severability. The provisions of this Agreement shall be deemed to be severable, and the invalidity or unenforceability of any one provision shall not affect the validity and enforceability of the other provisions hereof.

8.6. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns.

8.7. Force Majeure. No party hereto shall be deemed to be in default or to have breached any provision of this Agreement, as a result of any delay, failure in performance or interruption of services resulting directly or indirectly, from new technology that substantially reduces the amount of waste available for disposal at the Facility, acts of God, acts of civil or military authority, civil disturbance, war, acts or orders of any governmental entity, riots, or any

governmental action that prevents the Company from meeting its minimum guarantee set forth herein. The Company's inability to satisfy the guaranteed minimum Host Community Fee due to its own action does not constitute a *force majeure* event hereunder. Such aforementioned government actions include, but are not limited to, restrictions on operations imposed due to non-compliance with applicable legal requirements or involuntary reduction of waste receipts by the Company for reasons not otherwise set forth in this Agreement or any other Agreement of the parties. The closure or suspension of operations at the Facility by government action does not constitute a *force majeure* event under this section where the closure or suspension is the result of (a) a court of competent jurisdiction (or IPCB) finding that the Company willfully or recklessly violate the Act; (b) IEPA finding in an order issued pursuant to §34 of the Act that the Company willfully or recklessly violated the Act, which order was not appealed by the Company; or (c) the Company admitting to willfully or recklessly violating the Act. In the event a *force majeure* event does prevent the Company from meeting its guaranteed minimum Host Community Fee, the Company shall exercise commercially reasonable efforts to maximize the delivery of waste to the Facility.

8.8. Non Third-Party Beneficiaries. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons or entities other than the parties and their respective successors and assigns, nor shall any provision give any third persons or entities any right or rights of action against any party to this Agreement.

8.9. Authorization. Each of the parties hereto represent to the others that the individual(s) executing this Agreement on its behalf are duly authorized and empowered to bind such party.

8.10. Conflict of Interest. The parties represent, to the best of their knowledge and belief, that no member or employee of the County and no other public official who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out this Agreement has any direct personal or financial interest in the Agreement or in the proceeds thereof. If any County officer or elected official does have a direct or indirect pecuniary interest in Company or this Agreement, that interest, and the procedure followed to effectuate this Agreement has a will comply with 50 ILCS 105/3.

8.11. Execution of Additional Documents. Each of the parties hereto agree to execute and deliver to the other party any and all documents that may be necessary or appropriate to effectuate the terms of this Agreement whether on or after the Effective Date, including but not limited to execution and recordation of the Agreement.

8.12. Counterparts. This Agreement may be executed in counterparts, and each such counterpart shall constitute one and the same instrument.

8.13. Non-Discrimination. The Company shall not, in the performance of this Agreement, discriminate or knowingly permit discrimination against any person on account of sex, race, age, creed, color, national origin, or political or religious opinion or affiliation and shall comply with all relevant state and federal laws concerning discrimination and equal opportunity.

8.14. Reservation of Police Powers. The County reserves all its power and authority, including the power to tax and zone the Property except that the County agrees not to impose fees or taxes specific to the disposal of authorized waste on the Property other than as provided in this Agreement.

8.15. Waiver. Any waiver of a right, power or remedy under this Agreement must be in writing and accompanied by legal opinion stating (a) the signing party has the power and authority to waive the right, power or remedy under this Agreement; (b) the person(s) signing the waiver on behalf of the waiving party has been properly authorized to do so; and (c) the waiver has been duly authorized, executed, and delivered by the waiving party and constitutes the valid and binding amendment of this Agreement of the signing party and is enforceable against the signing party in accordance with its terms.

8.16. Certification. Company certifies that Company, its parent companies, subsidiaries, and affiliates are not barred from entering into this Agreement as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or as a result of a violation of 820 ILCS 130/1 *et seq.* (the Illinois Prevailing Wage Act). Company further certifies by signing the Contract documents that Company, its parent companies, subsidiaries, and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 *et seq.*; and has not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that Officer's or employee's official capacity. Nor has Company made an admission of guilt of such conduct that is a matter of record, nor has any official, officer, agent, or employee of the company been so convicted nor made such an admission.

8.17. Compliance with State and Federal Laws. Company agrees to comply with all applicable federal, state and local laws and regulatory requirements and to secure such licenses as may be required for its employees and to conduct business in the state, municipality, county and location. Such obligation includes, but is not limited to, environmental laws, civil rights

laws, prevailing wage and labor laws. It is understood and agreed to by the parties that all contracts entered into by a government body, such as Kendall County, are open to public review and as such will be on file with the County Clerk's office and may be discussed in open session pursuant to the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and/or may be released pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.).

8.18. Authority to Execute Agreement. The County and Company 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.

8.19. Assignment. Neither party shall assign, sublet, sell, or transfer its interest in this Agreement without prior written consent of the other.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

COUNTY OF KENDALL, ILLINOIS

MILROY FARMS, LLC

By: _____
Matt Kellog
Kendall County Board Chairman

By: _____
Jeff Milroy
President

Legal Description of Milroy Farms LLC Parcel

Parcel 02-08-100-006

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest Corner of said Quarter Section; thence north $88^{\circ} 29' 44''$ East along the North Line of said Northwest Quarter, 953.68 feet to a point in the center line of a branch of Rob Roy Creek for the point of beginning; thence continuing North $88^{\circ} 29' 44''$ East along said North Line, 1699.50 feet to the Northeast Corner of said Northwest Quarter; thence South $00^{\circ} 06' 57''$ East along the East Line of said Northwest Quarter, 1124.58 feet; thence South $88^{\circ} 27' 18''$ West, 2655.95 feet to a point on the West line of said Northwest Quarter; that is 1126.52 feet Southerly of the Northwest Corner of said Northwest Quarter; thence North $00^{\circ} 01' 23''$ East along said West line, 100.0 feet; thence North $87^{\circ} 51' 12''$ East, 1498.53 feet to a point in the center line of a branch of Rob Roy Creek; thence North $28^{\circ} 38' 38''$ West along said center line, 1134.24 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

ATTACHMENT B

HOST FEE SCHEDULE

The Company shall pay a host fee to Kendall County on a monthly basis and shall provide all weight receipts to Kendall County with each host fee payment. The host fee schedule shall be as follows:

Date to Begin	Fee Per Ton of Landscape Waste Received
Effective date of Ordinance (December 1, 2023)	\$0.90
December 1, 2026	\$0.95
December 1, 2029	\$1.00

100% of the host fees are to be paid to Kendall County.

2023 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V23-001	MUND/STADLER	02-34-176-004	34 RIVERSIDE ST	FOX RIVER GARDENS	Work in Floodplain w/o permit	5/15/2023	MA Stormwater			Closed
V23-002	HARDEKOPF	03-04-253-010	44 INGLESHERE RD	BOULDER HILL	INOPERABLE VEHICLE	10/14/2022	12/1/2023		\$2400 Jdgmnt	Closed
V23-003	VANDERBERG	03-04-176-006	90 FERNWOOD RD	BOULDER HILL	PROHIBITED PARKING-TRAILER	3/23/2023				8/6/2023
V23-004	BUTZ	03-04-305-023	16 WYNDHAM DR	BOULDER HILL	MULTIPLE VIOLATIONS	9/8/2022	Court 11/28/23			
V23-005	RUIZ	03-03-352-001	132 SAUGATUCK RD	BOULDER HILL	PROH. PKG. COMMERCIAL VEHICLE	12/27/2022	\$500 fine ttp 4/3/24		10/18/2023	10/24/2023
V23-006	RAMIREZ	03-04-282-007	13 SONORA DR	BOULDER HILL	INOPERABLE VEHICLE	6/6/2023				7/14 - C. 10/24/2023
V23-007	OROS	03-05-432-012	28 SENECA DR	BOULDER HILL	JUNK & DEBRIS	5/10/2023	Court 11/28/23			10/27/2023
V23-008	CRUZ/KOKOSIOULIS	03-04-307-005	17 WYNDHAM DR	BOULDER HILL	INOPERABLE VEHICLE	6/15/2023				10/27/2023
V23-009	DILLER, JR. LIV TR	06-15-100-007	8150 S SCHLAPP RD		STORMWATER VIOLATION	12/8/2023	Court 11/1/2023		8/9/2023	11/14/2023
V23-010	RIVERA/ROSIER	02-35-151-017	7821 ROUTE 71		MULTIPLE VIOLATIONS	8/21/2023	MA-monitoring			11/11/2023
V23-011	SANCHEZ	03-12-203-011	29 GASTVILLE ST	GASTVILLE ACRES	LANDSCAPE/PALLET BUSINESS	1/23/2023	Court 11/28/2023			11/11/2023

**PRE VIOLATION REPORT
2022**

6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/9/2022	Sent email for location to view or hear	6/21/2022
6/6/2022	03-05-454-031	9 Creve Ct. Montgomery	Boulder Hill	Pool - No Permit	6/8/2022	30 day warning notice	8/25/2022
6/6/2022	02-28-301-002	207 Georgians St. Yorkville	Countryside	Junk & Debris	6/13/2022	People moving-waiting for garbage p/u	6/13/2022
6/6/2022	03-04-477-038	80 Springdale Rd. Montgomery	Boulder Hill	Multiple Violations	5/25/2022	30 day warning notice	7/13/2022
6/7/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/21/2022	Unable to see or hear rooster	6/21/2022
6/7/2022	09-18-300-017	Brisbin Rd. Minooka		Fill / Debris	6/14/2022	Dirt fill placed-SW permit not required	6/15/2022
6/10/2022	03-04-377-010	65 Sierra Rd. Montgomery	Boulder Hill	Chickens/Rooster in R-6	6/21/2022	2nd notice 7/27/2022	8/27/2022
6/12/2022	03-17-102-011	2245 Route 31 Oswego	Herrens Riverview Add	Fire - 2 apartments & out building	6/13/2022	Letter to contact for Fire Rest. Permit	1/17/2023
6/13/2022	03-04-376-023	102 Circle Drive W. Yorkville	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice	7/13/2022
6/16/2022	02-21-178-001	3416 N Route 47 Yorkville		Tall grass		Referred to Bristol Township	6/11/2022
6/24/2022	05-02-101-002	324 Austin Ct. Yorkville	FOFC	Pool fence still not finished	6/27/2022	Fence being installed	6/28/2022
6/23/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Sheds - No Permit	6/24/2022	30 Day Warning	8/3/2022
6/24/2022	02-15-157-003	8 Grove St. Bristol	Vil of Huntsville	Porch addition w/o permit	6/24/2022	10 day final warning	9/12/2022
7/1/2022	03-23-277-004	3428 Roth Rd. Oswego		Condition 10 Special Use	8/3/2022	Letter to discuss conditions/unable to det violation	5/11/2023
7/1/2022	04-16-129-001	8 N Hudson St. Millbrook	Vil of Millbrook	Repair-Used car business	7/19/2022	Vehicle operable/RV not occupied	8/19/2022
7/1/2022	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Landscape Business	7/26/2022	30 Day warning notice	8/27/2022
7/1/2022	03-09-153-015	31 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/17/2022	No grass parking observed	7/17/2022
7/1/2022	03-05-401-003	67 Boulder Hill Pass Montgomery	Boulder Hill	Change of Occupancy	7/17/2022	Change of Occupancy - No Permit	8/11/2022
7/1/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business			8/2/2022
7/1/2022	03-09-153-014	29 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/17/2022	30 Day warning notice	8/11/2022
7/1/2022	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/17/2022	30 Day warning notice	8/11/2022
7/6/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	7/17/2022	No evidence	7/8/2022
7/7/2022	03-04-306-005	59 Circle Dr. E. Montgomery	Boulder Hill	Multiple Violations	7/17/2022	30 Day Warning Notice	11/28/2022
7/8/2022	02-02-102-002	317 Fields Dr. Yorkville	FOFC	Trailer in F/Yard setback	7/13/2022	30 Day Warning Notice	8/15/2022
7/11/2022	02-16-228-012	43 West St. Bristol		Roosters in R-3 zoning	7/11/2022	Not able to find evidence of rooster	7/11/2022
7/11/2022	09-15-300-016	14565 Jughandle Rd. Minooka		Residence in Barn		A-1 Home occupation-see notes	10/28/2022
7/11 & 6/31/2022	09-22-200-016/ 030	2325 Bell Rd. Minooka	Fran-Shir Acres	Tree Business - R-1 zoning	10/28/2022	Incorrect PIN#	12/1/2022
7/11/2022	09-22-200-004	15100 Jughandle Rd. Minooka	Aux Sable Oaks	Residence in Barn		Hobby Shop-not residence	10/28/2022
7/12/2022	03-04-306-004	57 Circle Dr. E. Montgomery	Boulder Hill	Multiple Violations	8/3/2022	Eviction process started	1/9/2023
7/12/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Tattoo business	7/20/2022	No Evidence	7/20/2022
7/12/2022	03-04-352-020	170 Boulder Hill Pass. Montgomery	Boulder Hill	Rec Trailer in F/Y setback	7/20/2022	30 Day warning notice	8/21/2022
7/12/2022	03-05-404-018	136 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/20/2022	30 Day warning notice	8/21/2022
7/13/2022	03-08-303-007	105 Dolores St. Oswego	Shore Heights	Fire on 7/12/2022	7/15/2022	Remodel - cosmetic only	10/25/2022
7/13/2022	03-04-307-025	34 Longbeach Rd. Montgomery	Boulder Hill	Box Truck-Commercial Vehicle	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022
7/18/2022	02-35-301-001	330 Austin Ct. Yorkville	FOFC	Trailer in F/Yard setback	7/28/2022	30 Day warning notice	8/27/2022
7/20/2022	09-27-200-004	2511 Wildy Rd. Minooka		Fill in Floodplain	7/19/2022	Matt- email - Brian notes -Court	6/27/2023
7/20/2022	03-04-306-027	44 Hampton Rd. Montgomery	Boulder Hill	Business - Tanale stand	7/20/2022	KCHHD is investigating	7/20/2022
7/20/2022	03-04-305-022	14 Wyndham Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	No Semi Truck	9/22/2022
7/20/2022	03-04-306-005	59 Circle Dr. E. Montgomery	Boulder Hill	Commercial Vehicle - Semi			1/20/2023
7/20/2022	03-04-326-005	52 Marne Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Not on site	9/22/2022
7/20/2022	03-04-408-003	106 Teahway Way Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Not on site	9/22/2022
7/20/2022	03-04-377-019	39 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	8/31/2022	30 Day Warning Notice Reg & Cert	10/26/2022
7/20/2022	03-05-428-020	20 Hampton Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Owner changed - Removed	8/31/2022
7/20/2022	03-05-279-010	4 Krollwood Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/21/2022	30 Day Warning Notice Reg & Cert	11/5/2022
7/20/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Trailer in F/Yard setback	7/26/2022	30 Day Warning Notice Reg & Cert	11/15/2022
7/25/2022	03-02-400-003	1250 Route 34 Oswego	Boulder Hill	Noise - Disco club or trucking company	8/4/2022	No Violation	8/27/2022
7/25/2022	03-04-428-015	32 Sonora Dr. Montgomery	Boulder Hill	Junk & Debris	7/26/2022	30 Day warning notice	8/23/2022
7/25/2022	03-04-302-004	24 Hampton Rd. Montgomery	Boulder Hill	Parking on non approved surface	7/25/2022	30 Day warning notice	8/31/2022
7/26/2022	07-21-300-001	15919 Route 52 Newark		Multiple Violations	10/21/2022	Removed all violations	10/21/2022
7/26/2022	04-31-452-008	11850 Fox River Dr. Newark		Structure-no permit/Junk&Debris/Business	4/14/2023	30 Day warning notice	10/13/2023
7/26/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	7/26/2022	No chickens-no permit req for rubberrails tied	3/11/2023
7/28/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	re-opened		8/30/2023
7/28/2022	03-12-204-005	26 Gastville Aurora	Gastville Acreage	Business in R-3 Zoning	See notes	Business in R-3 Zoning	10/4/2023

**PRE VIOLATION REPORT
2022**

7/28/2022	05-02-202-002	6018 Audrey Ave. Yorkville	Rosehill	Structure roofed - pergola	8/2/2022	15 day notice to contact office	9/6/2022	10/24/2022
8/1/2022	03-05-404-016	132 Boulder Hill Pass Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	9/22, 9/27/2022	30 Day Warning Notice Reg & Cert	11/5/2022	10/20/2022
8/1/2022	03-04-327-012	39 Surrey Rd. Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	7/29, 9/22, 9/27	30 Day Warning 2 addresses - reg & cert	11/5/2022	11/15/2022
8/1/2022	03-18-428-005	5200 US Hwy 34 Oswego	Owners	Multiple Violations	8/4/2022	30 Day warning - reg & cert	9/10/2022	10/4/2022
8/2/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	Fence	8/2/2022	Fence - debris	9/5/2022	8/2/2022
8/4/2022	03-07-402-014	13524 C Hale Rd. Plano	Shore Heights	Building w/o permit	8/5/2022	30 Day warning notice-reg & cert	9/5/2022	8/31/2022
8/5/2022	03-12-204-005	168 Dolores St. Oswego	Shore Heights	Auto Repair business	8/8/2022	Unable to confirm business	9/5/2022	8/8/2022
8/5/2022	03-04-328-008	26 Gastview Aurora	Gastview Acreage	4 violations	8/5/2022	30 Day warning notice-reg & cert	9/5/2022	10/4/2022
8/12/2022	01-35-476-004	31 Chatham Pl. Montgomery	Boulder Hill	Chickens	8/8/2022	Unable to confirm chickens	9/5/2022	8/8/2022
8/16/2022	06-02-226-001	31 S. Linden Dr. Plano	Meyerbrook	Poss Garage rento to living quarters	8/29/2022	Did not observe any PBZ violations	9/16/2022	8/29/2022
8/23/2022	01-16-427-001	1210 Plainfield Rd. Oswego	County Clerks	Dirt Piles	8/29/2022	Void-Not a violation of stormwater	9/16/2022	9/16/2022
8/23/2022	03-07-403-006	N Linden Dr. Plano	Meyerbrook	Multiple Violations	8/31/2022	Did not observe any PBZ violations	9/30/2022	8/31/2022
8/23/2022	03-05-429-031	177 Dolores St. Oswego	Shore Heights	Semi tractor trailer	8/30/2022	No Truck	9/30/2022	9/31/2022
8/23/2022	01-09-428-003	37 S Bereman Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	8/30/2022	30 Day Warning Notice Reg & Cert	11/21/2022	11/23/2022
8/23/2022	03-05-429-004	23 Coffman Ln. Plano	Boulder Hill	Poss Business & Building w/o permit	8/30/2022	Met w/ owner-agreed to apply BP & HO	9/30/2022	9/30/2022
8/24/2022	01-35-430-005	10 Greenfield Rd. Montgomery	Boulder Hill	Boat in F/Y & on non approved surface	8/30/2022	30 Day Warning Notice Reg & Cert	9/30/2022	9/30/2022
8/24/2022	01-35-429-002	64 Blackhawk Springs Dr. Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations	9/30/2022	8/29/2022
8/24/2022	03-08-280-032	70 Blackhawk Springs Dr. Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations	9/30/2022	8/29/2022
8/24/2022	03-08-280-032	14 Barclay Ct. Montgomery	Boulder Hill	Shed - Remodel to living qtrs	8/30/2022	Determined not be a violation	9/30/2022	9/22/2022
8/25/2022	03-16-176-006	Wolfs Crossing Rd. Oswego	Fox Bend Estates	Construction	8/26/2022	Did not observe any PBZ violations	8/30/2022	8/30/2022
8/26/2022	03-04-306-001	51 Circle Drive E. Montgomery	Boulder Hill	Trash	9/14/2022	Referred to HHS	9/14/2022	8/31/2022
8/29/2022	01-29-101-003	157 Woodland Dr. Plano	Sugar Brook	Building w/o Permit	9/14/2022	No Evidence of construction	9/14/2022	9/14/2022
8/29/2022	03-05-280-017	6111 Audrey Ave Yorkville	Rosehill	Dump Truck, trailer & bobcat in F/Y & junk	9/14/2022	Not a violation	9/14/2022	9/14/2022
9/7/2022	No address - blh	12 Braeburn Rd. Montgomery	Boulder Hill	Possible AirbnB	9/14/2022	Removed	10/16/2022	10/20/2022
9/7/2022	03-20-400-018	3842 Grove Rd. Oswego	Boulder Hill	Junk & Debris	9/14/2022	30 Day Warning Notice Reg & Cert	10/16/2022	10/20/2022
9/7/2022	05-09-154-001	7344 Route 47 Yorkville	Boulder Hill	Illegal Pool business	9/8/2022	30 Day Warning Notice Reg & Cert	10/16/2022	9/27/2022
9/8/2022	05-21-300-006	9513 Walker Rd. Yorkville	Boulder Hill	Cars parked in setback	9/8/2022	Cars not parked in ROW	1/13/2023	1/13/2023
9/8/2022	03-04-307-001	62 Circle Dr. E. Montgomery	Boulder Hill	Inoperable Vehicle	9/8/2022	30 Day Warning Notice Reg & Cert	1/13/2023	1/13/2023
9/8/2022	03-04-305-023	16 Wyndham Dr. Montgomery	Boulder Hill	Junk & Debris	9/27/2022	Requesting Meeting	10/1/2022	10/1/2022
9/12/2022	06-04-400-005	6909 Schlapp Rd. Oswego	Willmans	Trucking Business	9/27/2022	MA	9/23/2022	9/23/2022
9/13/2022	05-09-152-001	33 Bonnie Lane Yorkville	Boulder Hill	Possible AirbnB	9/22/2022	30 Day Warning Notice Reg & Cert	10/26/2022	10/28/2022
9/14/2022	03-04-351-006	39 Hampton Rd. Montgomery	Boulder Hill	Commercial Vehicle	9/22/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-07-129-007	5753 Whitehall Ridge Dr.	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-07-228-007	7386 Fairway Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-07-130-019	7102 Golfview Ct. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-277-004	7372 Clubhouse Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-277-005	7221 Clubhouse Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-06-450-004	5537 Whitehall Ridge Dr.	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-003	7509 Clubhouse Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-004	7485 Clubhouse Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-002	7461 Clubhouse Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-001	7437 Clubhouse Dr. Yorkville	Whitehall Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	03-04-453-015	13 Pomeroy Dr. Montgomery	Boulder Hill	Inoperable Vehicle	9/19/2022	Certified letter sent 9/14/2022	9/21/2022	9/21/2022
9/14/2022	03-04-307-001	62 Circle Dr. E. Montgomery	Boulder Hill	Inoperable Vehicle	10/7 & 10/18	30 Day Warning Notice Reg & Cert	10/23/2022	10/23/2022
9/14/2022	08-19-300-005	Route 52-Lisbon Rd Newark	Boulder Hill	Stormwater - MA	9/17/2022	30 Day Warning Notice Reg & Cert	10/23/2022	10/23/2022
9/15/2022	05-02-201-005	6111 Audrey Ave Yorkville	Rosehill	Multiple Violations	9/19/2022	30 Day Warning Notice Reg & Cert	10/22/2022	10/25/2022
9/16/2022	03-05-276-010	28 N Bereman Rd. Montgomery	Boulder Hill	RV in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022	10/23/2022
9/16/2022	03-05-229-004	24 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022	10/23/2022
9/16/2022	03-05-229-006	28 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	12/16/2022	12/21/2022
9/16/2022	03-04-376-003	76 Circle Dr E. Montgomery	Boulder Hill	Junk & Debris	9/19/2022	30 Day Warning Notice Reg & Cert	1/13/2023	2/7/2023
9/16/2022	03-04-408-014	128 Tealwood Rd. Montgomery	Boulder Hill	Boat in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022	10/28/2022
9/16/2022	06-02-226-001	1210 Plainfield Rd. Oswego	County Clerks	Fill being placed in creek	9/16/2022	30 Day Warning Notice Reg & Cert	10/14/22	10/14/2022
9/19/2022	02-35-380-006	5703 Fields Dr. Yorkville	FOFC	Multiple Violations	9/22 & 9/27	30 Day Warning Notice Reg & Cert	10/30/2022	11/2/2022
9/19/2022	03-19-176-004	5505 Route 71 Oswego	FOFC	Site Dev in Floodplain&wetlands-No Permit	9/16/2022	MA 30 Day Warning Notice Reg & Cert	12/4/2023	MA

↳ backing 6/6/25

**PRE VIOLATION REPORT
2022**

9/19/2022		4160 Steam Mill Ct. Oswego		Possible remodel w/o permit		No permit required at this time		10/4/2022
9/19/2022	03-04-456-004	82 Saugatic Rd. Montgomery	Boulder Hill	Junk & Debris	9/22/2022	30 Day Warning Notice Reg & Cert	10/26/2022	10/28/2022
9/20/2022	03-08-201-012	63 Circle Dr. W. Montgomery	Boulder Hill	Junk & Debris	9/22/2022	Debris has been removed	10/27/2022	9/29/2022
9/20/2022	02-15-251-006	23 N Royal Oaks Dr. Bristol	Woods of Blackberry oaks	Inoperable Vehicle	9/22/2022	30 Day Warning Notice Reg & Cert	10/27/2022	10/28/2022
9/21/2022	01-23-200-028	13449 A Faxon Rd. Plano		Construction w/o permit	9/22/2022	Additional added 2015-16-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-25		

**PRE VIOLATION REPORT
2022**

11/3/2022	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Commercial vehicle - box trucks	11/2/2022	30 Day Warning Notice Reg & Cert	12/3/2022	12/3/2022
11/3/2022	01-34-300-008	14824 Millhurst Rd.		Pool - No Permit	11/9/2022	Applied for Permit	12/3/2022	12/3/2022
11/3/2022	09-15-200-005	14021 Arbetter Rd Minooka		Building-No Permit/Business in A-1	11/9/2022	30 Day Warning Notice Reg & Cert	1/13/2023	1/13/2023
11/9/2022	03-04-256-026	138 Fernwood Rd. Montgomery	Boulder Hill	RV Parking	11/12/2022	F/U	12/5/2022	12/12/2022
11/9/2022	03-04-430-008	164 Tealwood Rd. Montgomery	Boulder Hill	Trailer parking	11/17/2022	30 Day Warning Notice Reg & Cert	1/13/2023	2/7/2023
11/10/2022	03-09-156-007	306 Boulder Hill Pass Montgomery	Boulder Hill	Building w/o Permit	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	12/8/2022
11/10/2022	03-04-406-004	49 Winrock Rd. Montgomery	Boulder Hill	Inoperable Vehicle	11/17, 11/23	12/9/2022	12/21/2022	12/12/2022
11/14/2022	03-04-478-012	65 Springdale Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	12/21/2022
11/15/2022	02-31-477-005	4 Poplar Rd. Yorkville	Foxlawn	Rooster & chickens	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	12/21/2022
11/16/2022	09-21-100-009	3527 Bell Rd. Minooka		Possible building without permit	11/23/2022	Email	12/21/2022	12/21/2022
11/18/2022	03-04-152-012	24 Greenbriar Rd. Montgomery	Boulder Hill	Semi tractor trailer	11/23/2022	Not present-removed		11/23/2022
11/21/2022	03-05-427-003	9 S. Greenbriar Rd. Montgomery	Boulder Hill	Chickens	11/23/2022	30 Day Warning Notice Reg & Cert	8/9/2023	8/9/2023
11/21/2022	03-08-227-006	58 Codorus Rd. Montgomery	Boulder Hill	Chickens	11/23/2022	30 Day Warning Notice Reg & Cert		12/14/2022
11/23/2022	03-04-151-008	58 Fernwood Rd. Montgomery	Boulder Hill	Chickens	11/29/2022	30 Day Warning Notice Reg & Cert	7/18/2023	10/3/2023
11/23/2022	03-08-227-006	58 Codorus Rd. Montgomery	Boulder Hill	Chickens				7/25/2023
11/23/2022	03-04-304-025	28 Spring Garden Dr. Montgomery	Boulder Hill	Chickens	11/29/2022	No evidence of chickens		11/29/2022
11/28/2022	02-26-476-003	36 Oak Creek Dr. Yorkville	Oak Creek	Driveway Expansion & grading change, Shed	12/9/2022	Permit not req for driveway replace		11/30/2022
11/28/2022	03-24-100-008	640 B Rance Rd. Oswego		Dumping and burning items brought onto prop		Referred to HHS		11/30/2022
11/28/2022	03-24-100-009	640 D Rance Rd. Oswego		Dumping and burning items brought onto prop		Referred to HHS		11/30/2022
11/30/2022	03-09-101-002	21 Cayman Dr. Montgomery	Boulder Hill	Chickens	12/9/2022	30 Day Warning Notice Reg & Cert	7/18/2023	7/25/2023
12/7/2022	03-04-326-006	54 Marnel Rd. Montgomery	Boulder Hill	Semi tractor trailer	12/9/2022	30 Day Warning Notice Reg & Cert	3/6/2023	3/14/2023
12/7/2022	03-05-430-004	12 S Bereman Rd. Montgomery	Boulder Hill	Trailer parking	12/9/2022	Not enough evidence		12/14/2022
12/7/2022	06-15-100-007	8150 S Schlapp Rd. Plainfield		Piles of Dirt - MA		Owner spoke with MA	8/7/2023	Court 11/14/23
12/9/2022	03-28-100-004	3601 Plainfield Rd. Oswego		Building w/o Permit	12/20/2022	30 Day Warning Notice Reg & Cert	3/2/2023	3/6/2023
12/14/2022	09-14-300-001	1910 Route 52 Minooka		Possible non-ag activities on property	12/20/2022	No Evidence that this is not AG		12/21/2022
12/15/2022	02-26-400-023	7405 Route 71 Yorkville		Piles of Dirt - MA	12/20/2022	No Violation		12/21/2022
12/19/2022	03-27-402-005	35 Royce Rd. Oswego	Ring-Neck	Remodel w/o permit	12/20/2022	No Evidence		12/28/2022
12/21/2022	03-04-478-005	51 Springdale Rd. Montgomery	Boulder Hill	Mechanic Shop	1/13/2023	Not enough evidence	1/13/2023	1/17/2023
12/21/2022	03-19-180-001	5951 Route 71 Oswego		Large Construction sign	12/28/2022	Exempt from permit		12/28/2022
12/27/2022	03-04-155-016	2 Surrey Rd. Montgomery	Boulder Hill	Trailer parking on non-approved surface	1/13/2023	30 Day Warning Notice Reg & Cert	2/17/2023	3/6/2023
12/27/2022	03-03-352-001	132 Saugatuck Rd. Montgomery	Boulder Hill	Commercial Vehicle	1/13/2023	30 Day Warning Notice Reg & Cert	2/17/2023	2/16 & 6/8/23

Handwritten:
-Closed
\$500 Fine

PRE VIOLATION REPORT
2023

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/P	Closed
1/10/2023	03-05-432-001	3 Durango Rd Montgomery	Boulder Hill	Grass Parking/Inoperable Vehicle	1/13/2023	Inoperable vehicle in grass	2/11/2023	2/16/2023
1/10/2023	03-05-277-022	8 Bereman Rd Montgomery	Boulder Hill	Boat	1/13/2023	Boat in Fy setback & non approved surface	3/20/2023	7/19/2023
1/10/2023	03-09-102-008	41 Cayman Dr Montgomery	Boulder Hill	Grass Parking/Inoperable Vehicle	1/13/2023	Vehicle not present	1/17/2023	10/3/2023
1/17/2023	01-01-301-003	1700 Little Rock Rd Plano	Sinder	Addition - No Permit & Farm Animals	2/1/2023	15 Day Inspection request	2/2/2023	2/2/2023
1/18/2023	07-23-100-023	13625 Appkešna Rd Newark	150 Osage Ct Oswego	New Ag Buildings - No permits	2/1/2023	No New Structures observed	3/6/2023	3/6/2023
1/20/2023	03-18-326-001	150 Osage Ct Oswego	Owners 2nd	Addition to acc Bldg - No Permit				
1/20/2023	03-18-403-009	85 Osage Ct Oswego	The Highlands	Shed - No Permit				
1/20/2023	03-18-401-002	118 Osage Ct Oswego	Owners 2nd	Addition - No Permit				
1/23/2023	09-09-100-008	13100 McKanna Rd Minooka		Pool - no Permit	GIS	30 Day Warning Notice Reg & Cert	2/23/2023	10/4/2023
1/26/2023	03-12-204-005	26 Gastville St Aurora	Gastville	Landscape bus - debris - large trucks	2/1/2023	10 Final Warning Notice	6/5/2023	10/30/2023
1/26/2023	03-12-203-013	29 Gastville St Aurora	Gastville	Landscape bus - Stormwater-pallet trucks	2/1/2023		9/25/2023	V23-011
1/26/2023	03-12-203-013	39 Gastville St Aurora	Gastville	Landscape business - debris - large trucks			6/5/2023	10/10/2023
1/26/2023	03-12-201-001	3 Council Ave Aurora	Gastville Resub	Landscape business - debris - large trucks	2/1 & 3/3/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/7/2023
1/31/2023	03-04-407-030	130 Beauwick Dr Montgomery	Boulder Hill	Junk & Debris	2/1/2023	30 Day Warning Notice Reg & Cert	3/3/2023	3/6/2023
2/7/2023	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Multiple Violations	see dates on notice	30 Day Warning Notice Reg & Cert	4/23/2023	4/20/2023
2/15/2023	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations			6/5/2023	4/20/2023
3/13/2023	02-24-232-004	3315 Minkler Rd. Oswego		Barn Fire		MONITORING	10/3/2023	4/19/2023
3/14/2023	03-08-303-001	105 Dolores St. Oswego	Shore Heights	Multiple Violations	3/23 & 4/5/23	30 Day Warning Notice Reg & Cert	6/5/2023	6/7/2023
3/14/2023	03-08-303-001	117 Dolores St. Oswego	Shore Heights	Semi-Trucks & parking in grass	3/15/2023	No work being performed-applied for BP		3/15/2023
3/14/2023	07-07-120-015	17900 Sheridan Rd. Newark	Whitetail Ridge	Building without permit	4/1/2023	Applied for BP		4/12/2023
3/14/2023	05-12-228-008	7130 Clubhouse Dr. Yorkville		Deck not finished and unsafe				
3/14/2023	09-24-100-010	15200 Ridge Rd. Minooka		Possible business	3/15/2023	Lumber business	4/19/2023-MA	4/25/2023
3/15/2023	07-16-200-027	14360 Townhouse Rd. Newark		See email - Big Grove Assessor	3/15/2023	Not enough evidence to prove occupied	6/5/2023	6/15/2023
3/15/2023	03-05-452-076	9 Hillcrest Ct. Montgomery	Boulder Hill	Grass Parking/Junk & Debris	3/15/2023	Business out of residence-Prox truck	4/17/2023	4/25/2023
3/15/2023	03-05-452-075	7 Hillcrest Ct. Montgomery	Boulder Hill	Grass Parking/Junk & Debris	3/15/2023	Prohibited parking on grass	4/17/2023	4/25/2023
3/15/2023	03-08-253-009	15 Ashlawn Ave. Montgomery	Boulder Hill	Grass Parking/Junk & Debris	3/15/2023	Prohibited parking on grass	4/17/2023	4/20/2023
3/15/2023	03-05-402-010	12 Circle Dr. E. Montgomery	Boulder Hill	Inoperable Vehicles	3/15 & 4/14/23	Inoperable vehicle in grass	6/5/2023	6/21/2023
3/15/2023	03-04-154-024	4 Rouleau Rd. Montgomery	Boulder Hill	Prohibited Parking	3-23 & 4-5-2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/15/2023	03-04-178-007	15 Ingleshire Rd. Montgomery	Boulder Hill	Prohibited Parking	3/23 & 4/5/23	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/15/2023	03-04-178-009	21 Ingleshire Rd. Montgomery	Boulder Hill	Prohibited Parking	3/23 & 4/20/2023	Eviction	6/16/2023	6/8/2023
3/15/2023	03-04-251-029	200 Fernwood Rd. Montgomery	Boulder Hill	Prohibited Parking	3/23/2023	No Violation		4/12/2023
3/15/2023	03-04-176-006	90 Fernwood Rd. Montgomery	Boulder Hill	Prohibited Parking	3-23 & 4-3-2023	30 Day Warning Notice Reg & Cert	6/5/2023	10/30/2023
3/15/2023	03-04-281-007	56 Atton Dr. Montgomery	Boulder Hill	Prohibited Parking	3-23 & 4-5-2023	30 Day Warning Notice Reg & Cert	7/3/2023	7/6/2023
3/16/2023	02-36-106-002	292 Tallgrass Ln. Yorkville	Farm Colony	Prohibited Parking	3-23 & 4-5-23	Not present		4/25/2023
3/16/2023	06-03-251-002	2017 Devonshire Ct. Oswego	Southfield Estates	Acc Bld-No Permit/Vehicle pting / Junk & Debris	3/23/2023	30 Day Warning Notice Reg & Cert	5/3/2023	5/8/2023
3/16/2023	09-07-200-030	13315 D Grove Rd Minooka	Hillgrove	Rooster in R2 zoning	3/23/2023	30 Day Warning Notice Reg & Cert	5/3/2023	5/23/2023
3/20/2023	03-05-426-004	21 Briarcliff Rd	Boulder Hill	Chickens	3/23/2023	No evidence		4/3/2023
3/20/2023	03-17-103-008	2162 Route 31 Oswego	Herrers	Building without permit	3/23/2023	Repairs - requested inspection	6/5/2023	5/23/2023
3/20/2023	03-09-102-008	41 Cayman Dr Montgomery	Boulder Hill	Inoperable Vehicles	3/23, 4/5, 4/20/23	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/27/2023	03-34-251-001	5290 Douglas Rd Oswego		Building without permit	4/14/2023	Applied for BP	6/5/2023	4/25/2023
3/28/2023	03-08-152-015	38 Boat Ln Oswego	Martha Village	Driveway w/o permit & Business operating	4/5 & 4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/14/2023
3/29/2023	03-04-480-005	118 Saugatuck Rd. Montgomery	Boulder Hill	Grass Parking	4/5 & 4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	5/26/2023
3/29/2023	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	4/5/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/29/2023	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Trailer in Front yard setback			6/15/2023	6/15/2023
3/29/2023	03-04-329-009	25 Whitney Way Montgomery	Boulder Hill	Boat/Trailer in Front yard setback	4/20/2023			6/8/2023
3/29/2023	03-04-306-027	44 Hamiton Way Montgomery	Boulder Hill	Junk & Debris	4/10/2023	Removed	5/10/2023	5/10/2023
3/29/2023	03-05-431-022	16 Durango Rd. Montgomery	Boulder Hill	2 Trailers	4/5/2023	30 Day Warning Notice Reg & Cert	8/5/2023	6/29/2023
3/29/2023	03-04-305-022	14 Wyndham Rd. Montgomery	Boulder Hill	RV/Trailer in front yard setback	4/5/2023	30 Day Warning Notice Reg & Cert	6/5/2023	5/31/2023
3/29/2023	03-08-253-016	3 Cebold Dr. Montgomery	Boulder Hill	Boat in F/Y setback - new driveway-no permit	4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	5/4/2023
3/30/2023	09-14-300-004	1910/1920 Route 52 Minooka	Boulder Hill	Built up berms, changed grade-flooding on Rt 52	4/20/2023	MA - set to W&K 5/6/2023	MA 7/7/23	7/26/2023
3/30/2023	03-04-354-004	64 Hampton Rd. Montgomery	Boulder Hill	Multiple Violations	4/20/2023	30 Day Warning Notice Reg & Cert	7/24/2023	6/20/2023
3/30/2023	03-09-155-019	14 Ridgfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	4/20/2023	15 Day Warning Notice Re & Cert	7/21/2023	7/24/2023
3/30/2023	03-08-228-008	13 Brighton Way Montgomery	Boulder Hill	Inoperable Vehicle	4/5/2023	Removed		4/21/2023
3/30/2023	03-08-227-043	3 Brighton Way Montgomery	Boulder Hill	Boat / Trailer parked in grass	4/5/2023	Tires on Pavers	6/5/2023	4/28/2023
3/30/2023	03-04-307-001	62 Circle Drive E Montgomery	Boulder Hill	Parking in grass/vehicle under tarp	4/5 & 5/2/2023	Not enough evidence		5/9/2023
3/30/2023	03-04-456-001	3 Wembley Rd. Montgomery	Boulder Hill	Inoperable Vehicle	4/14/2023	present / operable		4/12/2023
3/30/2023	03-04-178-009	21 Ingleshire Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	4/5/2023	Duplicate		6/8/2023
3/30/2023	03-09-153-004	40 Fieldport Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	4/5/2023	30 Day Warning Notice Reg & Cert	5/19/2023	5/2/2023

6/12/23
11/2/23

**PRE VIOLATION REPORT
2023**

3/30/2023	03-04-479-006	51 Eastfield Rd. Montgomery	Boulder Hill	Junk & Debris	4/14 & 4/23/23	30 Day Warning Notice Reg & Cert	6/8/2023	6/29/2023
4/3/2023	03-04-306-005	59 Circle Drive East Montgomery	Boulder Hill	Semi Tractor Trailer	3/22 & 4/14/23	Removed	4/20/2023	
4/3/2023	03-03-351-005	71 Sonora Dr. Montgomery	Boulder Hill	Construction business, Junk & Debris, Proh Trailer	3/23 & 4/14/2023	30 Day Warning Notice Reg & Cert	6/8/2023	8/8/2023
4/3/2023	03-04-378-003	49 Pueblo Rd. Montgomery	Boulder Hill	Trailer parking, Addition - no permit	4/3/2023	30 Day Warning Notice Reg & Cert	5/6/2023	8/15/2023
4/3/2023	03-04-428-006	177 Heathgate Rd Montgomery	Boulder Hill	Trailer	4/14/2023	removed	4/20/2023	4/20/2023
4/5/2023	03-04-278-026	116 Heathgate Rd. Montgomery	Boulder Hill	Commercial Vehicle	4/14 5/1/23	Removed	4/19/2023	5/4/2023
4/6/2023	03-17-403-008	2162 Route 31 Oswego	Schaefer Woods	Construction - No permit	4/14/2023	No Violation found	4/25/2023	4/25/2023
4/6/2023	01-25-456-001	12331 Mitchell Dr. Plano	Boulder Hill	Multiple Violations	4/14/2023	No Business - repairing parking lot	6/5/2023	4/19/2023
4/11/2023	05-18-400-011	8756 E Highborn Rd. Yorkville	Boulder Hill	Driveway / storage & Stormwater	4/14/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/7/2023
4/12/2023	03-05-279-021	42 Briarcliff Rd. Montgomery		Driveway - no Permit	4/14/2023	Grandfathered situation	6/5/2023	9/11/2023
4/14/2023	05-21-300-026	9513 Walker Rd. Yorkville		Parking in ROW/Parking on adjoining property	4/20/2023	Applied for Stormwater Permit - MA	5/17/2023	5/26/2023
4/19/2023	01-23-100-008	1426 Creek Rd. Plano		Pond constructed w/o permit & possible floodplain		MA	5/17/2023	5/24/2023
4/24/2023	04-01-401-001	2970 C Rock Creek Rd. Plano	Fox Station	Train car in Floodplain	5/2/2023	30 Day Warning Notice Reg & Cert	6/9/2023	6/28/2023
4/25/2023	02-24-177-004	21 Fox Ct.		Inoperable Vehicles(10+) & Junk & Debris	5/25/2023	F/U 9/14/2023 & 9/26/2023	6/9/2023	9/29/2023
4/27/2023	08-28-200-005	6642 Sundown Ln Yorkville		Multiple Violations	5/2/2023	30 Day Warning Notice Reg & Cert	6/9/2023	Chattion coming
5/1/2023	05-16-176-006	16296 Route 47 Newark	Fox Bend Estates	Imperable Vehicles and Boats	5/2/2023	30 Day Warning Notice Reg & Cert	6/9/2023	9/11/2023
5/1/2023	01-36-100-009	Lot 3 Wolf Rd. Oswego	Minnetonka Springs	Junk & Debris	5/2/2023	Letter requesting inspection	6/2/2023	6/7/2023
5/5/2023	03-08-253-022	Lot 1	Boulder Hill	Illegal Business & Junk & Debris	5/11/2023	30 Day Warning Notice Reg & Cert	6/28/2023	6/2/2023
5/5/2023	03-05-427-003	15 Cabold Dr. Montgomery	Boulder Hill	Grass Parking	5/12/2023	10 Day Final Notice to Comply	9/30/2023	10/4/2023
5/9/2023	09-09-100-002	9 Greenbriar Rd. Montgomery	Owners	Inoperable Vehicle	5/11/2023	30 Day Warning Notice Reg & Cert	8/3/2023	5/23/2023
5/9/2023	02-34-157-006	13099 McKenna Rd. Minnoka	Boulder Hill	Trucking Business	5/11/2023	Removed	6/9/2023	6/8/2023
5/9/2023	03-04-430-006	Lot 8	Boulder Hill	Abandoned RV	5/11/2023	30 Day Warning Notice Reg & Cert	6/26/2023	V23-007
5/10/2023	03-08-277-021	11 Fieldpoint Rd. Montgomery	Boulder Hill	Multiple Violations	5/11/2023	Applied for Stormwater Permit - MA	6/2/2023	6/2/2023
5/10/2023	03-43-402-012	28 Seneca Dr. Montgomery	Boulder Hill	Shed - No Permit	5/11/2023	Req Onsite meeting/Appl for Acc Bldg pending	6/26/2023	6/28/2023
5/12/2023	09-29-400-008	16901 Obrien Rd. Minnoka	Marina Village	Junk & Debris	5/25/2023	Sent to City of Yorkville	Investigating	6/7/2023
5/12/2023	03-08-106-018	37 Boat Ln Oswego		Pond w/o permit		Referred to Sheriff's Office	5/25/2023	6/29/2023
5/15/2023	02-26-200-025	7265 Route 71 Yorkville		Trailer in front yard setback		No evidence	6/8/2023	6/29/2023
5/15/2023		Behind 131 W Richard Dr. Oswego		Pond Structure & Driveway - No permit			6/26/2023	5/17/2023
5/24/2023	03-13-400-005	227 Rance Rd. Oswego		Tall Grass - area behind Grand Reserve			6/7/2023	6/29/2023
5/24/2023	01-18-200-004	17080 Miller Rd. Plano	Aux Sable Oaks	Banquet Center	6/28/2023		6/8/2023	7/26/2023
5/25/2023	09-22-200-003	15070 Jughandle Rd Minnoka	Boulder Hill	Possible Event Center	6/28/2023		6/8/2023	7/26/2023
6/6/2023	03-04-303-014	10 Marne Rd. Montgomery	Boulder Hill	Junk & Debris	6/26/2023	30 Day Warning Notice Reg & Cert	7/26/2023	V23-006
6/13/2023	03-04-282-007	13 Sonora Dr. Montgomery	Boulder Hill	Multiple Violations	6/19/2023	30 Day Warning Notice Reg & Cert	7/26/2023	7/25/2023
6/13/2023	07-17-300-003	1551 Cherry Rd. Oswego	County Clerks	Unpermitted structures	6/15/2023	In compliance with Home Occ standards	7/23/2023	V23-014
6/13/2023	06-02-177-007	09-24-400-027		Junk & Debris/Home Occ Violations	6/20/2023	30 Day Warning Notice Reg & Cert	6/20/2023	6/20/2023
6/15/2023	03-04-400-027	17 Wynndham Dr. Montgomery	Boulder Hill	Illegal Sign	6/20/2023	Permit Not required	6/29/2023	6/29/2023
6/15/2023	03-04-307-005	76 Circle Drive E. Yorkville	Boulder Hill	Inoperable Vehicle	6/28/2023	30 Day Warning Notice Reg & Cert	8/6/2023	8/7/2023
6/15/2023	03-04-376-003	58 Codorus Rd. Montgomery	Boulder Hill	Building without permit	6/28/2023	Notified HHD regarding pool location	6/28/2023	6/28/2023
6/26/2023	03-08-227-006	7622 Madeline Dr. Yorkville	FOFC	RV/Trailer in Front yard setback	6/22/2023	Driveway permitted	9/12/2023	9/17/2023
6/26/2023	02-35-380-013	32 Marina Dr. Oswego	Marina Village	Pool - no Permit	6/28/2023	30 Day Warning Notice Reg & Cert	6/29/2023	6/29/2023
6/26/2023	03-08-176-010	4287 Eldamain Rd. Plano		Illegal Sign	6/28/2023	No Violation - 2 trailers on street	6/29/2023	7/20/2023
6/26/2023	01-25-200-026	120 Augusta Rd. Oswego	Shore Heights	Illegal Home Occupation	6/28/2023	Sent to WRK	7/29/2023	7/31/2023
6/27/2023	03-07-252-012	Wetland east of 7 Division Street Bristol		Wetland violation	6/28/2023	MA - 30 Day Notice - Certified	9/6/2023	9/11/2023
6/28/2023	02-23-352-002	Lot 19 Timber Ridge	Timber Ridge	Fill greater than 3 ft.		Meeting requested- 15 day letter sent	9/6/2023	9/11/2023
6/28/2023	02-29-426-011	212 Georganna St Yorkville	Countryside	Possible apts, boarding or rooming house		Meeting requested- 15 day letter sent	9/6/2023	9/11/2023
6/28/2023	02-29-426-008	218 Georganna St. Yorkville	Countryside	Possible apts, boarding or rooming house		Meeting requested- 15 day letter sent	9/6/2023	9/11/2023
6/28/2023	02-28-152-001	209 Pleasure Dr. Yorkville	Countryside	Possible apts, boarding or rooming house		Meeting requested- 15 day letter sent	9/6/2023	9/11/2023
6/30/2023	03-04-151-006	54 Fernwood Rd. Montgomery	Boulder Hill	RV parked in Front yard setback	7/6/2023	Removed	7/19/2023	7/19/2023
7/5/2023	05-02-128-001	7512 Audrey Ave. Yorkville	Rose Hill	Shed - No Permit	7/13/2023	30 Day Warning Notice Reg & Cert	8/6/2023	8/6/2023
7/5/2023	03-08-154-014	1394 Route 31 Oswego	Ricketts	Rooster in P1 zoning	7/13/2023	Unable to confirm violation	8/11/2023	8/10/2023
7/10/2023	03-04-479-003	113 Saugstuck Rd Montgomery	Boulder Hill	8' Solid fence & Landscape business	7/10/2023	30 Day Warning Notice Reg & Cert	8/11/2023	8/16/2023
7/10/2023	03-03-352-001	132 Saugstuck Rd. Montgomery	Boulder Hill	Commercial vehicle & driveway no permit	7/19/2023	Unable to obtain evidence	7/19/2023	7/20/2023
7/10/2023	03-08-253-007	10 Ashlawn Ave Montgomery	Boulder Hill	Additon - No permit	8/2/2023	Removed	9/16/2023	9/30/2023
7/14/2023	03-05-229-004	24 Fernwood Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	7/20/2023	FINAL 30 Day Warning Notice Reg & Cert	10/13/2023	10/25/2023
7/14/2023	02-34-129-010/02-23-130-004	55 Riverside St. Yorkville	Fox River Gardens	Driveway w/o permit	7/20/2023	30 Day Warning Notice Reg & Cert	9/12/2023	10/11/2023
7/19/2023	03-04-430-015	144 Longbeach Rd. Montgomery	Boulder Hill	Trailer in front yard setback	7/20/2023	30 Day Warning Notice Reg & Cert	8/28/2023	8/30/2023
7/19/2023	03-05-432-007	13 Durango Rd. Montgomery	Boulder Hill	Parking on grass	7/27/2023			
7/24/2023	03-35-451-002	1400 Plainfield Rd. Oswego	Oswego Plains	Building without permit				
7/26/2023	03-08-154-014	1394 Route 31 Oswego	Ricketts	Rooster				

PRE VIOLATION REPORT
2023

7/31/2023	03-09-152-022	20 Ridgefield Rd. Montgomery	Boulder Hill	RV parked in front yard setback	8/2/2023	30 Day Warning Notice Reg & Cert	9/7/2023	9/8/2023
7/31/2023	04-15-200-014	14201 # A Budd Rd. Yorkville		Junk & Debris		HHS & Dept of Ag Investigating	8/18/2023	8/21/2023
7/31/2023	01-29-351-010	16789 Griswold Springs Rd.	Billy R Williams	Bridge built in Floodplain		MA - Stormwater Letter sent	11/7/2023	MA
7/31/2023	01-29-351-009	16815 Griswold Springs Rd.	Billy R Williams	Bridge built in Floodplain		MA - Stormwater Letter sent	11/7/2023	MA
7/31/2023	01-29-351-011	16751 Griswold Springs Rd.	Billy R Williams	Bridge built in Floodplain		MA - Stormwater Letter sent	11/7/2023	MA
7/31/2023	01-29-351-008	16859 Griswold Springs Rd.	Billy R Williams	Bridge built in Floodplain		MA - Stormwater Letter sent	11/7/2023	MA
8/2/2023	03-02-400-003	1250 Route 34 Oswego		Loud Music, Fireworks, sleeping in trucks	8/6/2023	Not able to confirm any violations	9/7/2023	8/6/2023
8/3/2023	03-04-152-003	59 Briarcliff Rd. Montgomery	Boulder Hill	Trailer in Driveway	8/3/2023	30 Day Warning Notice Reg & Cert	9/7/2023	9/8/2023
8/3/2023	02-15-177-005 & 004	2480 A Bristol Ridge Rd. Bristol		Junk & Debris		Complainant did not forward req info	9/7/2023	9/11/2023
8/8/2023	03-08-106-014	31 Boat Ln. Oswego	Marina Village Resub	Multiple Violations	8/22/2023	30 Day Warning Notice Reg & Cert	9/22/2023	V23-015
8/10/2023	03-08-253-007	10 Ashlawn Ave Montgomery	Boulder Hill	Building without permit	8/10/2023	30 Day Warning Notice Reg & Cert	9/22/2023	9/14/2023
8/14/2023	01-18-200-004	17080 Miller Rd. Plano		Possible Event Center	8/22/2023	15 Day Letter sent Reg & Cert	8/30/2023	8/22/2023
8/15/2023	03-02-400-003	1250 Route 34 Oswego		Banquet Facility	8/19/2023	Deferred to Noise Ordinance	9/22/2023	8/22/2023
8/15/2023	06-02-400-001	1451 Johnson Rd. Oswego		Mutich business	9/19/2023	A-1 Zoning - Forester	9/19/2023	9/22/2023
8/16/2023	03-03-352-002	136 Saugartuck Rd. Montgomery	Boulder Hill	Commercial Vehicle	8/21/2023	30 Day Warning Notice Reg & Cert	9/21/2023	9/21/2023
8/16/2023	02-37-371-015	2543 Simons Rd. Oswego		Illegal Business	8/20/2023	Not Enough Evidence	10/26/2023	8/30/2023
8/21/2023	05-02-126-005	7821 Route 71, Yorkville		Operating a banquet facility w/o a special use permit	8/21/2023	30 Day Warning Notice Reg & Cert	9/22/2023	Monitoring
8/21/2023	05-02-126-005	7509 Audrey Ave Yorkville	Rose Hill	Deck - No Permit	8/22/2023	30 Day Warning Notice Reg & Cert	9/22/2023	9/8/2023
8/23/2023	09-24-100-010	15200 Ridge Rd. Minooka		Fence Company	8/23/2023	MA 30 Day Notice - Reg	MA 9/24/2023	9/8/2023
8/25/2023	09-18-300-019	14918 British Rd. Minooka		Illegal Trailer	8/20/2023	Not a violation		9/6/2023
8/26/2023	02-14-426-003	108 W Rickard Dr. Oswego	Lynwood	Shipping Container	9/6/2023	Permit Pending		9/8/2023
8/28/2023	08-04-100-017	08-04-430-004		Noxious Weeds	8/30/2023	Referred to Lisbon Township		9/11/2023
8/31/2023	03-04-303-022	12 S Bereman Rd. Montgomery	Boulder Hill	Landscaping Business	9/8/2023	30 Day Warning Notice Reg & Cert	10/13/2023	Monitoring
8/31/2023	02-35-151-017	26 Marne Rd. Montgomery	Boulder Hill	Trailer Parking	9/7/2023	30 Day Warning Notice Reg & Cert	11/13/2023	
8/31/2023	01-03-353-004	7821 Route 71, Yorkville		Lighting without a permit	9/6/2023	No Violation Found		9/6/2023
8/31/2023	01-03-352-002	29 Park St. Plano	Stamfield	Rooster (s)	9/6/2023	No Violation Found		9/6/2023
9/5/2023	05-07-452-006	934 Virmin Rd. Plano		Building in Floodplain without a permit	9/6/2023	30 Day Warning Notice Reg & Cert	11/8/2023	
9/5/2023	03-04-453-033	125 Timbercreek Drive E. Yorkville	Timbercreek	Illegal structure over boat	9/8/2023	30 Day Warning Notice Reg & Cert	11/16/2023	
9/6/2023	01-05-203-003	84 Sheffield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	9/26/2023	30 Day Warning Notice Reg & Cert	10/29/2023	9/8/2023
9/6/2023	09-04-100-004	16388 Galena Rd. Plano		Fill - No permit	9/8/2023	Not enough evidence		9/8/2023
9/7/2023	03-01-351-001	12130 McKenna Rd. Minooka		Banquet Facility	9/21/2023	Not enough evidence	10/5/2023	10/10/2023
9/13/2023	01-29-452-007	675 Route 30 Aurora		Life Safety regarding a fence	9/21/2023	Not a life safety issue		9/21/2023
9/14/2023	01-26-300-030	16267 Griswold Springs Rd.		Deck/Addition - No Permit	9/20/2023	Notice to owner to contact us	11/2/2023	F/U
9/14/2023	01-35-100-009	13600 Hale Rd. Plano		Addition to garage & shed(s) - no permit	9/20/2023	Notice to owner to contact us	11/2/2023	F/U
9/14/2023	08-11-100-014	13524 B Hale Rd. Plano		Inground pool - no permit	9/20/2023	Notice to owner to contact us	11/2/2023	F/U
9/14/2023	03-15-155-003	7701 Plattville Rd. Newark		Multiple Violations	9/18/2023	10 Day Final Notice to Comply	9/28/2023	V23-012
9/26/2023	03-12-203-009	2373 Douglas Rd. Oswego	Keterebeber Acres	Possible business	9/20/2023	No evidence of violation		9/29/2023
9/26/2023	03-04-151-016	17 Gastville St. Aurora	Gastville Acres	Rooster, multiple chickens & ducks		No evidence of violations		10/30/2023
9/26/2023		74 Fernwood Rd. Montgomery	Boulder Hill	Chickens & Roosters	9/26/2023	Referred to KCHD-not a PR2 violation	11/29/2023	9/29/2023
9/26/2023	05-26-200-006	10141 Church Rd. Yorkville		Excessive Farm Animals	9/26/2023	30 Day Warning Notice Reg & Cert		9/27/2023
9/27/2023	02-16-426-006	2560 Cannonball Trail Bristol	Babbitt	Junk & Debris, Inoperable Vehicles	9/26/2023	Sent to Yorkville		10/2/2023
9/29/2023	03-04-378-031	66 Hubbard Way Montgomery	Boulder Hill	Building w/o permit / Multiple units	10/2/2023	Not enough evidence		10/2/2023
10/3/2023	03-04-453-033	84 Sheffield Rd. Montgomery	Boulder Hill	Inop Vehicle/Parking in Grass		Not enough evidence		10/30/2023
10/3/2023	03-01-351-009	991 Harvey Rd. Oswego		Change in Occupancy w/o permit	10/5/2023	Not enough evidence		10/10/2023
10/4/2023	02-28-252-006	1101 McHugh Rd. Yorkville		Junk & Debris	10/5 & 10/11/23	30 Day Warning Notice Reg & Cert	11/13/2023	
10/4/2023	06-03-251-002	2017 Devonshire Ct. Oswego	Southfield Estates	Occupied Camping Trailer	10/25/2023	Occupied RV in R-1 Zoning	11/10/2023	10/16/2023
10/13/2023	03-05-426-011	22 Circle Dr. E. Montgomery	Boulder Hill	Pool - no Permit & too close to property line	10/27/2023	Pool existing		10/25/2023
10/25/2023	03-04-478-031	72 Eastfield Rd. Montgomery	Boulder Hill	Trailer parked in F/Yard setback	10/27/2023	30 Day Warning Notice Reg & Cert	11/30/2023	
10/25/2023	08-04-100-017			Noxious Weeds	10/27/2023	Re-opened 8/28 file - Reg Letter sent MA	11/29/2023	

City of Yorkville

City of Yorkville

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	30	0	0	5	4	6	3	1	4	4	3	0	0
Garage	10	0	0	0	2	4	0	2	1	0	1	0	0
Accessory Buildings	55	1	2	6	3	8	4	6	10	7	8	0	0
Additions	23	0	0	0	2	6	0	4	4	4	3	0	0
Remodeling	16	0	2	1	1	1	2	1	2	2	4	0	0
Commercial - B Zone	4	0	0	3	0	0	1	0	0	0	0	0	0
Barns/Farm Buildings	23	2	1	1	6	1	1	2	2	1	6	0	0
Signs	4	0	0	1	0	1	0	0	1	1	0	0	0
Other	1	0	0	0	0	1	0	0	0	0	0	0	0
Swimming Pools	32	0	0	5	6	6	6	1	5	2	1	0	0
Decks	21	0	1	0	2	5	3	2	4	4	0	0	0
Demolitions	10	0	0	2	7	0	1	0	0	0	0	0	0
Electrical Upgrades	8	2	0	2	2	1	0	0	0	0	1	0	0
Change in Occupancy	3	0	1	0	0	0	1	0	0	1	0	0	0
Driveway	8	0	0	0	1	3	3	0	0	1	0	0	0
Fire Restoration	1	0	0	0	0	0	0	0	1	0	0	0	0
Patio	3	0	0	0	0	0	0	3	0	0	0	0	0
Generator	10	3	1	0	2	3	0	0	0	0	1	0	0
Solar	70	5	5	10	7	3	10	5	14	8	3	0	0
	332	13	13	36	45	49	35	27	48	35	31	0	0

Oct 2022 - 4 Houses
30 Total Permits

YTD 2022 - 32 Houses
322 Permits

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	\$1,325,000	\$6,700	\$0
Garage	1	\$17,500	\$392	\$0
Accessory Buildings	8	\$280,425	\$1,935	\$0
Additions	3	\$309,750	\$1,138	\$0
Remodeling	4	\$153,993	\$780	\$0
Barns/Farm Buildings	6	\$76,000	\$0	\$0
Swimming Pools	1	\$5,000	\$200	\$0
Electrical Upgrades	1	\$8,000	\$200	\$0
Generator	1	\$11,741	\$110	\$0
Solar	3	\$110,878	\$1,050	\$0
	31	\$2,298,288	\$12,506	\$0

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/12/2023	012023165	01 House	05-17-103-006	STIVENDER EUGENE SCOTT	10932 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	CLEAN EDGE CONSTRUCTION
8/17/2023	012023250	01 House	05-13-300-009	COOPER TRENTON R & CLARISSA	8897 HOPKINS ROAD YORKVILLE, IL 60560		
9/22/2023	012023303	01 House	05-12-276-011	WILLIAMS TROY & RUSCH ASHLEY	7557 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KING'S COURT BUILDERS INC.
6/29/2023	012023081	01 House	04-20-226-002	MCNELIS TOM & HAZEL	16137 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
3/17/2023	012022375	01 House	09-29-400-008	KAY ROLLIN MATTHEW & KAREN MELANIE	16901 OBRIEN ROAD MINOOKA, IL 60447		MEDOWS CONSTRUCTION
3/13/2023	012023053	01 House	02-06-100-010	KONICEK MICHAELA DEC OF TRUST & KATHLEEN ANNE	11843 GALENA RD PLANO, IL 60545-		
4/25/2023	012023069	01 House	06-07-373-004	MORENO ABBY L	5883 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	ED SALGADO DESIGN BUILD
6/27/2023	012023176	01 House	06-07-227-005	SCHULTZ BENJAMIN & LAUREN	7178 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL DESIGN-BUILD INC.
5/12/2023	012023129	01 House	06-07-226-002	SHORT ANGELA F	5612 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
4/11/2023	012023068	01 House	05-18-250-005	BRYAN, PERCY LEE & JERRI	11353 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	SAME
8/2/2023	012023220	01 House	05-08-352-008	RESENDEZ ARTURO & FRAIRE AZUCENA	7978 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	REVOLUTION BUILDERS CONSTRUCTION

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/29/2023	012023285	01 House	05-07-426-005	REDMAN JOEL & ROBIN	11163 LEGION RD YORKVILLE, IL 60560-		
8/7/2023	012023237	01 House	05-02-200-008	CHESNEY MATTHEW R & MELISSA L	6410 MINKLER ROAD YORKVILLE, IL 60560		
5/9/2023	012023073	01 House	04-04-300-008	KUEFLER EDWARD	15426 C MILLHURST RD PLANO, IL 60545-		
6/14/2023	012023173	01 House	09-22-400-008	RC ENTERPRISES EAT LLC	2412 BELL RD MINOOKA, IL 60447-		
7/6/2023	012023179	01 House	02-26-400-023	DEL TORO MARCO & IMELDA	7404 ROUTE 71 YORKVILLE, IL 60560-		
5/24/2023	012023148	01 House	04-19-300-010	WIESBROOK EDWARD D & LINDA L	9420 FINNIE RD NEWARK, IL 60541-		
5/3/2023	012023122	01 House	04-30-101-012	GILKERSON NATHANIAL & MEGAN	10050 MILLINGTON RD NEWARK, IL 60541-		
4/17/2023	012023098	01 House	05-02-100-005	REES GINGER	6611 MINKLER RD YORKVILLE, IL 60560		
9/28/2023	012023257	01 House	07-13-300-004	SCALF, JACOB & COMER, AMANDA	12822 BUSHNELL SCHOOL ROAD NEWARK, IL 60541		
9/27/2023	012023304	01 House	04-21-125-026	WEBSTER MICHAEL & KAREN	15751 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
3/28/2023	012023044	01 House	09-23-300-026	RESENDIZ PHILIP AND JENNIFER	15801 HARE ROAD MINOOKA, IL 60447		NRK CONNOR CARPENTRY BY CONNOR

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/12/2023	012023075	01 House	05-02-126-003	KEWENIG MATTHEW & JAMIE	7579 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	MWK CONSTRUCTION INC.
8/21/2023	012023256	01 House	02-06-100-019	THOMPSON TERI S & DAVID	297 ASHE ROAD PLANO, IL. 60545		
5/31/2023	012023151	01 House	06-14-200-013	IBRAHIM CRAIG F & GRETCHEN M	8265 OLD RIDGE ROAD PLAINFIELD, IL. 60544		HISG ISNER/KINDRED HOMES, INC.
6/5/2023	012023156	01 House	04-02-200-014	CARTER JEFF DBA DON CARTER	13153 FOX ROAD YORKVILLE, IL. 60560		
9/20/2023	012023302	01 House	01-25-460-003	ASCHAUER BRYAN L & NANCY L	12177 MITCHELL DRIVE PLANO, IL. 60545	SCHAEFER WOODS SOUTH UNIT 1	TIM SCHOFIELD
3/22/2023	012023058	01 House	07-07-100-015	HERMANN RICHARD A	17900 SHERIDAN RD NEWARK, IL 60541-		WILLMAN-GROESCH GENERAL CONTRACTORS
7/26/2023	022023221	02 Garage	02-11-128-015	NELSON THRON K & DIANA M	64 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	
8/10/2023	022023239	02 Garage	09-04-100-002	CRESCENTI JEAN	12070 MCKANNA RD MINOOKA, IL 60447-		
5/9/2023	022023142	02 Garage	06-05-153-003	KLINGBIEL MATTHEW C & JANEL R	61 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
5/4/2023	022023125	02 Garage	02-28-452-014	RIEDY ANTHONY EDWARD LIV TRUST & EDITH DIENY RIVANA	607 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
5/3/2023	022023127	02 Garage	01-16-426-001	MULEDY MATTHEW T & CORDARO ANGELA H	68 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	MICHAEL BURGERMEISTER

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/12/2023	022023327	02 Garage	02-34-151-005	LARSEN DAN & TINA	82 QUINSEY LN YORKVILLE, IL 60560-	QUINSEY SUB	
4/17/2023	022023095	02 Garage	07-15-400-003	RUTKAS MICHAEL & JENNIFER	14633 BIG GROVE RD NEWARK, IL 60541-		
5/3/2023	022023121	02 Garage	09-05-400-017	1ST BAPTIST CHURCH PLAINFIELD	4295 VAN DYKE RD MINOOKA, IL 60447-		
4/25/2023	022023109	02 Garage	03-34-251-001	LUNN ALLEN E	5290 DOUGLAS RD OSWEGO, IL 60543-		
8/8/2023	022023230	02 Garage	02-08-300-010	BAKALA PATRICIA A	10711 CORNELIS RD PLANO, IL 60545-		CAHILL CONTRACTORS
7/31/2023	032023226	03 Accessory Buildings	04-35-100-005	MATHRE BRADLEY & TREVA			
6/12/2023	032023170	03 Accessory Buildings	01-09-428-003	FRANCO RAUL D & MARVELLA	23 COFFMAN LN PLANO, IL 60545-		
8/31/2023	032023275	03 Accessory Buildings	03-19-180-001	HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL 60543-		
8/3/2023	032023233	03 Accessory Buildings	02-26-200-025	PECK THOMAS	7265 ROUTE 71 YORKVILLE, IL 60560-		
2/8/2023	032023024	03 Accessory Buildings	06-16-300-007	JAGOW KRISTIAN J & TREAT HEATHER M	3805 WHEELER RD YORKVILLE, IL 60560-		
8/14/2023	032023247	03 Accessory Buildings	02-35-382-002	HERBER JASON J & PAMELA A	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/1/2023	032023036	03 Accessory Buildings	01-29-377-002	UNIVERSAL RESOURCE INC	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-		
9/18/2023	032023291	03 Accessory Buildings	08-02-476-008	ADKINS MARCHAN	12832 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	AMERICAN BARN & HOME
4/18/2023	032023090	03 Accessory Buildings	02-27-327-023	EPPELSON RAYMOND & VALERIE	26 N PARK DR YORKVILLE, IL 60560-	BAKERS SUB	BOB LEE CONSTRUCTION
6/9/2023	032023178	03 Accessory Buildings	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
9/28/2023	032023309	03 Accessory Buildings	06-05-153-006	ROGERS JAMES T & JENNIFER A	85 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
9/8/2023	032023284	03 Accessory Buildings	02-35-130-001	FLETES ZULMA & NOE	78 COUNTRY RD YORKVILLE, IL 60560-	HITEMAND SUB	
4/25/2023	032023107	03 Accessory Buildings	02-36-102-009	ANDERSON MICHAEL J & SANDRA M	429 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	SILHOUETTE BUILDERS INC.
3/17/2023	032023054	03 Accessory Buildings	01-19-200-009	RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
5/3/2023	032023124	03 Accessory Buildings	07-09-200-002	CHRISTOPHER & JACQUELINE ROWE	13320 SLEEZER ROAD NEWARK, IL. 60541		
7/24/2023	032023213	03 Accessory Buildings	08-02-476-012	EATON JEFFREY H & TAMARA L	12944 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	
3/30/2023	032023046	03 Accessory Buildings	02-35-386-002	HIGHLAND BRADLEY M STEPHANIE L	5672 FIELDS DR YORKVILLE, IL 60560-		

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/18/2023	032023091	03 Accessory Buildings	02-11-252-002 GARCIA CHRISTOPHER	62 W HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS UNIT 2	BOB LEE CONSTRUCTION
8/1/2023	032023238	03 Accessory Buildings	05-07-104-009 GERL WILLIAM J & JOAN	13 LAKESIDE CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	
8/11/2023	032023241	03 Accessory Buildings	05-02-300-010 REES GINGER	6611 MINKLER RD. YORKVILLE, IL. 60560		
10/5/2023	032023315	03 Accessory Buildings	02-35-414-016 SELLE JAMES A JR & YVONNE M	6009 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
6/13/2023	032023171	03 Accessory Buildings	08-12-127-006 KROP RANDALL S & JEANETTE R	6612 CHICAGO RD YORKVILLE, IL 60560-		MODERN RENOVATION SERVICES INC.
10/13/2023	032023328	03 Accessory Buildings	01-08-400-008 CHESNUTT MICHAEL & KAREN	16249 MILLER RD PLANO, IL 60545-	WALTERS SUB	MORTON BUILDINGS
6/13/2023	032023162	03 Accessory Buildings	02-34-226-004 BAUSTIAN FRED	8055 VAN EMMON RD YORKVILLE, IL 60560-		FBI BUILDINGS
10/13/2023	032023319	03 Accessory Buildings	03-35-451-002 LARA JUAN C	1400 PLAINFIELD RD OSWEGO, IL 60543-	COUNTY CLERKS SUB	
10/5/2023	032023310	03 Accessory Buildings	02-23-302-004 SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	
5/4/2023	032023130	03 Accessory Buildings	03-09-153-013 BELLO FROILAN GARCIA & VILLANUEVA MADICAI	27 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	Permitsxla@gmail.com
10/25/2023	032023339	03 Accessory Buildings	06-08-151-004 OVERSTREET GREGORY W & MEGAN 10 N/EDCTDECT	4902 LEES CT OSWEGO, IL 60543-	GROVE ESTATES	

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/22/2023	032023255	03 Accessory Buildings	05-18-401-005	SPENCER JACK A & SALLY A	11286 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	
10/11/2023	032023320	03 Accessory Buildings	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	FBI BUILDINGS INC.	
5/5/2023	032023132	03 Accessory Buildings	06-03-251-002	OBERHEIDE CHRISTIAN & MARCY	2017 DEVONSHIRE CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
5/30/2023	032023153	03 Accessory Buildings	01-19-476-007	HRVATIN ARTHUR	17170 FRAZIER RD PLANO, IL 60545-	AMERICAN STEEL CARPORTS INC.	
9/6/2023	032023279	03 Accessory Buildings	02-35-279-001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	J&E RESTORATIONS
8/1/2023	032023216	03 Accessory Buildings	02-35-431-010	SMITH KELLY A	5748 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	
5/3/2023	032023120	03 Accessory Buildings	05-07-101-003	DEMPOSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
1/31/2023	032023018	03 Accessory Buildings	04-16-376-010	STAWIARSKI RAFAL & TERESA	8750 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	
10/25/2023	032023338	03 Accessory Buildings	05-26-200-005	GEORGE RYAN	10025 CHURCH RD YORKVILLE, IL 60560-	WICK BUILDINGS	
6/29/2023	032023187	03 Accessory Buildings	02-11-301-001	PEREZ JUVENTINO MARTINEZ & MARTINEZ LILIANA	7970 GALENA RD BRISTOL, IL 60512-	WAGNER SUB	
6/5/2023	032023155	03 Accessory Buildings	04-02-200-014	CARTER JEFF DBA DON CARTER BUILDING	13153 FOX ROAD YORKVILLE, IL 60560		

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/16/2023	032023249	03 Accessory Buildings	03-04-378-002 LAZCANO JOSE I & AYLENE	49 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
2/10/2023	032023027	03 Accessory Buildings	02-35-312-002 VOIRIN TIMOTHY L & CRISTINA V	7768 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
8/15/2023	032023248	03 Accessory Buildings	03-05-431-013 STIFF, MILLVENIA & GOODMAN, HENRY C	21 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	
7/19/2023	032023208	03 Accessory Buildings	05-02-128-001 GLYNN MARK & LORI	7512 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
3/13/2023	032023048	03 Accessory Buildings	02-28-453-017 GENTILE FRANK D & JENNIFER G	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
8/31/2023	032023222	03 Accessory Buildings	03-08-277-021 REVELO IRMA	11 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
3/21/2023	032023049	03 Accessory Buildings	01-03-352-003 STEVENS ZACHARY & LAUREN	26 DAWN AVE PLANO, IL 60545-	STAINFIELD SUB	PF BUILDERS
5/3/2023	032023128	03 Accessory Buildings	02-34-276-005 WATTS JOHN R JR & PAMELA C	33 PONDEROSA DR YORKVILLE, IL 60560-	PONDEROSA SUB	JPM C HOMES
9/22/2023	032023307	03 Accessory Buildings	09-23-300-026 RESENDIZ PHILIP AND JENNIFER	15801 HARE RD MINOOKA, IL 60447-		JENNY ALTER - FBI BUILDINGS
3/13/2023	032023050	03 Accessory Buildings	02-35-380-011 BANACH LUKASZ & HELENA	7562 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
7/19/2023	032023212	03 Accessory Buildings	05-08-351-005 DYSON JAMES R & CONNIE R	10957 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	J&E RESTORATIONS PLLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/25/2023	032023332	03 Accessory Buildings	04-20-226-003	DEMORY ANDREA	16131 S STONEWALL DR NEWARK, IL 60541-		
10/26/2023	032023334	03 Accessory Buildings	01-29-377-002	UNIVERSAL RESOURCE INC	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-		
8/10/2023	032023240	03 Accessory Buildings	03-09-155-003	BRASFIELD JOHN LARRY & LOIS J	127 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	TUFF SHED
8/15/2023	042023243	04 Additions	02-22-102-007	SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-		
10/13/2023	042023329	04 Additions	09-09-100-015	NEWTON GREGORY E & THERESA A	13300 MCKANNA RD MINOOKA, IL 60447-		QUALITY CARPENTRY & ROOFING INC.
7/24/2023	042023217	04 Additions	06-06-201-006	SALIGA KEVIN M & MARGERIE K	21 NAAUSAY CT OSWEGO, IL 60543-		CLEAN EDGE CONSTRUCTION
9/19/2023	042023299	04 Additions	03-08-253-007	MARMOLEJO GENEVIE M	10 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
5/3/2023	042023123	04 Additions	01-10-101-003	CECH MICHAEL E	1148 VILMIN RD PLANO, IL 60545-		
5/11/2023	042023143	04 Additions	01-20-352-014	WHITMER DEAN L & MARY G	118 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	WILLMAN & GROESCH GC
5/30/2023	042023159	04 Additions	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
9/25/2023	042023305	04 Additions	02-33-201-001	SMITH DONALD S II & CLARK EMILY R	505 E SPRING ST YORKVILLE, IL 60560-	DECKERS SUB	CLEAN EDGE CONSTRUCTION

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/19/2023	042023209	04 Additions	03-27-402-006	MARSHALL JACK & MARYANN	43 ROYCE DR OSWEGO, IL 60543-	RING-NECK SUB UNIT 2	
5/26/2023	042023150	04 Additions	09-12-300-001	OPPERMAN DANIELLE & DEAN ALAN	510 JONES RD MINOOKA, IL 60447-		BOB LEE CONSTRUCTION
4/20/2023	042023076	04 Additions	09-04-100-004	RUELAS ALBERTICO FERNANDEZ & CALDERON ALIUDIA E	12130 MCKANNA RD MINOOKA, IL 60447-		
4/17/2023	042023094	04 Additions	07-15-400-003	RUTKAS MICHAEL & JENNIFER	14633 BIG GROVE RD NEWARK, IL 60541-		
5/3/2023	042023118	04 Additions	09-04-100-013	SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
7/25/2023	042023218	04 Additions	01-10-101-010	WALTON CHARLES H JR & SYLVIA	73 STAINFIELD DR PLANO, IL 60545-		STEVE HATCHER
5/31/2023	042023119	04 Additions	01-14-325-007	YOUNG TIMOTHY BA & KAYLEA M	2588 J ROCK CREEK RD PLANO, IL 60545-	ESTATES OF FOX CHASE UNIT 3	
9/19/2023	042023288	04 Additions	03-05-301-002	PORTILLO JOSE J & DARLENE	649 ROUTE 31 OSWEGO, IL 60543-		SAME
10/27/2023	042023342	04 Additions	02-26-476-003	WADE, KATHRYN A & DAVIS, MICHAEL D	36 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	TMG SIGNATURE BUILDERS
10/13/2023	042023331	04 Additions	06-13-300-004	GONZALEZ MARIA SILVIA	609 WHEELER RD PLAINFIELD, IL 60544-		
9/13/2023	042023289	04 Additions	02-13-351-003	TYLER EUGENE M & CHRISTI S	10 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	M.T.MCCAW, INC.

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/19/2023	042023278	04 Additions	03-04-177-023	BROOKS JEFFREY MICHAEL & THERESA L	16 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
8/22/2023	042023258	04 Additions	05-04-300-033	GREENAWALT JOHN R REVOC LIVING TRUST	9600 ROUTE 71 YORKVILLE, IL 60560-		
9/7/2023	042023253	04 Additions	01-29-376-004	RUTHERFORD GARY & TRICIA	16701 GRISWOLD SPRINGS RD PLANO, IL 60545-	BILLY R WILLIAMS SUB	
7/26/2023	042023219	04 Additions	04-16-351-005	JEFFERS STEPHEN W & ANGIE	8942 WILLCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 2	REVOLUTION BUILDERS CONSTRUCTION, LLC
4/24/2023	052023105	05 Remodeling	05-06-226-002	LITCHFIELD JACQUELINE T	11040 FOX RD YORKVILLE, IL 60560-		ABSOLUTE CONSTRUCTION INC.
10/27/2023	052023343	05 Remodeling	04-20-400-003	WINCHESTER JOEL D & JULIE A	16071 WALKER RD NEWARK, IL 60541-		
3/14/2023	052023051	05 Remodeling	04-15-300-001	SUN JELLY CHICAGO RV LLC	8574 MILLBROOK RD NEWARK, IL 60541-		
2/28/2023	052023032	05 Remodeling	02-06-102-003	WICKTER LAWRENCE D JR & DEBORAH H	17 MASHE RD SUGAR GROVE, IL 60554-		T-Square Construction
2/16/2023	052023030	05 Remodeling	03-24-201-011	HULVA GREG A & PEREZ CYNTHIA GARCIA	12 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	BMF REMODELING LLC
8/18/2023	052023252	05 Remodeling	01-35-430-002	SHERWOOD ERIN ATHENA	76 BLACKHAWK SPRINGS DR PLANO, IL 60545-	BLACKHAWK SPRING SUB	
6/27/2023	052023194	05 Remodeling	02-34-471-001	BASSO JAMES C & REBA P	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	DME ELEVATORS DME ACCESS, LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/26/2023	052023152	05 Remodeling	05-18-202-003 HAAS DAVID J & KAREN S	47 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	ARTISAN ENTERPRISES INC.
6/29/2023	052023197	05 Remodeling	02-23-303-006 DILLON PHILLIP & JOYCE	12 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	BASEMENT 2 FINISH
7/10/2023	052023204	05 Remodeling	02-35-279-001 DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	J&E RESTORATIONS PLLC
10/12/2023	052023330	05 Remodeling	02-16-276-006 MAGUIRE THOMAS F JR	21 NORTH ST BRISTOL, IL 60512-		
10/11/2023	052023322	05 Remodeling	03-32-132-003 HAMAKER RONALD A & TERESAL	5395 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	SYNERGY BUILDERS
10/5/2023	052023318	05 Remodeling	04-21-125-034 KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	HOME FOR LIFE ADVANTAGE INC
9/20/2023	052023300	05 Remodeling	05-35-100-011 SCARPETTA WENDY	11414 ASHLEY RD YORKVILLE, IL 60560-		INTEGRITY RESTORATION INC.
9/11/2023	052023286	05 Remodeling	04-09-351-017 MEIER STEPHEN W TRUST & MEIER DEBORAH S TRUST 05-07-104-008 SWANSON JAMES RICHARD	11 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	UPSCALE REMODELING
8/16/2023	052023251	05 Remodeling		19 LAKESIDE CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	AMENITY ROOFING, SIDING & GUTTERS, ETC
7/7/2023	072023201	07 Commercial - B Zone	05-16-300-009 CROSS EVANGELICAL LUTHRN CHRCH	8535 ROUTE 47 YORKVILLE, IL 60560-		JAMES SMILEY - DIR OF OP
4/12/2023	072023070	07 Commercial - B Zone	03-34-100-027 RAMIREZ LYDIA	5438 SCHLAPP ROAD OSWEGO, IL. 60543		DIVISION ONE PAINTING

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/15/2023	072023047	07 Commercial - B Zone	09-13-200-012	GOPROBALL, LLC% Jason Shelley	14285 B COUNTY LINE RD SHOREWOOD, IL 60404-		SCI DESIGN INC. BOB SANFRATELLO
3/29/2023	072023066	07 Commercial - B Zone	08-21-300-002	LISBON TOWNSHIP HIGHWAY DEPT	15759 ROUTE 47 NEWARK, IL 60541-		WALTERS BUILDINGS
10/26/2023	082023336	08 Barns/Farm Buildings	09-21-100-011	FLEMING PETER M & SARA	3911 BELL RD MINOOKA, IL 60447-		
4/25/2023	082023113	08 Barns/Farm Buildings	08-24-400-014	SCHUDA JOHN	15731 BRISBIN RD. MINOOKA, IL. 60447		
4/17/2023	082023084	08 Barns/Farm Buildings	03-12-476-001	MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
4/11/2023	082023077	08 Barns/Farm Buildings	03-34-400-011	RICKER DAVID LEE & VICTORIA M	2051 PLAINFIELD RD OSWEGO, IL 60543-		
10/11/2023	082023321	08 Barns/Farm Buildings	05-30-100-004	LITTLE JEFFREY & MONNETT DEBRA	10474 LISBON RD YORKVILLE, IL 60560-		
9/28/2023	082023306	08 Barns/Farm Buildings	01-03-352-002	ALARCON MANUEL & ALAYA YANINA F	934 VILMIN RD PLANO, IL 60545-		
8/31/2023	082023271	08 Barns/Farm Buildings	01-31-100-004	FRIEDERS GENE	17940 GRISWOLD SPRINGS RD SANDWICH, IL 60548-		
7/28/2023	082023224	08 Barns/Farm Buildings	07-18-400-001	MICHEL BRIAN J	17510 FERN DELL RD NEWARK, IL 60541-		
1/31/2023	082023019	08 Barns/Farm Buildings	06-08-200-012	UNDERHILL PATRICK L & PATRICIA	7169 GROVE RD OSWEGO, IL 60543-		

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/24/2023	082023215	08 Barns/Farm Buildings	07-07-400-006 COE BRIAN & WENDE	17504 LISBON CENTER RD NEWARK, IL 60541-		
4/4/2023	082023074	08 Barns/Farm Buildings	03-19-180-001 HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL 60543-		
10/13/2023	082023265	08 Barns/Farm Buildings	06-13-300-004 GONZALEZ MARIA SILVIA	609 WHEELER RD PLAINFIELD, IL 60544-		
3/1/2023	082023038	08 Barns/Farm Buildings	08-01-452-010 HORTON JAMES J & NANCY L	6336 CHICAGO RD YORKVILLE, IL 60560-		
1/6/2023	082023010	08 Barns/Farm Buildings	05-03-300-009 BAUER TEMPLIN FAMILY TRUST	6670 WING RD YORKVILLE, IL 60560-		
6/15/2023	082023177	08 Barns/Farm Buildings	05-25-300-013 HOWELL NATHANIEL A	10712 CHURCH RD YORKVILLE, IL 60560-		
2/28/2023	082023033	08 Barns/Farm Buildings	01-09-428-004 PLANO ROTARY CLUB	1701 LITTLE ROCK RD PLANO, IL 60545-		
6/5/2023	082023161	08 Barns/Farm Buildings	08-25-300-009 DELANEY ROBERT A	-		
4/20/2023	082023103	08 Barns/Farm Buildings	07-18-300-015 AMMENHAUSER CHRISTOPHER & HANGAV	-		
4/11/2023	082023082	08 Barns/Farm Buildings	07-20-200-005 BROMELAND ANDREW J & JENNIFER L	15375 ROODS RD NEWARK, IL 60541-		
9/22/2023	092023311	09 Signs	03-07-202-002 L&W SUPPLY CORP	31 COMMERCE RD OSWEGO, IL 60543-	COMMERCE INDUSTRIAL PARK	INTEGRITY SIGN COMPANY

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/13/2023	092023166	09 Signs	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		AURORA SIGN COMPANY
3/17/2023	092023057	09 Signs	03-02-227-008	U-STOR IT #2	184 ROUTE 30 AURORA, IL 60504-		
8/22/2023	092023259	09 Signs	03-02-400-003	FIRSTAR BANK	1250 ROUTE 34 OSWEGO, IL 60543-		QUICK SIGNS INC.
5/4/2023	102023131	10 Other	06-10-200-006	KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
3/27/2023	122023064	12 Swimming Pools	01-14-177-002	BECKER CRAIG & PAMELA	14 SCHOMER LN PLANO, IL 60545-	SCHOMERS ESTATES	
3/31/2023	122023059	12 Swimming Pools	02-35-279-001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-		SWIM SHACK
3/6/2023	122023041	12 Swimming Pools	02-35-432-001	ERMEY RYAN R & LINDSAY A	5610 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	KAYAK POOLS MIDWEST
6/20/2023	122023183	12 Swimming Pools	01-28-254-002	BALTIERREZ LUIS & URBINA EMMA	1201 W JONES ST PLANO, IL 60545-	CAQUELINS SUB	
6/16/2023	122023182	12 Swimming Pools	04-20-226-003	DEMORY ANDREA	16131 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
6/14/2023	122023175	12 Swimming Pools	04-21-126-002	GUNTY CRAIG J JR & DARCY A	9000 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	
6/20/2023	122023169	12 Swimming Pools	04-02-227-003	CLEMENT BRADLEY J & TINA M	13246 WATERCRESS RD YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	CHIP & DIP POOL & SPA SERVICES LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/6/2023	122023163	12 Swimming Pools	02-29-276-011 VERHUNCE KARYN	1105 GAME FARM RD YORKVILLE, IL 60560-		AMERICAN SALE
3/22/2023	122023060	12 Swimming Pools	05-06-351-005 WINNINGER PATRICK R	6 HILLSIDE DR YORKVILLE, IL 60560-		
5/17/2023	122023147	12 Swimming Pools	03-05-402-004 MEZA, TERESA & MARTINEZ, JUAN	13 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	AJ RECREATIONAL SERVICES
5/16/2023	122023144	12 Swimming Pools	03-31-452-016 DIAZ RAMIRO & ANA LOTFE DE	8 OTTAWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	KAYAK POOLS
5/9/2023	122023141	12 Swimming Pools	06-05-402-010 WEZNER MATTHEW R & KELLY DONADO	4160 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	FOX POOL CHICAGO BY ECOSCAPE
6/15/2023	122023139	12 Swimming Pools	02-36-104-007 ST GERMAIN STEPHANIE A & INGENUT	340 TALLGRASS LN YORKVILLE, IL 60560-	FARM AND FLEET RESUB	
5/9/2023	122023137	12 Swimming Pools	06-05-400-020 MCCAW MATTHEW T	6755 GROVE RD OSWEGO, IL 60543-		PREMIER POOLS AND SPAS
4/25/2023	122023114	12 Swimming Pools	01-10-301-005 MCQUADE ROBERT & DIANE	1594 LITTLE ROCK RD PLANO, IL 60545-	BERNS FIRST SUB	
4/17/2023	122023099	12 Swimming Pools	02-34-471-001 BASSO JAMES C & REBA P	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	MUELLNER CONSTRUCTION INC.
4/13/2023	122023097	12 Swimming Pools	02-22-476-003 RAMIREZ OSCAR JR & JACQUELINE	39 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	ALL PROPERTY SERVICES INC.
4/13/2023	122023096	12 Swimming Pools	05-12-277-016 STEFANI PETER L & JENNIFER A	5891 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	FOX POOL CHICAGO

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/12/2023	122023093	12 Swimming Pools	01-32-101-002 AVENARIUS DAVID & LAURIE H	16700 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	
4/12/2023	122023079	12 Swimming Pools	04-08-400-011 LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
3/29/2023	122023065	12 Swimming Pools	02-35-382-002 HERBER JASON J & PAMELAA	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY SUNCO POOLS UNIT 2	
10/2/2023	122023314	12 Swimming Pools	03-05-430-024 MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
9/25/2023	122023298	12 Swimming Pools	01-29-376-004 RUTHERFORD GARY & TRICIA	16701 GRISWOLD SPRINGS RD PLANO, IL 60545-	BILLY R WILLIAMS SUB	CHIP & DIP POOLS AND SPAS, LLC
9/18/2023	122023290	12 Swimming Pools	05-02-200-008 CHESNEY MATTHEW R & MELISSAL	6410 MINKLER RD YORKVILLE, IL 60560-		
8/31/2023	122023276	12 Swimming Pools	03-19-180-001 HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL 60543-		
8/31/2023	122023273	12 Swimming Pools	01-25-460-004 PEPLER MICHAEL J	12209 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	
9/5/2023	122023272	12 Swimming Pools	05-12-220-010 DEGNAN JAMES & KIM	7389 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SIGNATURE POOLS AND SPAS INC.
8/29/2023	122023266	12 Swimming Pools	06-07-373-004 MORENO ABBY L	5883 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
8/7/2023	122023234	12 Swimming Pools	04-12-300-005 SANDULA KRISTEN	12903 BUDD RD YORKVILLE, IL 60560-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/28/2023	122023225	12 Swimming Pools	03-09-155-013	SANTIAGO HEATHER	9 CIRCLE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
6/30/2023	122023199	12 Swimming Pools	02-36-105-006	HAREJ KYLE ALBERT & JENNIFER KAY	351 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	DESROCHES BACKYARD POOLS
6/16/2023	122023181	12 Swimming Pools	03-04-426-004	PATSCH JAMES E & LAURIE	27 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
5/5/2023	132023133	13 Decks	06-03-251-002	OBERHEIDE CHRISTIAN & MARCY	2017 DEVONSHIRE CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
4/12/2023	132023092	13 Decks	05-12-228-008	SHARAR SHAHID	7130 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
4/17/2023	132023085	13 Decks	03-12-476-001	MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
2/28/2023	132023034	13 Decks	03-28-100-004	SONNYBOY LLC	3601 PLAINFIELD RD OSWEGO, IL 60543-		Cannavino Construction
9/7/2023	132023277	13 Decks	04-02-226-005	ZBELLA JAMES E & ZBELLA KATHLEEN J	6165 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	MILESTONE CABINETRY & INTERIORS
8/28/2023	132023263	13 Decks	03-09-151-010	HALL MARK H & IRASEMA	32 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
8/14/2023	132023246	13 Decks	02-07-100-009	DODD NICHOLAS A LIV TRUST	1286 ELDA MAIN RD PLANO, IL 60545-		UPPERDECK DESIGN & CONST LLC
8/2/2023	132023232	13 Decks	03-04-180-008	MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/7/2023	132023229	13 Decks	04-20-226-003 DEMORY ANDREA	16131 S STONEWALL DR NEWARK, IL 60541-		
7/11/2023	132023205	13 Decks	05-02-102-008 ZEBLECKIS WILLIAM M & MARLENE	341 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	UPPERDECK DESIGN & CONSTRUCTION
6/30/2023	132023196	13 Decks	02-15-276-008 FITZPATRICK DOROTHY A	83 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CLEAN EDGE CONSTRUCTION
6/30/2023	132023193	13 Decks	05-04-178-004 CROWE KEVIN MICHAEL & GRAJEDA ADRIEN D	35 CROOKED CREEK DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	MODERN IMPROVEMENTS
6/5/2023	132023167	13 Decks	02-35-276-010 DRAPER ROSS & AMY	187 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	
6/13/2023	132023149	13 Decks	03-04-255-008 HOOD JOHN P & SUSAN C	115 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	J&E RESTORATIONS
6/15/2023	132023140	13 Decks	02-36-104-007 ST GERMAIN STEPHANIE A & INGEBURGT	340 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	
5/5/2023	132023136	13 Decks	05-07-326-002 PARISH RONALD D & REBECCAL	11571 ROUTE 71 YORKVILLE, IL 60560-		
9/25/2023	132023296	13 Decks	02-33-401-007 TURVEY RAYMOND & CHERYL	9261 VAN EMMON RD YORKVILLE, IL 60560-		HONIOTES CONST/EAGLE CONSTRUCTION
9/18/2023	132023293	13 Decks	05-02-126-005 DEMEO JOE L	7509 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
9/7/2023	132023281	13 Decks	05-08-353-007 HILL LANKFORD KRISTOFER & MEGAN	7962 WILSON CT YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/18/2023	132023297	13 Decks	01-25-460-004	PEPPLER MICHAEL J	12209 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 1	CULLISON PAINTING & SERVICES
5/5/2023	132023134	13 Decks	03-05-253-025	FORESTA JOSEPH E III & MELANIE L	13 W ALDON CT MONTGOMERY, IL 60538-		WOLF SPIRIT LLC
4/11/2023	142023083	14 Demolitions	07-20-200-005	BROMELAND ANDREW J & JENNIFER L	15375 ROODS RD NEWARK, IL 60541-		
4/12/2023	142023080	14 Demolitions	02-28-278-001	PRAIRIE CREEK TRUST	9120 ROUTE 34 YORKVILLE, IL 60560-		CRAFTSMAN SERVICES
3/17/2023	142023055	14 Demolitions	02-03-200-001	RY PROPERTY MANAGEMENT CORPORATION	8218 ROUTE 30 BRISTOL, IL 60512-		
3/13/2023	142023052	14 Demolitions	02-06-100-010	KONICEK MICHAEL A DEC OF TRUST & JENNIFER ANNE AKA	11843 GALENA RD PLANO, IL 60545-		
4/14/2023	142023087	14 Demolitions	03-13-200-002	VILLAGE OF OSWEGO	460 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES
7/13/2023	142023184	14 Demolitions	09-32-100-001	COLLINS CLIFFORD	4930 WHITEWILLOW RD MINOOKA, IL 60447-		
4/17/2023	142023100	14 Demolitions	02-22-126-004	LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
4/14/2023	142023089	14 Demolitions	03-13-100-003	VILLAGE OF OSWEGO	809 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES LLC
4/14/2023	142023088	14 Demolitions	03-13-200-001	VILLAGE OF OSWEGO	500 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES LLC

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/14/2023	142023086	14 Demolitions	03-13-200-003 VILLAGE OF OSWEGO	340 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES, LLC
3/17/2023	152023056	15 Electrical Upgrades	01-36-100-025 KUTER HERBERT C & CAROL	13010 A RIVER RD PLANO, IL 60545-		MIK SOLUTIONS INC.%MAX KOLODII
1/31/2023	152023020	15 Electrical Upgrades	09-09-300-009 PADILLA JOSE L	13916 MCKANNA RD MINOOKA, IL 60447-		YVONNE GREER
1/5/2023	152023011	15 Electrical Upgrades	06-05-400-019 CHRISTINA TYRELL	6735 GROVE RD OSWEGO, IL 60543-		R&K ELECTRICAL
10/24/2023	152023335	15 Electrical Upgrades	04-31-401-005 YORKE DOUGLAS & SLIGHTING CHARLENE HANE	11788 FOX RIVER DR NEWARK, IL 60541-		DYROS, INC.
5/30/2023	152023157	15 Electrical Upgrades	03-05-452-016 BUSBY RUTH	7 GARDEN DR MONTGOMERY, IL 60538-	GARDENS OF BOULDER HILL	ABC PHCE
5/2/2023	152023117	15 Electrical Upgrades	03-04-476-006 GIERDEN JOAN M LIVING TRUST	61 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	MET ELECTRICAL & MECHANICAL
4/18/2023	152023101	15 Electrical Upgrades	03-06-476-002 SALGADO JORGE ERIC & SALGADO GERARDO	971 ROUTE 31 OSWEGO, IL 60543-		
3/29/2023	152023067	15 Electrical Upgrades	03-04-155-009 BUUCK DAVID J & AMY L	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	KAPITAL ELECTRIC
9/18/2023	172023282	17 Change in Occupancy	02-15-176-001 BRISTOL PARK PROPERTIES LLC	43 OAK ST BLDG 11 Unit A BRISTOL, IL 60512-	BRISTOL (ORIGINAL TOWN)	CTS
6/14/2023	172023172	17 Change in Occupancy	03-02-400-003 FIRSTAR BANK	1250 ROUTE 34 OSWEGO, IL 60543-		AHMAD S MUHAMMAD

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/14/2023	172023023	17. Change in Occupancy	03-18-403-015	MERCHANTS NATIONAL	5375 ROUTE 34 OSWEGO, IL 60543-		
9/7/2023	182023283	18 Driveway	03-05-404-005	DAVID/OLIVIA CO TITLE MCKINNEY MARCUS A & SMITH LEEANN	110 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	TOLEDO SEALCOATING INC.
6/26/2023	182023192	18 Driveway	03-08-303-001	CAMPOS CHRISTIAN	117 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
6/21/2023	182023186	18 Driveway	02-13-353-001	GARZA ROSALBA & JOSE M	9 RIVERWOOD LN OSWEGO, RIVER WOOD FARMS IL 60543-		
6/14/2023	182023174	18 Driveway	03-08-152-015	BARRAZA, FRANCISCO LUNA & OLGUIN, INGEBIRGA CAL NEBOVA	38 BOAT LN OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
5/31/2023	182023160	18 Driveway	09-09-300-018	CLASSIC INVESTMENTS LLC			
5/26/2023	182023154	18 Driveway	07-15-400-017	PETKO PAUL & DONNA	14154 BUSHNELL SCHOOL RD NEWARK, IL 60541-		
5/3/2023	182023126	18 Driveway	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	PM CONSTRUCTION & CONTRACTING
4/11/2023	182023078	18 Driveway	03-08-176-008	CROSS JAVAN J & SELENA M MONTANEZ	24 MARINA DR OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
8/8/2023	192023242	19 Fire Restoration	02-22-102-007	SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
7/31/2023	202023227	20 Patio	03-05-253-026	NOLAN MICHAEL G & CATHERINE A	11 WALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	REUSB

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/24/2023	202023214	20 Pato	03-05-454-008 FERNANDEZ RODRIGO MUNOZ & RUBIO	36 CIRCLE DR W MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/19/2023	202023211	20 Pato	03-04-403-008 MENCHACA, MARIO ALBERTO & SAENZ, CAROLINA	114 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 13	
10/30/2023	232023344	23 Generator	04-21-125-030 STASINOS SUSAN A & DAVID A	9250 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	BAKER ELECTRIC & GENERATOR
6/1/2023	232023164	23 Generator	03-27-377-011 COLLINS JEFF T & JANE P	4835 DOUGLAS RD OSWEGO, IL 60543-	LEISURE LEA UNIT 1	LEE LEGLER CONSTRUCTION & ELECTRICAL
5/17/2023	232023146	23 Generator	05-12-228-020 WINTER CARY A & DONNA M	7182 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELECTRICAL
4/25/2023	232023108	23 Generator	05-12-220-008 FUGLESTAD ALAN & KIM	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
4/24/2023	232023104	23 Generator	06-13-151-004 CHICAGO TITLE LAND TRUST COMPANY	8422 OLD RIDGE RD PLAINFIELD, IL 60586-		BAKER ELECTRIC & GENERATORS
5/9/2023	232023138	23 Generator	02-23-302-004 SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	LEE LEGLER CONSTRUCTION & ELECTRICAL
2/15/2023	232023029	23 Generator	06-05-393-007 BAGEANIS GUS JR & ARELLIS	4695 WAAKEESHA DR YORKVILLE, IL 60560-	HEARTLAND IN YORKVILLE UNIT 2	BAKER ELECTRIC & GENERATORS
1/31/2023	232023021	23 Generator	01-25-454-009 SLEEZER GARY & AMY	12406 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	360 ELECTRIC
1/6/2023	232023014	23 Generator	02-27-153-006 TROTSKY ALAN L & PATRICIA M	4410 TUMA RD YORKVILLE, IL 60560-	WACKERLINS 2ND SUB	LEE LEGLER CONSTRUCTION & ELECTRICAL

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/6/2023	232023013	23 Generator	04-02-230-005	DEPARIS HENRY L JR & DEBORAH JO	6100 RED GATE LN YORKVILLE, IL 60560	THE WOODS OF SILVER SPRINGS	LEE LEGLER CONSTRUCTION & ELECTRICAL
8/7/2023	242023235	24 Solar	03-07-427-005	HERNANDEZ ALFREDO & SALGADO EDWIN	101 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION
8/2/2023	242023231	24 Solar	06-02-110-008	GHAFOOR AMAN & SHEIKH ABDUL G	1860 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
8/2/2023	242023228	24 Solar	03-09-107-014	WRIGHT DAVID & SHANNON	137 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SUNRUN INSTALLATION
2/1/2023	242023022	24 Solar	03-05-276-003	GRAEBER SHARON	44 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	REVOLUTION SOLAR, INC.
6/27/2023	242023189	24 Solar	09-20-400-001	HANSEN SABRINA M	4250 BELL RD MINOOKA, IL 60447-		CELL ELECTRIC LLC
6/15/2023	242023188	24 Solar	02-35-130-001	FLETES ZULMA & NOE	78 COUNTRY RD YORKVILLE, IL 60560-	HITEMAND SUB	TYLER JONES
7/27/2023	242023223	24 Solar	02-07-200-009	FOLTZ JERRY G & MARILEE	1010 BEECHER RD BRISTOL, IL 60512-		SUNPOWER CORPORATION
6/21/2023	242023185	24 Solar	08-11-100-017	SPICHER DARON & KIMBERLY	7650 PLATTVILLE RD YORKVILLE, IL 60560-		
6/16/2023	242023180	24 Solar	03-04-256-001	GARCIA MARIA	11 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	FREEDOM FOREVER IL LLC
7/11/2023	242023206	24 Solar	03-05-353-011	FOX METRO WATER REC DIST	682 A ROUTE 31 OSWEGO, IL 60543-		SIMPLERAY LLC

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/13/2023	242023017	24 Solar	05-07-201-002	MATLOCK DOUGLAS G & RHONDA L	7425 PAVILLION RD YORKVILLE, IL 60560-	SUNRUN INSTALLATION	
6/6/2023	242023168	24 Solar	01-20-302-003	VANCIL IKE E & MARY E	37 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	REVOLUTION SOLAR, INC.
5/30/2023	242023158	24 Solar	03-08-301-005	BURBRIDGE JAMES O JR	112 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	BRS FIELD OPS LLC
7/7/2023	242023203	24 Solar	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-	SUNRUN INSTALLATION	
5/15/2023	242023145	24 Solar	03-04-278-017	BROWN BRADLEY	33 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	BRIGHT PLANET SOLAR
5/5/2023	242023135	24 Solar	02-35-301-003	GALARZA RICARDO	339 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	SUNRUN INSTALLATION
7/7/2023	242023202	24 Solar	05-18-300-005	DRAKE DAMIEN ANTHONY & MEGAN PAE	8751 C E HIGHPOINT RD YORKVILLE, IL 60560-	REVOLUTION SOLAR, INC.	
1/19/2023	242023016	24 Solar	03-23-277-006	ADAMS SEAN & AMANDA K	1135 WOOLLEY RD OSWEGO, IL 60543-	FREEDOM FOREVER IL LLC	
5/2/2023	242023116	24 Solar	03-34-201-001	NATIONS JEREMY T & CYNTHIA GRACE	5020 DOUGLAS RD OSWEGO, IL 60543-	DOUGLAS HILL SUB	GNRE SOLAR -SAM EVANS
5/2/2023	242023115	24 Solar	02-07-100-009	DODD NICHOLAS A LIV TRUST	1286 ELDAMAIN RD PLANO, IL 60545-	SUNRUN INSTALLATION	
7/5/2023	242023200	24 Solar	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CERTASUN LLC

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/25/2023	242023112	24 Solar	03-08-352-004	SKURKA JEROME J & DEBRA R	40 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	SUNRUN INSTALLATION
4/25/2023	242023111	24 Solar	03-04-277-041	LEWIS ALGINON M SR	38 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION
6/29/2023	242023198	24 Solar	02-35-432-010	WILKINS GARY L & MARCIA L	5754 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SUNRUN INSTALLATION
1/6/2023	242023015	24 Solar	03-05-279-012	STIEHM MARK JAMES	60 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 13	BRIGHT PLANET SOLAR
6/28/2023	242023195	24 Solar	05-02-400-029	KENDALL COUNTY FOREST PRESERVE	6350 A MINKLER RD YORKVILLE, IL 60560-		GRNE SOLAR
6/26/2023	242023191	24 Solar	03-18-428-002	WILKINSON BOYD & LINDA R	5254 ROUTE 34 OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	SUNPOWER CORPORATION
1/5/2023	242023012	24 Solar	03-07-402-017	KOHLER NICHOLAS W	162 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	BRIGHT PLANET SOLAR
6/23/2023	242023190	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	LEGACY SOLAR LLC
3/23/2023	242023062	24 Solar	03-08-281-005	FOMBY, JAMAL & WALSH, LISA	107 CIRCLE DR MONTGOMERY, IL 60538-		SUNRUN INSTALLATION
3/23/2023	242023061	24 Solar	05-03-300-009	BAUER TEMPLIN FAMILY TRUST	6670 WING RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION
3/13/2023	242023045	24 Solar	06-02-102-002	HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	ALLEY SOLAR ELECTRIC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
3/6/2023	242023042	24 Solar	05-03-200-031 TORRES ARNULFO S & RUFINA	8110 B ROUTE 71 YORKVILLE, IL 60560-		SUNRUN INSTALLATION OFFSHORE
3/1/2023	242023039	24 Solar	05-19-100-008 JOHNSON LOIS A REV LVG TRUST	9374 LISBON RD YORKVILLE, IL 60560-		Revolution Solar
4/25/2023	242023110	24 Solar	03-04-181-013 THRASHER JENNIFER	33 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION OFFSHORE
4/25/2023	242023106	24 Solar	03-05-430-010 SAMSON PARRISH & LATESHIA	24 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	SUNRUN INSTALLATION OFFSHORE
3/1/2023	242023037	24 Solar	03-15-126-004 BENES PATRICK G & JOYCE	2575 WOLF RD OSWEGO, IL 60543-		Sunpower
4/19/2023	242023102	24 Solar	08-16-100-007 SMITH ERIC & EMMA	9635 CHICAGO RD NEWARK, IL 60541-		ADT SOLAR
4/3/2023	242023072	24 Solar	03-04-406-015 KELLOGG PAUL E & KELLOGG CAROLYN DITTO DORIAN	107 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	RETHINK ELECTRIC
2/14/2023	242023028	24 Solar	03-04-406-003 HURST CAREN L	47 WINROCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR
4/3/2023	242023071	24 Solar	03-09-108-007 BEYER JORDAN L	140 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	ADT SOLAR
9/19/2023	242023294	24 Solar	03-04-329-011 MCKELVEY ROBERT JOSEPH & REBECCA CHILDEN	29 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
3/23/2023	242023063	24 Solar	03-04-354-006 GALLARDO ALBERTO	68 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION OFFSHORE

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/9/2023	242023026	24 Solar	02-36-400-006	PIEPER RONALD R & KAREN E	6520 RESERVATION RD YORKVILLE, IL 60560-	SUNRUN INSTALLATION	SUNRUN INSTALLATION
9/13/2023	242023287	24 Solar	03-24-100-012	PLONKA TED T	3141 STEWART RD OSWEGO, IL 60543-	SUNRUN INSTALLATION	SUNRUN INSTALLATION
9/6/2023	242023280	24 Solar	03-04-351-014	WILLIAMS RICHARD L & DONNA M	26 DURANGO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION
8/31/2023	242023274	24 Solar	03-04-408-024	MONDRAGON ZAIRA EYERAH I & MANEY STEPHEN I	90 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	FREEDOM FOREVER IL LLC
10/4/2023	242023317	24 Solar	02-21-151-017	KAY RICHARD	23 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	SUNRUN INSTALLATION
10/3/2023	242023316	24 Solar	05-04-176-013	JESSUP THOMAS L & ILAINE S	92 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	INDEPENDENCE RENEWABLE ENERGY, LLC
10/2/2023	242023312	24 Solar	03-04-407-004	CRUZ ENRIQUE CORONEL	109 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
9/29/2023	242023308	24 Solar	03-04-155-009	BUUCK DAVID J & AMY L	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	GRNE SOLAR
9/20/2023	242023301	24 Solar	01-25-456-003	TORRES MARK & CHRISTY	4483 MITCHELL CT PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	SUNRUN INSTALLATION
9/19/2023	242023295	24 Solar	03-05-429-022	CRISOSTOMO JOSE & LETICIA	19 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	FREEDOM FOREVER IL LLC
8/30/2023	242023270	24 Solar	03-07-427-006	BRUSATORI MARK & CAROL	136 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
8/30/2023	242023269	24 Solar	03-07-252-015 MARTIN NICOLE CHRISTINE	114 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	SUNRUN INSTALLATION SERVICES LLC
2/9/2023	242023025	24 Solar	05-08-301-001 WOODWARD JOHN	7595 E HIGHPOINT RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES LLC
8/30/2023	242023268	24 Solar	05-07-127-007 BEVERSDORF BRIAN	24 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	NATIONAL SOLAR SERVICE
8/29/2023	242023267	24 Solar	05-09-103-002 MARCINIAK RICHARD & LYDIA	29 WALNUT DR YORKVILLE, IL 60560-	WALNUT RIDGE	FREEDOM FOREVER IL LLC
8/23/2023	242023262	24 Solar	03-04-453-001 SANDOVAL JENNIFER	55 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	FREEDOM FOREVER IL LLC
10/24/2023	242023337	24 Solar	03-08-126-006 WILSON LESTER	1120 ROUTE 25 OSWEGO, IL 60543-		JONATHON STEGBAUER (TESLA)
8/22/2023	242023261	24 Solar	03-04-251-006 WILSON GARY F & REMIGLIA	4 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	FREEDOM FOREVER IL LLC
8/15/2023	242023260	24 Solar	03-08-227-030 MEDINA ISIDRO	11 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES LLC
8/22/2023	242023254	24 Solar	03-04-454-020 FELECiano HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	SUNRUN INSTALLATION SERVICES LLC
9/18/2023	242023292	24 Solar	03-04-254-006 MORSON KIM M	102 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION SERVICES LLC
8/7/2023	242023245	24 Solar	03-04-405-008 DAVITO JOYCE	90 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	FREEDOM FOREVER IL LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/14/2023	242023244	24 Solar	03-04-378-006 OZOA RICCI C & SONIA C	57 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	SUNRUN INSTALLATION SERVICES
8/7/2023	242023236	24 Solar	01-16-426-004 RICHMOND LAWRENCE & NATALI EENI	48 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	SUNRUN INSTALLATION SERVICES

PLANNING BUILDING & ZONING RECEIPTS 2023

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 23	TOTAL FY 23	MONTHLY FY 22	TOTAL FY 22
December	\$5,767.80	\$1,266.00	\$8,020.26	\$1,000.00	\$16,054.06	\$16,054.06	\$32,122.24	\$32,122.24
January	\$4,380.00	\$50.00	\$3,162.98	\$1,000.00	\$8,592.98	\$24,647.04	\$11,644.18	\$43,766.42
February	\$3,030.00	\$50.00	\$0.00	\$0.00	\$3,080.00	\$27,727.04	\$7,433.47	\$51,199.89
March	\$7,265.95	\$1,962.00	\$3,441.25	\$0.00	\$12,669.20	\$40,396.24	\$30,294.30	\$81,494.19
April	\$16,494.34	\$50.00	\$15,633.11	\$1,000.00	\$33,177.45	\$73,573.69	\$16,538.38	\$98,032.57
May	\$11,172.72	\$50.00	\$13,102.02	\$1,000.00	\$25,324.74	\$98,898.43	\$21,056.55	\$119,089.12
June	\$8,127.40	\$549.00	\$1,364.53	\$0.00	\$10,040.93	\$108,939.36	\$9,828.89	\$128,918.01
July	\$17,223.34	\$2,332.00	\$12,731.79	\$1,000.00	\$33,287.13	\$142,226.49	\$18,978.87	\$147,896.88
August	\$8,887.12	\$150.00	\$15,015.25	\$0.00	\$24,052.37	\$166,278.86	\$25,754.63	\$173,651.51
September	\$10,739.60	\$972.00	\$7,258.42	\$1,000.00	\$19,970.02	\$186,248.88	\$26,794.38	\$200,445.89
October	\$8,660.56	\$0.00	\$6,247.86	\$0.00	\$14,908.42	\$201,157.30	\$48,857.45	\$249,303.34
November							\$15,184.61	\$264,487.95
YR END TOTAL	\$101,748.83	\$7,431.00	\$85,977.47	\$6,000.00	\$201,157.30			

Matt Asselmeier

From: Greg Chismark <gchismark@wbkengineering.com>
Sent: Thursday, October 19, 2023 3:27 PM
To: Matt Asselmeier
Subject: [External]FW: Fox River Connectivity & Habitat Study

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.

FYI

Greg Chismark, PE
Mobile 847-344-5619 | Office 630-338-8527 | gchismark@wbkengineering.com

From: Fox-River-Study <Fox-River-Study@usace.army.mil>
Sent: Thursday, October 19, 2023 3:17 PM
To: Greg Chismark <gchismark@wbkengineering.com>
Subject: RE: Fox River Connectivity & Habitat Study

Thank you for providing comments on the Fox River Connectivity & Habitat Study. Your comments will be carefully considered by the project team, and will be included and addressed in the final version of the Project Implementation Report and Integrated Environmental Assessment.

From: Greg Chismark <gchismark@wbkengineering.com>
Sent: Thursday, October 19, 2023 11:24 AM
To: Fox-River-Study <Fox-River-Study@usace.army.mil>
Subject: [Non-DoD Source] FW: Fox River Connectivity & Habitat Study

Mr. Johnson,

I am writing on behalf of the Kendall County Stormwater Committee and offer the attached comments related to the Fox River Connectivity & Habitat Study. We appreciate USACE leadership to connect and improve our waterways locally and nationwide. Although no dams in Kendall County were identified for removal, Kendall County lies downstream of this significant project / proposal. We ask for your consideration of the comments attached and are available for further discussion or explanation of concerns expressed. These comments were presented to the Committee on October 12, 2023 and are forwarded on their behalf.

Thanks,
Greg

Greg Chismark, PE
President, WBK Engineering
Mobile 847-344-5619 | Office 630-338-8527 | gchismark@wbkengineering.com
116 West Main Street Suite 201, St. Charles IL 60174

Bodwé Professional Services Group includes:
Seven Generations A+E | Blue Star Integrative Studio
The Steelhead Engineering Company | WBK Engineering
Bodwé Federal Services | Bodwé Technology Solutions
www.bodwegroup.com

*Wholly Owned by Mno-Bmadsen,
an Instrumentality of the Pokagon Band of Potawatomi*

**NOTICE OF APPLICATION FOR PERMIT TO MANAGE CLEAN CONSTRUCTION OR
DEMOLITION DEBRIS (CCDD) (LPC-PA26)**

From: Chris Baer - Environmental Specialist
Vulcan Materials Company - Central Division
5500 Joliet Road
McCook, IL 60525

To: Chairman of Kendall County Board
Mr. Matt Kellogg
111 West Fox Street
Yorkville IL 60560

Date: October 24, 2023

Pursuant to 35 Ill. Adm. Code 1100.301, the purpose of this notice is to inform you that a permit application has been or will be submitted to the IEPA, Bureau of Land, for a clean construction or demolition debris (CCDD) fill operation described below. You are not obligated to respond to this notice. However, if you have any comments, please submit them in writing to the address below, or call the Permit Section at 217/524-3300, within twenty-one (21) days after the Illinois EPA's receipt of the application.

Illinois Environmental Protection Agency
Bureau of Land, Permit Section (#33)
1021 North Grand Avenue East, Post Office Box 19276
Springfield, Illinois 62794-9276

SITE IDENTIFICATION

Facility Name: Lisbon Quarry Site Number: 0930055003
Address: 10425 Joliet Road
P.O. Box: _____
City: Lisbon County: Kendall

DESCRIPTION OF PROJECT:

Vulcan Construction Materials, LLC intends to submit a permit renewal to receive CCDD in previously mined portions of a
limestone quarry as part of the reclamation process. CCDD will consist of materials from various roadway and building
construction projects within approximately 20 miles of the Lisbon facility

IL 532-2855
LPC 642 7/07