

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

Monday, September 9, 2019 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from August 26, 2019 Special Meeting (Pages 3-23)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 24-25)
Planning, Building and Zoning Department Quarterly Expenditure Update (Page 26)

PETITIONS:

1. **19 – 27 – Matthew Prombo (Pages 27-32)**
Request: A-1 Conditional Use Permit for a Single-Family Home on Less than Forty Acres
PIN: 07-07-100-015
Location: South Side of Sheridan Road and North Side of Route 71 in Big Grove Township
Purpose: Petitioner Desire to Construct a House on the Property; Property is Zoned A-1

NEW BUSINESS:

1. Approval to Initiate an Amendment to Section 104 (Definitions) of the Kendall County Stormwater Management Ordinance by Updating the Edition of Bulletin 70 Referenced in the Ordinance (Pages 33-103)
2. Discussion of 1983 Recreational Vehicle and Campground Regulations (Pages 104-108)

OLD BUSINESS:

1. Update on 45 Cheyenne Court-Committee Could Approve Forwarding Violation to State's Attorney's Office
2. Discussion and Possible Amendment to Petition 19-21 Request from the Kendall County Planning, Building and Zoning Committee for Amendments to the Kendall County Land Cash Ordinance (Pages 109-148)
3. Discussion of Bed and Breakfast and AirBnB Related Zoning Regulations-Committee Could Initiate a Text Amendment to the Kendall County Zoning Ordinance Regarding These Uses (Pages 149-152)

4. Zoning Ordinance Project Update

REVIEW VIOLATION REPORT (Pages 153-155):

1. Approval to Forward to the Kendall County State's Attorney's Office a Violation of Section 11.05.A.1.b.ii of the Kendall County Zoning Ordinance (Prohibited Parking of a Trailer in the Front Yard Setback) at 26 Marnel Road (Pages 156-161)

REVIEW NON-VIOLATION COMPLAINT REPORT (Pages 162-164):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 165-185):

REVIEW REVENUE REPORT (Page 186):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 & 210

111 W. Fox Street, Yorkville, Illinois

8:00 a.m.

Meeting Minutes of August 26, 2019 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 8:02 a.m. Chairman Prochaska led the attendees in the Pledge of Allegiance.

ROLL CALL

Committee Members Present: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (arrived at 8:04 a.m.) (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Scott Koeppel (County Administrator), Brian Holdiman (Code Compliance Officer), Beth Whitley, Tom Tanner, Greg Stromberg, and Katie Finlon

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Flowers, to approve the minutes of the August 12, 2019, meeting. With a voice vote of four (4) ayes, the motion carried unanimously.

EXPENDITURE REPORT

Review of Expenditures from the Prior Month

The Committee reviewed the Expenditure Report.

Member Kellogg arrived at this time (8:04 a.m.).

Member Gilmour asked about the Schlapp Road banquet center. Mr. Asselmeier reported that this expenditure relates to WBK's review of the stormwater management permit application.

Member Flowers asked about the refund. Mr. Asselmeier responded that the refund was for an unused building permit.

Member Flowers made a motion, seconded by Member Gengler, to forward the bill to the Finance Committee. With a voice vote of five (5) ayes, the motion carried unanimously.

PUBLIC COMMENT

None

PETITIONS

19 – 29 – Richard Wagner on Behalf of State Bank of Illinois

Mr. Asselmeier summarized the request.

On August 20, 1996, the Kendall County Board granted a special use permit for a bed and breakfast at 15426 A Millhurst Road, Plano. Ordinance 1996-13, which granted the special use permit, was provided.

The current property owner, State Bank of Illinois, acquired the property in 2013. Richard Wagner is the sole beneficiary and is authorized to speak for State Bank of Illinois.

On August 8, 2019, Mr. Wagner submitted a request for the revocation of the special use permit for a bed and breakfast at this location. A copy of the revocation ordinance was provided.

The subject property is zoned A-1. If the special use permit is revoked, the property will retain its A-1 zoning classification.

Staff recommends approval of the proposed special use permit revocation.

Member Gengler made a motion, seconded by Member Flowers, to recommend approval of the requested special use permit revocation. With a voice vote of five (5) ayes, the motion carried unanimously. This matter will go to the County Board on September 3rd.

NEW BUSINESS

None

OLD BUSINESS

Discussion of Hide-A-Way Lakes

Tom Tanner provided a history of the zoning on the Hide-A-Way Lakes property. He argued that the recent death and train wreck were not his fault. He stated that the campground is the prettiest in the State. He offered to show the campground to Committee members.

Chairman Prochaska asked about people staying longer than four (4) months. Mr. Tanner responded that people sign an agreement stating that they will not stay continuously for more than four (4) months and they will not make the campground their permanent place of abode.

Chairman Prochaska asked if the log tracks how many days a person stays on the property. Mr. Tanner said that he asks the visitor if he does not know. Member Kellogg asked if the information required in the log is gathered. Mr. Tanner said that he gathers the required information. Mr. Tanner said the amount of time he keeps the log was several months.

Member Kellogg asked about adequate screening. Mr. Tanner said that trees were planted previously.

Chairman Prochaska asked if the manager was living on the property. Mr. Tanner responded that nobody is currently living in the house.

Member Flowers asked if a check-out log existed. Mr. Tanner did not have a specific check-out log.

Mr. Tanner was aware of the 1981 ordinance.

Discussion occurred Yogi Bear Campground's ordinance.

Member Kellogg asked about wheels on recreational vehicles. Mr. Tanner was not aware of any issues.

Member Gilmour asked about whether or not campers are permanent. Mr. Tanner responded that some recreational vehicles stay year-round.

Discussion occurred regarding whether or not the 1983 ordinance applied to Hide-A-Way Lakes. Mr. Asselmeier said the 1983 ordinance was adopted after the Hide-A-Way Lakes special use permit was approved.

Chairman Prochaska asked about the Juniper tree specified in the 1984 special use permit ordinance. Mr. Tanner was not sure if the trees were still alive.

Member Gengler asked who was responsible for maintenance of lots. Mr. Tanner responded campers are responsible for maintenance of their lot.

Mr. Tanner said people are charged if they leave a trailer on the property.

Discussion occurred regarding calls of service to the property. Mr. Tanner stated that the property is zoned for a large number of people; the Hide-A-Way Lakes address has many people in one (1) address.

Mr. Tanner said that he did not have a sign saying not to call emergency services.

Chairman Prochaska asked if any events are open to the public. Mr. Tanner responded that the public can picnic on the property.

Member Gengler asked about the gate and having a pass. Mr. Tanner said they check people when they enter the property and passes are given out at the gate.

Chairman Prochaska asked who was designated as manager. Mr. Tanner said that he was serving as manager. No one presently has permission to live year-round at the property.

Member Flowers asked about number of employees. Mr. Tanner responded that he has between five (5) and six (6) employees.

Member Kellogg suggested that Mr. Tanner clarify on his website that people cannot stay on the property continuously more than four (4) months.

Member Kellogg asked if Mr. Tanner could produce a log book showing who was on the property. Mr. Tanner said that he needed to update the log book to show people that have left the property recently. Mr. Tanner said he could get the log book updated in a few hours.

Update on 45 Cheyenne Court

Mr. Asselmeier provided an updated picture of the property taken August 22, 2019.

The Committee requested an explanation regarding lack of progress. Mr. Stromberg explained that the humidity has prevented him from completing the staining of the second coat. The remodeling started ten (10) years ago.

The consensus of the Committee was to place an item on the September agenda referring the matter to the State's Attorney's Office, if the project is not completed.

Discussion of Planning, Building and Zoning Department Staff-Committee Could Approve Part-Time Inspector Job Description

Mr. Koeppel distributed the job description and explained the funding for the position. The position would average ten (10) hours per week with more working in the summer and less work in the winter.

Member Flowers made a motion, seconded by Member Gilmour, to forward the job description to the State's Attorney's Office prior to referring the job description to the County Board. With a voice vote of four (4) ayes and one (1) nay, the motion passed. Member Kellogg dissented.

Zoning Ordinance Project Update

Mr. Asselmeier provided an update.

The Comprehensive Land Plan and Ordinance Committee has reviewed Sections 1 and 2. They would like to combine the definitions found in Section 3 with the signage related definitions found in Section 12.

Mr. Asselmeier has reviewed Sections 4, 5, 6, 7, 8, and part of Section 12.

Discussion of Recreational and Medicinal Marijuana Zoning Regulations-Committee Could Initiate a Text Amendment to the Kendall County Zoning Ordinance on This Matter

Beth Whitley, Outreach Coordinator for 3C Compassionate Care Center, discussed cannabis related regulations. She discussed the medical cannabis patient program and the opioid alternative patient program. The medical cannabis patient program allows access to cannabis for three (3) years with doctor's approval. The opioid program only allows access to cannabis for ninety (90) days with physician's approval. There are fifty-five (55) dispensaries in Illinois that have a medical license. All of them can acquire a recreational license. A medical patient is allowed two point five (2.5) ounces of cannabis every fourteen (14) days. Edibles are maxed at one (1) gram.

The sunset provisions have been removed from the medical regulations.

The City of Naperville restricts this type of use to industrial parks for medicinal cannabis uses. No calls for service have occurred at their property. No consumption is allowed on their property.

Mr. Koeppel stated that the two (2) big zoning decisions that need to be made are which zoning districts should these uses be allowed and distances from certain uses.

Chairman Prochaska asked how the zoning in Naperville has impacted their business. Ms. Whitley responded that things have worked out well. People did not know that the business existed originally.

Committee members reviewed maps where cannabis related business could locate.

Craft growers, dispensing organizations, and infuser organizations may co-locate with like business.

The set back from residentially used property for gun ranges was one thousand feet (1,000').

Discussion occurred regarding which townships could review the text amendment. Any township with a planning commission could file a formal objection to a proposed text amendment. Discussion occurred regarding obtaining township input. The Committee will have a special meeting tentatively set for September 11th at 6:30 p.m.; townships, the Sheriff Office, Health Department, Regional Planning Commission, and the Zoning Board of Appeals will be invited to the meeting.

The opt-out discussion will occur at the Committee of the Whole in September.

The consensus of the Committee was to use the Illinois Municipal League's proposal as a starting point.

The consensus of the Committee was that craft growers be a special use in A-1, M-1, and M-2. The distance from schools and houses was set at one thousand feet (1,000'). Member Gilmour favored a one thousand five hundred foot (1,500') distance.

The consensus of the Committee was that forest preserves, public parks, and places of worship should have the same distances as schools for all cannabis related uses.

The consensus of the Committee was to address medical cannabis related uses in the proposal as well.

Member Kellogg did not favor the barbed wire requirement.

Member Flowers left at this time (9:40 a.m.).

The consensus of the Committee was that recreational and medicinal cultivation facilities be in the M-1 and M-2 and set a distance at two thousand five hundred feet (2,500) per State law.

The consensus of the Committee was that dispensing organizations, both recreational and medicinal be one thousand feet (1,000') and they be in the B-3, M-1, and M-2. Onsite consumption would not be allowed. Hours of operation would remain the same as current medical dispensing organizations.

The consensus of the Committee was that infusers be in the B-3, M-1, and M-2. Distances would be one thousand five hundred feet (1,500') from schools, parks, and churches and two hundred fifty feet (250') from residential uses.

The consensus of the Committee was that processing organizations be in the same districts and same distances as infusers.

The consensus of the Committee was that transporting organizations be in the M-1 and M-2 and have the same distances as infusers and processing organizations.

Member Kellogg made a motion, seconded by Member Gengler, to initiate the text amendment on recreational and medical cannabis zoning regulations. With a voice vote of four (4) ayes, the motion carried without dissent. The proposal will go to ZPAC on September 3rd.

REVIEW VIOLATION REPORT

The Committee reviewed the Violation Report.

Approval to Forward to the Kendall County State's Attorney's Office a Violation of Section 7.01 (Operating an Asphalt Business on A-1 Zoned Property) and Section 12.06.A.3 (Illegal Sign in the Right-of-Way) of the Kendall County Zoning Ordinance at 5408 Route 71

Member Kellogg made a motion, seconded by Member Gengler, to forward the complaint to the State's Attorney's Office. With a voice vote of four (4) ayes, the motion carried without dissent.

Approval to Forward to the Kendall County State's Attorney's Office a Violation of Section 11.05.A.1.b.ii of the Kendall County Zoning Ordinance (Prohibited Parking of a Trailer in the Front Yard Setback) at 18 Ridgely Road

Member Kellogg made a motion, seconded by Member Gengler, to forward the complaint to the State's Attorney's Office. With a voice vote of four (4) ayes, the motion carried without dissent.

REVIEW NON-VIOLATION COMPLAINT REPORT

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Commission elected Jeff Wehrli as Chairman, Melissa Maye as Vice-Chairman, and Elizabeth Flowers as Secretary. The Illinois Historic Preservation Agency will be filing the position for reviewing Certified Local Government status. The Commission was waiting on comments from the State before forwarding the proposed changes to the Historic Preservation Ordinance to the County Board.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Gilmour made a motion, seconded by Member Gengler, to adjourn. With a voice vote of four (4) ayes, the motion carried without dissent. Chairman Prochaska adjourned the meeting at 10:00 a.m.

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

Enc.

1.) In regards to the Length of Stay Ordinance:

Every camper must sign this registration form, in which they agree not to make this their permanent abode and not to stay more than four months continuously. If in fact you find someone in violation of this ordinance, please let us know and we will have them leave. They of course will be allowed to return after a short while.

2.) Individual Mail Service:

There has never been individual mail service here at Hide Away Lakes. The mail man delivers the mail to Hide Away Lakes-NOT to individual campers. If the county did not agree with this OBVIOUS interpretation, then they should have said so FORTY YEARS AGO.

ADDITIONAL RULES FOR MONTHLY/WEEKLY CAMPERS

1. Only ONE camping unit per site. No vehicles are allowed on site when trailer is not occupied.
2. No lights may be attached to trees. No clotheslines allowed. No refrigerators outside of trailer.
3. Each camping unit MUST have a current camper permit in a window visible from the road.
4. Campers are required to keep their sites neat at all times, or there will be a \$10 extra fee per day.
5. The yearly and seasonal rate does not include full time living in trailer. For an additional fee, a maximum of four (4) months continuous occupancy is allowed. The camper hereby agrees to pay any fine levied by any government agency upon them or HIDE-A-WAY LAKES if they DO NOT leave the campground when asked by park management to do so.
6. Patios & Decks... All patios & decks must be made with Wolmanized[®] wood or with concrete patio blocks. No plywood will be allowed on decks. No fences allowed.
7. No scrap lumber or other debris shall be allowed on campsites. Please put away all items as to keep your campsite looking clean and neat. Items left on campsite will be cleaned up and put in a storage area by park personnel, or a \$10 per day penalty. We CAN NOT guarantee the security of these items.
8. Each trailer owner must have his own liability and comprehensive insurance.
9. Camper agrees to follow ALL campground rules given to them by park management and/or as posted at Campground Office.
10. Daily rate will apply if weekly or monthly fees are not paid on time.
11. Each camper and R.V. owner must have his own electrical surge protector. Neither the local electric company nor HIDE-A-WAY LAKES shall be responsible for electrical surges.
12. HIDE-A-WAY LAKES is not and shall not become my permanent place of abode. I have not and agree that I will not occupy my R.V. for more than four (4) months continuously at HIDE-A-WAY LAKES.
13. If I become more than 3 days late in my rent payment, I hereby give HIDE-A-WAY LAKES permission to move my camper and anything else on my lot, to be put into storage until rent is paid, and/or shut off electric.

HIDE AWAY LAKES

I have always said if the county can find anyone staying here in violation of our ordinance I will have them leave, no problem! However, it can't be just your opinion. It must be proven and ordered by a judge. If in fact the states Attorney brings a case against me (which is highly doubtful) and if the judge rules in your favor (highly doubtful), Then I would make the few people in question still left in the park-leave after this long ordeal. Most of these people will have already left by the time this case is adjudicated. These few people will then be made to leave. However, these few people will then be allowed to return after a while away. In other words, what if anything has been accomplished after all of this foolishness?

Hide Away Lakes is the top tourist attraction in Kendall County. Our customers spend more money in the county than any other tourist draw (Raging Waves or Yogi Bear Campground). The city of Yorkville gives \$50,000 per year to the local tourist bureau to attract tourists to the county. The county may be spending many more thousands of dollars to fight in court to keep ~~out~~ tourists out. The people of the county would laugh about this or the tax payers might cry. The newspapers would have a field day over this.

disposal system. Campers with self-contained RVs need to empty their sewage holding tanks and refill their water storage tanks. Campers with tents or dependent RVs require service buildings with toilets and showers. All campers need places to dump their refuse. The provision of all of these sanitary facilities is usually regulated by the state or local health department, which is commonly required to approve the development application before a conditional use permit or a rezoning is granted. The health department typically issues an operator's license and is responsible for inspecting the RV park over its lifetime to insure that it continues to maintain health standards. Appendix B includes a copy of the Colorado Health Department's new provisions, as an example.

Elements of the water, sewer, and solid waste disposal systems which should be required include a sanitary or dumping station for emptying sewage holding tanks, a water station for filling water storage tanks, a service building containing showers and toilets, and refuse containers for solid waste. Although it would be ideal from a public health standpoint to have water and sewer connections at each campsite, it is inappropriate to require RV park developers to provide this costly service.

OTHER UTILITIES AND PUBLIC SERVICES

Provisions for electricity or gas, campground illumination, and fire protection are important to RV park users' safety and well-being, but they are not appropriate for the zoning code. Standards for these utilities and services usually are set by other local departments, such as the building department, the public works department, the fire department, or the engineering department. A good example of detailed utility requirements is the *Standard for Recreational Vehicle Parks* published by the National Fire Protection Association, the Recreational Vehicle Institute, and the Trailer Coach Association. The most recent edition of these standards was published in 1974. (Refer to the bibliography for further information.)

LENGTH OF STAY

About one-third of the communities we studied regulate length of stay or the length of time a camping party can sojourn in an RV park. This provision's purpose is to prevent the use of RV parks as permanent residences, a trend which can place excessive demands on local public service—for example, the school system.

Our interviews with zoning officials did not turn up any examples of communities that strictly enforced these provisions. Nor did any officials hint that permanent residency in RV parks had become so widespread in their jurisdictions that demands on public services had seriously escalated.

Zoning officials from communities which do not regulate length of stay, particularly those from the southwestern states, suggested that such regulation is not always desirable because the trade generated by vacationing campers far outweighs the cost of additional services. In the southwest, most RV park users are retired couples or couples without children, so demands on one of

the most costly services, the local school system, are negligible.¹⁴

Ordinances regulating length of stay either have fairly restrictive occupancy limitations—limiting length of stay to three to 14 days—or more permissive regulations—no more than 30 days in any 60-day period, or no more than 90 days in any 120-day period, or no more than six months in any 12-month period.

§47-13.3(b) Spaces for Occupancy-Uses Permitted and Length of Stay

... Spaces shall be rented by the day only, and occupant of such space shall remain in the same trailer park not more than seven (7) days.

*Zoning Ordinance
Joliet, Illinois*

§409-B.E.5

A travel trailer, house trailer, or recreation vehicle shall not remain in a Trailer Park for more than three (3) months in any one (1) year period.

*Zoning Ordinance
Tempe, Arizona*

Since it is becoming more common for RV campers to spend entire winter or summer seasons vacationing in RV parks, and since there is evidence that these extended vacationers can provide more economic benefits to the community than costs, it seems unreasonable to limit length of stay to less than three or four months of any year. To do so would be tantamount to limiting occupancy in a hotel or motel to a week or several weeks, a restriction no zoning code would attempt. Another indication that restrictive time limits are inappropriate comes from the comments of local zoning officials. According to them, restrictive length of stay provisions are either unenforced or unenforceable.

It appears that the best way to handle the length of stay provision is to emphasize the main point—that RV parks are not intended for permanent residency—and then specifically indicate what permanent residency consists of:

§3. Permanent Occupancy Prohibited

(1) No travel trailer shall be used as a permanent place of abode, dwelling, or business or for indefinite periods of time. Continuous occupancy extending beyond three months in any 12-month period shall be presumed to be permanent occupancy.

(2) Any action toward removal of wheels of a travel-trailer except for temporary purposes of repair or to attach the trailer to the grounds for stabilizing purposes is hereby prohibited.

—“*Regulating Travel-Trailer Parks*,”
(A model ordinance).
The Municipality, 1971

14. Interviews with Edgar Jaffee, zoning administrator, Sarasota County, Florida; Michael Ritz, planning director, Chesterfield County, Virginia; and Atis Krigers, planner I, Tempe, Arizona; April 1976.

Kendall County Job Description

TITLE: Code Enforcement Officer – Part Time
DEPARTMENT: Planning, Building and Zoning (PBZ)
SUPERVISED BY: County Administrator
FLSA STATUS: Non Exempt
APPROVED: In Process

I. Position Summary:

Investigates complaints of possible violations of zoning regulations, providing information to the public on zoning requirements, home construction project violations, and obtaining, where possible, voluntary compliance with code requirements and standards for construction in Kendall County. Has authority to order the removal or alteration of conditions or materials, which violate applicable codes and ordinances. Field inspection duties are conducted independently according to adopted standards and regulations, referring more complex situations to the Code Official, Senior Planner and County Administrator.

II. Essential Duties and Responsibilities:

- A. Investigates zoning and building ordinance complaints, such as non-permitted construction, excavation, trailers, dumping, signs, junk vehicles and weeds, mobile homes and campgrounds.
- B. Conducts field inspections and provide assistance to property owners for correcting property and building deficiencies in conformance with the intent set forth in codes and ordinances.
- C. Contacts persons responsible for violations and issues notice to discontinue, remove or alter conditions which conflict with zoning regulations.
- D. Prepares investigative documentation, including photographs required to support findings.
- E. Maintains on-going surveillance of assigned area for zoning/code compliance.
- F. Attends court as needed regarding violation cases submitted for prosecution.
- G. Performs record search to determine accuracy of data such as location, ownership, district and legal description.
- H. Issues vehicle violation notices and arranges for towing of vehicles.
- I. Coordinates investigations with Law Enforcement, Health Department and other investigative agencies as needed.
- J. Prepares and maintains records regarding and relating to all duties performed, including but not limited to inspection logs, photographs or violations, reports of findings, records of inspections and review.
- K. Evaluates the code compliance process and provides recommendations for improvements.
- L. Travels throughout Kendall County for code compliance purposes.
- M. Operates county vehicle safely.

- N. Performs other duties as assigned by supervisor.
- O. Attends meetings and prepares reports as needed.

III. Qualifications:

To perform this job successfully, an individual must be able to perform all essential duties satisfactorily. The requirements listed below are representative of the knowledge, skills and/or ability required for the position

A. Skills, Knowledge and Abilities

- Strong organizational skills and attention to detail.
- Knowledge of zoning and related regulations and of the provisions of the County Zoning Ordinance.
- Methods and practices used in construction, repair, and land survey.
- Some knowledge of building codes and their application for purposes of evaluation of buildings and their condition.
- Basic geography of the County.
- Applicable federal, state, and local laws, rules, regulations, codes, and/or statutes.
- Interpreting plans and specifications.
- Gathering violation data and ownership information based on field observation and the use of investigative questioning techniques.
- Evaluating situations and drawing conclusions.
- Using computer hardware and software including word processing, spreadsheets, databases, email, etc.
- Applying an acquired knowledge of procedures, rules, regulations and services applicable to the assigned office.
- Manage projects and multiple priorities simultaneously.
- Analyze problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of goals.
- Plan, analyze and evaluate programs and services, operational needs and fiscal constraints.
- Establish and maintain effective working relationships with department and staff, other departments, elected officials and others, such as vendors and the general public.
- Communicate and use interpersonal skills to interact with coworkers, supervisor, the general public, etc. to sufficiently exchange or convey information and to receive work direction.
- Convey excellent oral and written communication.
- Work effectively under stress.
- Maintain confidentiality.

B. Work Standard and Best Practice Guidelines:

- Adheres to all work and safety policies.
- Attends conferences, seminars, training and meetings.
- Follows governmental functions of development regulation and the role of the employee as service provider.

C. Education and Experience:

- A minimum of a high school diploma or GED is required.
- Code enforcement, law enforcement or other administrative experience preferred.
- Valid and current Illinois Driver's License and good driving record is required.

IV. Physical Demands:

While performing the duties of this job, the employee must be able to:

- Frequently sit for hours in meetings and/ or a vehicle;
- Occasionally lift and or move up to 50 pounds;
- Stand and walk on uneven ground and at development sites;
- Use hands to finger, handle, or feel;
- Reach, push and pull with one and or both hands and arms;
- Bend over at the waist and reach with one and or both hands and arms;
- Climb and balance at home and development sites;
- Stoop, kneel, crouch and or crawl;
- Talk and hear in person and via use of telephone;
- Operate County vehicles and safety equipment;
- Specific vision abilities include close and distance vision, depth perception; and
- Travel independently to various sites, public hearings and other meetings and locations both within and outside Kendall County

V. Work Environment:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. While performing the duties of this job, the employee is subject to the following working conditions:

- Inside and outside environmental conditions.
- Will be exposed to driving and onsite construction conditions.
- The noise level in the work environment varies from quiet to noisy.
- The employee must be able to perform all assigned job duties during normal business hours and outside of normal business hours.
- The employee may be exposed to stressful situations while working with elected officials, consultants, attorneys, applicants and the general public.
- The employee may be required to provide own transportation to travel to and from meetings, training, conferences, etc.

ADULT USE CANNABIS SUMMARY

The following summarizes the major elements of the amendment that will be filed to Senate Bill 7 to legalize recreational adult use cannabis in Illinois.

PERSONAL USE OF CANNABIS

Starting January 1, 2020, adults over 21 will be able to legally purchase cannabis for recreational use from licensed dispensaries across the state.

- Possession limit for Illinois residents:
 - 30 grams of cannabis flower;
 - 5 grams of cannabis concentrate;
 - 500 milligrams of THC contained in a cannabis-infused product; or
 - People may possess more than 30 grams of cannabis if it is grown and secured in their residence under certain conditions.
- Possession limit for non-Illinois residents:
 - 15 grams of cannabis flower;
 - 2.5 grams of cannabis;
 - 250 milligrams of THC contained in a cannabis-infused product.
- The possession limits are to be considered cumulative.

COMPASSIONATE USE OF MEDICAL CANNABIS PILOT PROGRAM

- The legalization of adult use cannabis does not alter the state's medical cannabis pilot program.

PROMOTING EQUITY

- Creation of a \$20 million low-interest loan program
 - DCEO will administer a low-interest loan program to qualified "social equity applicants" to help defray the start-up costs associated with entering the licensed cannabis industry.
- Establishment of a "social equity applicant" status for licensing
 - A social equity applicant is an Illinois resident that meets one of the following criteria:
 - Applicant with at least 51 percent ownership and control by one or more individuals who have resided for at least 5 of the preceding 10 years in a disproportionately impacted area.
 - Applicant with at least 51 percent ownership and control by one or more individuals who have been arrested for, convicted of, or adjudged to be a ward of the juvenile court for any offense that is eligible for expungement under this Act or member of an impacted family;
 - For applicants with a minimum of 10 full-time employees, an applicant with at least 51% of current employees who:
 - Currently reside in a disproportionately impacted area; or
 - Have been arrested for, convicted of, or adjudged to be a ward of the juvenile court for any offense that is eligible for expungement under this Act or member of an impacted family.

- Application for new entrants to the market
 - Scoring process for dispensaries. (The Department of Agriculture will develop a similar process through the rulemaking process for cultivation centers, processors, and craft growers.)
 - The legislation contains the scoring process IDFPR will use to review applications.
 - Out of a total of 200 points, 25 points are specifically designated for applicants that qualify as “social equity applicants.”
 - IDFPR may award up to 12 bonus points for applicants for preferred, but not required, initiatives. Bonus points will only be awarded in the event that the department receives a greater number of applications that meet the minimum number of points required.
 - Labor and employment practices (2)
 - Labor peace agreement (2)
 - Local community/neighborhood report (2)
 - Environmental plan (2)
 - Illinois owner (2)
 - A plan to engage the community (2)
- Fee waivers
 - The Department of Financial and Professional Regulation and the Department of Agriculture will waive 50 percent of any non-refundable license application fees (up to 2 applications) and any non-refundable fees associated with purchasing a license to operate a cannabis business establishment (up to two licenses) if social equity applicants meet certain conditions.
- Reducing up-front costs
 - Applicants who receive a conditional dispensing organization license will have 180 days from the date of the award to identify a physical location for the dispensing organization retail storefront when new entrants are allowed in the market. This will reduce the costs associated with entering the industry.
- Limitations on ownership
 - No person or entity shall hold any legal, equitable, or beneficial interest, directly or indirectly, of more than 3 cultivation centers.
 - No person or entity shall hold any legal, equitable, or beneficial interest, directly or indirectly, of more than 10 dispensing organizations.
 - No craft grower license shall be issued to any person or entity with more than 10% interest in a cultivation center.
 - No person or entity shall hold any legal, equitable, ownership, or beneficial interest, directly or indirectly, of more than one craft grower license under this article.
- Identify disproportionately impacted areas.
 - DCEO will designate “disproportionately impacted areas” for social equity applicants
 - “Disproportionately impacted area” is defined as a geographic area that is economically disadvantaged and has been impacted by high rates of arrest, conviction, and incarceration for violations of the Cannabis Control Act.

ACHIEVING EQUITY THROUGH OWNERSHIP AND LICENSURE

The following process is designed to ensure the most equitable marketplace in the country.

- Early approval adult use license for current medical cannabis license holders
 - Timeline for licensing
 - Cultivation organizations:
 - Medical cannabis cultivators may apply for a license within 60 days of the effective date of the Act.
 - Licenses will be distributed to eligible applicants within 45 days.
 - Dispensing organizations:
 - Medical cannabis dispensaries may apply for a license within 60 days of the effective date of the Act.
 - Licenses will be distributed to eligible applicants within 14 days.
 - The sale of adult use cannabis will begin January 1, 2020.
 - These entities may apply for a second license at a new location under the same parameters.
 - Licensing costs for early approval adult use licenses
 - Cultivation organizations:
 - Non-refundable permit fee: \$100,000
 - Cannabis business development fund fee: 5% of total sales between July 1, 2018 to July 1, 2019 or \$500,000, whichever is less.
 - Dispensing organizations:
 - License 1
 - Non-refundable permit fee: \$30,000
 - Cannabis business development fund fee: 3% of total sales between July 1, 2018 to July 1, 2019 or \$100,000, whichever is less.
 - License 2
 - Non-refundable permit fee: 30,000
 - Cannabis business development fund fee: \$200,000
- New entrants to the adult use cannabis market
 - License types
 - Cultivation centers
 - Craft growers
 - Processors
 - Transporting organizations
 - Dispensing organizations
 - Timeline
 - WAVE 1
 - Department of Financial and Professional Regulation
 - May 1, 2020: The agency awards licenses for up to 75 new dispensing organizations
 - Department of Agriculture
 - July 1, 2020: The agency awards up to 40 licenses for processors, up to 40 licenses for craft growers, and licenses for transporting organizations.

- WAVE 2
 - Department of Financial and Professional Regulation
 - December 21, 2021: The agency awards up to 110 licenses for new dispensing organizations
 - Department of Agriculture
 - December 21, 2021: The agency awards up to 60 licenses for craft growers, up to 60 licenses for processors, and licenses for transporting organizations.
- Licensing costs for new entrants to the market
 - Craft growers
 - Non-refundable application fee \$5,000
 - License fee \$40,000
 - Processors
 - Non-refundable application fee \$5,000
 - License fee \$40,000
 - Transporting organizations
 - Non-refundable application fee \$5,000
 - License fee \$10,000
 - Dispensing organizations
 - Non-refundable application fee \$5,000
 - License fee \$30,000

INVESTING IN COMMUNITIES THAT SUFFERED THROUGH THE WAR ON DRUGS

- The proposal would establish a new grant program, the Restoring Our Communities (ROC) program, to invest in communities that have suffered the most because of discriminatory drug policies.
- ROC program overview
 - ICJIA will designate “ROC Areas” or locations where applicants will be eligible to apply for state funding through the ROC Board.
 - The ROC Board will consist of over 22 members and be chaired by the Governor, or his designee, and the Attorney General, or his designee.
 - The ROC Board will develop a grant application, solicit applications from eligible ROC Areas, distribute grants across the state, and monitor and evaluate ROC programs.
 - The ROC Board will deliver an annual report to the Governor’s Office about its progress.

EXPUNGING RECORDS

The following stand-alone offenses eligible for expungement.

Section 4 Possession (unlawful for any person to knowingly possess cannabis in the following amounts)		
a. <10g	Civil law violation	Fees; May be given probation and charges dismissed §10(a)
b. 10-30g	Class B Misdemeanor	<6 months; May be given probation and charges dismissed §10(a)
c. 30-100g	Class A Misdemeanor	<1 year; May be given probation and charges dismissed §10(a)
d. 100-500g	Class 4 Felony	1-3 years
Section 5 Manufacturer/Deliver (unlawful for any person knowingly to manufacture, deliver, or possess with intent to deliver or manufacture cannabis in the following amounts)		
a. <2.5g	Class B Misdemeanor	<6 months; May be given probation and charges dismissed §10(a)
b. 2.5-10g	Class A Misdemeanor	<1 year; May be given probation and charges dismissed §10(a)
c. 10-30g	Class 4 Felony	1-3 years; May be given probation and charges dismissed §10(a)
Section 8 Plants (unlawful for any person knowingly to produce or possess cannabis sativa plant unless authorized for purposes of research)		
a. < 5 plants	Class A Misdemeanor	< 1 year; May be given probation and charges dismissed §10(a)
b. 5-20 plants	Class 4 Felony	1-3 years; May be given probation and charges dismissed §10(a)

- Process for expungement
 - The proposal sets forth an expedited process of expunging the criminal records of individuals arrested, convicted, on supervision, or on probation for misdemeanor or Class 4 felony

violations of the Cannabis Control Act. The primary goals of this section are to (1) expunge cannabis-related records, and (2) streamline the process.

- The automatic expungement process requires the following:
 - The Department of State Police must identify all individuals with criminal records that are eligible for expungement and automatically expunge records of minor violations within two years of the effective date of the Act.
 - Within 180 days of the effective date of this act, the Department of State Police must notify (a) the prosecutor's offices responsible for prosecuting the offenses, (b) local law enforcement agencies, and (c) the Illinois Attorney General's office identifying all individuals with minor violations that are eligible for expungement.
 - Within 180 days of receipt of the notice from the Department of State Police, the appropriate State's Attorney's offices shall file a proposed order with the court seeking expungement on behalf of individuals with eligible offenses. The Attorney General's office may file the proposed order if the State's Attorney has not.
 - Within 180 days after receiving the proposed order, the court will review the proposed order and order the expungement of court and law enforcement records unless it determines that the offense does not meet the definition of a minor violation.
 - The court will provide copies of the order to the Department of State Police, the arresting agency, relevant criminal justice agencies, and the individual whose record has been expunged.
- **The automatic expungement process does not apply to individuals with misdemeanor or Class 4 felony violations that were accompanied by charges other than a qualifying offense. Individuals with those records, and individuals in other circumstances, may separately petition the court to have their records expunged.**

EMPLOYMENT

- Nothing in the proposal prohibits employers from adopting reasonable employment policies concerning smoking, consumption, storage or use of cannabis in the workplace.
- Nothing in the proposal prohibits employers from disciplining an employee or terminating employment of an employee for violating the employer's employment policies or workplace drug policy.

TAXATION

- All taxes are deposited in the new Cannabis Regulation Fund
- Cultivation privilege tax
 - 7% of the gross receipts from the sale of cannabis by a cultivator, craft grower, or processor to a dispensing organization
- Cannabis purchaser excise tax:
 - 10% of the purchase price – Cannabis with a THC level at or below 35%
 - 20% of the purchase price – All cannabis infused products
 - 25% of the purchase price – Cannabis with a THC level above 35%
 - These taxes shall be in addition to all other occupation, privilege, or excise taxes imposed by the State of Illinois or by any municipal corporation or political subdivision.
- Municipal purchaser excise tax:
 - Municipalities may enact a purchaser excise tax up to 3% in increments of 0.25%
 - Counties may enact a purchaser excise tax up to 0.5% in incorporated areas in increments of 0.25%
 - Unincorporated areas may adopt a purchaser excise tax up to 3.5% in increments of 0.25%

ALLOCATION OF STATE REVENUE

- The Department of Revenue will provide an official FY20 revenue estimate in the coming days.
- Tax revenue will be deposited in the new Cannabis Regulation Fund
- State agencies responsible for administering the adult use cannabis program will receive resources to cover administrative costs from the taxes collected by the program.
- All remaining revenue will be allocated as follows:
 - 35% will be transferred to the General Revenue Fund,
 - 25% will be transferred to the Restoring Our Communities Fund for community reinvestment,
 - 20% will be transferred to a fund that will support mental health and substance abuse services at local health departments,
 - 10% will be transferred to the Budget Stabilization Fund to pay the backlog of unpaid bills,
 - 8% will be transferred to the Illinois Law Enforcement Training and Standards Board to create a law enforcement grant program, and
 - 2% will be transferred to the Drug Treatment Fund to fund public education and awareness.

GOVERNANCE

- Governor's Office
 - The Governor will appoint a Cannabis Regulation Oversight Officer who will be stationed in IDFPR. This person, and his or her team, will have the authority to make statutory and regulatory recommendations concerning the adult use program. This person will also coordinate efforts between state agencies involved in regulating and taxing the sale of cannabis in Illinois.
- Department of Revenue
 - Responsible for enforcing and collecting taxes associated with the sale of cannabis.
- Department of Agriculture
 - Responsible for licensure and oversight of cultivation centers, craft growers, processing organizations, and transporting organizations.
 - Responsible for authorizing laboratories that test cannabis
- Department of Financial and Professional Regulation
 - Responsible for licensure and oversight of dispensing organizations.
- Illinois State Police
 - Responsible for conducting background checks on everyone involved in the licensed cannabis sector.
 - Responsible for reviewing security plans for all licensed entities.
 - Responsible for reviewing all criminal history record information and identifying all individuals with minor violations that are eligible for automatic expungement.
- Department of Public Health
 - Responsible for developing recommendations surrounding health warnings and facilitating the Adult Use Cannabis Public Health Advisory Committee.
- Department of Commerce and Economic Opportunity
 - Responsible for administering a loan program, a grant program, and technical assistance for social equity applicants.
- Department of Human Services
 - Responsible for making recommendations to the Adult Use Cannabis Public Health Advisory Committee regarding drug treatment and prevention.
 - Responsible for developing and disseminating consumer education materials.
- ICJIA

- Responsible for designating ROC areas across the state that may apply for funding from the ROC board for community reinvestment.

PUBLIC HEALTH AND SAFETY

- Twenty percent of revenue generated by the sale of adult use cannabis will support efforts to address substance abuse and mental health.
- Advertising
 - No cannabis business establishment shall place or maintain, or cause to be placed or maintained, an advertisement, of cannabis or a cannabis-infused product in any form or through any medium:
 - Within 1,000 feet of the perimeter of a school grounds, playground, hospital, healthcare facility, recreation center or facility, child care center, public park or public library, or any arcade to which admission is not restricted to person's age 21 years or older;
 - On or in a public transit vehicle or public transit shelter;
 - On or in a publicly owned or public operated property;
 - Which contains information that is false or misleading, promotes excessive consumption, depicts a person under 21 years of age consuming cannabis, includes the image of a cannabis leaf; or
 - Includes any image designed or likely to appeal to minors, including cartoons, toys, animals, or children, or any other likeness to images, characters, or phrases that are popularly used to advertise to children, or any imitation of candy packaging or labeling, or that promotes the consumption of cannabis.
 - These restrictions do not apply to noncommercial messages.
- Packaging requirements
 - The following warnings shall apply to all cannabis products: "This product contains cannabis and is intended for use by adults 21 and over. Its use can impair cognition and may be habit forming. This product should not be used by pregnant or breastfeeding women. It is unlawful to sell or provide this item to any individual, and may not be transported outside the state of Illinois. It is illegal to operate a motor vehicle while under the influence of cannabis. Possession or use of this product may carry significant legal penalties in some jurisdictions and under federal law."
 - All harvested cannabis intended for distribution to a cannabis enterprise must be packaged in a sealed, labeled container.
 - Packaging of any product containing cannabis shall be child-resistant and light-resistant consistent with current standards, including the Consumer Product Safety Commission standards referenced by the Poison Prevention Act.
 - The label of each cannabis product shall contain, among other things, a "use by" date on the label, the quantity of cannabis contained in the product, and a content list.
 - All cannabis products must contain warning statements established for consumers, of a size to be legible and readily visible to a consumer inspecting a package, which may not be covered or obscured in any way.
 - Packaging must not contain information that:
 - Is false or misleading;
 - Promotes excessive consumption;
 - Depicts a person under 21 years of age consuming cannabis;

- Includes any image designed or likely to appeal to minors, including cartoons, toys, animals, or children, or any other likeness to images, characters, or phrases that are popularly used to advertise to children, or any packaging or labeling that bears resemblance to any product available for consumption as a commercially available candy, or that promotes consumption of cannabis;
- Contains any seal, flag, crest, coat of arms, or other insignia likely to mislead the consumer to believe that the product has been endorsed, made or used by the State of Illinois.

HOME GROW

- Illinois households are permitted to grow up to five cannabis plants under certain conditions:
 - The grower is an adult aged 21 or older,
 - The grower is in a household that owns the residence or has permission from the owner,
 - The grower is limited to growing 5 or less plants,
 - The grower must keep cannabis in a separately locked room away from members of the household who are under 21, and
 - The grower is prohibited from growing cannabis in public view.

LOCAL ORDINANCES

- Municipalities may pass ordinances prohibiting the establishments of dispensaries in their jurisdiction.
 - Local units of government must adopt 'opt out' ordinances within one year of the effective date of the statute or they are limited to adopting 'opt out' provisions via local referendum.
- Municipalities may enact reasonable zoning restrictions pertaining to licensed cultivation centers, craft growers, processing organizations, and dispensaries.

frmPrctClaim	Kendall County	Claims Listing				08/06/19	8:38:06 AM	Page 001
Vendor #	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount	
BUILDING AND ZONING								
1 191522	SOURCE ONE OFFICE PRODUCTS	536709	OFFICE SUPPLIES	08/06/19	01020026200	OFFICE SUPPLIES	61.53 61.53*	
2 011338	AMERICAN PLANNING ASSOC	160919-1977	APA ILLINOIS & COUNT	08/06/19	01020026203	DUES	498.00 498.00*	
3 220620	VERIZON	9834501316	CODE OFFICIAL - CELL	08/06/19	01020026207	CELLULAR PHONE	56.20 56.20*	
4 190816	SHAW MEDIA	071910101009	LEGAL PUBLICATIONS	08/06/19	01020026209	LEGAL PUBLICATIONS	141.98 141.98*	
5 110531	KENDALL CO HIGHWAY DEPT	JULY 2019	PBZ TRUCKS - JULY 20	08/06/19	01020026217	VEHICLE MAINT/REPAIRS	141.80 141.80*	
6 261005	RANDY ERICKSON	JULY 2019	JULY 2019 PLUMBING I	08/06/19	01020026361	PLUMBING INSPECTIONS	1,120.00 1,120.00*	
7 110545	KENDALL COUNTY RECORDER	104	JUNE 2019 ZONING REC	08/06/19	01020026370	RECORDING EXPENSE	106.00 106.00*	
Total BUILDING AND ZONING							2,125.51*	
GRAND TOTAL							2,125.51**	

frmPrctClaim	Kendall County	Supplemental Claims Listing			08/19/19	10:13:32 AM	Page 001
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 110545	KENDALL COUNTY RECORDER	109	JULY 2019 ZONING ORD	08/19/19	01020026370	RECORDING EXPENSE	53.00 53.00*
Total BUILDING AND ZONING							53.00*
ENGINEERING/CONSULTING ESCROW ACCT							
2 230933	WBK ENGINEERING, LLC	20439	FOX METRO EXPANSION	08/19/19	59020000046	FOX METRO WATER REC DIST	480.71 480.71*
3 230933	WBK ENGINEERING, LLC	20449	JULY 2019 ZONING ORD	08/19/19	59020000065	FOX METRO O&M BUILDING	657.21 657.21*
4 230933	WBK ENGINEERING, LLC	20457	LOTS 1-5 LIGHT ROAD	08/19/19	59020000068	LIGHT RD INDUSTRIAL PARK	194.00 194.00*
5 230933	WBK ENGINEERING, LLC	20458	ENBRIDGE EPRD - CHIC	08/19/19	59020000070	ENBRIDGE ENERGY PROJECT C	408.26 408.26*
6 230933	WBK ENGINEERING, LLC	20448	ENBRIDGE EPRD - MILL	08/19/19	59020000071	ENBRIDGE ENERGY PROJECT M	194.00 194.00*
Total ENGINEERING/CONSULTING ESCROW							1,934.18*
GRAND TOTAL							1,987.18**

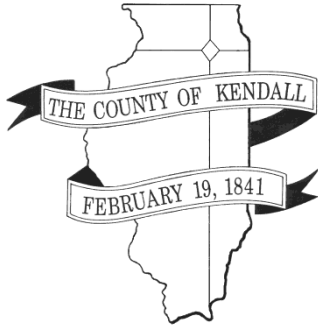
KENDALL COUNTY TREASURER
FUND BALANCES
Balances as of: 08/30/19

09:27:40 AM
09/04/19
Page 001

	Budget	MTD	YTD	%Budget

BUILDING & ZONING				

01020026101 SALARY/ADMINISTRATOR	.00	.00	.00	.00
01020026102 SALARIES - PLANNING & ZONING MANAGE	68,959.00	5,304.54	50,354.50	73.02
01020026103 SALARIES - COMPLIANCE OFFICERS	56,891.00	4,507.54	42,788.74	75.21
01020026104 SALARY - CLERICAL	37,050.00	1,500.00	22,401.64	60.46
01020026106 SALARIES - OVERTIME	.00	.00	.00	.00
01020026115 ZBA PER DIEM	2,800.00	300.00	1,300.00	46.43
01020026151 REPORTER - NON SALARY	.00	.00	.00	.00
01020026200 OFFICE SUPPLIES	1,550.00	61.53	1,273.92	82.19
01020026201 POSTAGE	650.00	.00	764.98	117.69
01020026202 BOOKS/SUBSCRIPTIONS	200.00	.00	.00	.00
01020026203 DUES	750.00	498.00	748.00	99.73
01020026204 CONFERENCES	1,500.00	.00	37.41	2.49
01020026205 MILEAGE	100.00	.00	44.31	44.31
01020026206 TRAINING	200.00	.00	260.00	130.00
01020026207 CELLULAR PHONE	670.00	56.20	501.13	74.80
01020026209 LEGAL PUBLICATIONS	1,200.00	141.98	1,109.80	92.48
01020026216 EQUIPMENT	400.00	.00	.00	.00
01020026217 VEHICLE MAINT/REPAIRS	2,500.00	141.80	1,225.62	49.02
01020026238 MICROFILMING/REPRODUCTION	.00	.00	.00	.00
01020026361 PLUMBING INSPECTIONS	14,000.00	1,120.00	9,100.00	65.00
01020026363 CONSULTANTS	18,000.00	.00	2,427.00	13.48
01020026364 NOXIOUS WEED MOWING	.00	.00	.00	.00
01020026365 CONTRACTED INSPECTION SERVICES	.00	.00	.00	.00
01020026367 NPDES PERMIT FEE	1,000.00	.00	1,000.00	100.00
01020026368 NPDES PERMIT ASSISTANCE	.00	.00	.00	.00
01020026370 RECORDING EXPENSE	1,200.00	159.00	956.00	79.67
01020026380 REGIONAL PLAN COMMISSION	500.00	.00	105.53	21.11
01020026381 ZONING BOARD OF APPEALS	500.00	.00	.00	.00
01020026382 HEARING OFFICER	.00	.00	.00	.00
01020026383 HISTORICAL PRESERVATION COMM	500.00	.00	196.75	39.35
01020026384 AD HOC ZONING	500.00	.00	.00	.00
01020026385 REFUNDS	.00	.00	260.48	.00
	211,620.00*	13,790.59*	136,855.81*	64.67*
Ending Balance 08/30/19			-136,855.81	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: September 3, 2019
Re: Request for Housing Permit at Corner of Sheridan Road and Route 71

Matthew Prombo submitted a request to construct a house on the property at the corner of Route 71 and Sheridan Road. The property is zoned A-1 Agricultural. The property is on the south side of Sheridan Road and is west of Route 71. The property is approximately five point eight (5.8) acres in size. The parcel identification number is 07-07-100-015.

At their meeting on August 12, 2019, the Planning, Building and Zoning Committee agreed to the Petitioner's request to construct one (1) house on the property provided a site plan was provided. On August 30, 2019, the Petitioner submitted a site plan with two (2) potential housing locations, which is attached.

Staff prepared a proposed conditional use permit which is also attached.

If you have any questions, please let me know.

Thanks,

MHA

ENCs: August 30, 2019 Letter from Dan Kramer
Draft Conditional Use Permit

LAW OFFICES
OF
Daniel J. Kramer
1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. KRAMER
D.J. KRAMER

August 30, 2019

Matt Asselmeier, Senior Planner
Kendall County PB & Z
111 W. Fox Street
Yorkville, IL 60560

RE: Request for Conditional Use of Matthew Prombo (Route 71, PIN #07-07-100-015)

Dear Mr. Asselmeier:


Enclosed please find two (2) copies of the drawing prepared on behalf of my client in support of a request for a Conditional Use for an Agricultural Building Permit in Big Grove Township.

Taking into account the setbacks required under the County Ordinances as to a home in an agriculturally zoned area and with confirmation from the Kendall County Highway Superintendent that no additional shared in road right-of-way is needed, we are giving at least a minimum of two (2) possible locations of a proposed single family home that would meet all setbacks.

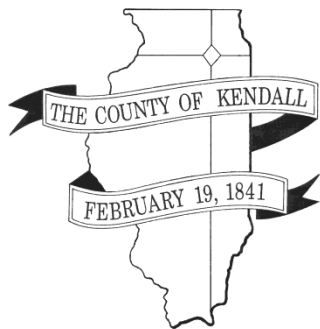
In between the locations in the drawings you could move the home and there is plenty of area for one house.

My understanding is you'll place the matter for approval on the September 10, 2019 Planning, Building, and Zoning Committee agenda.

Very truly yours,


Daniel J. Kramer,
Attorney at Law

DJK/lgc
Encl.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

September 9, 2019

Daniel J. Kramer
Law Office of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560

RE: *A-1 Conditional Use-Single-Family Dwelling on Less than Forty Acres of Land
(PIN # 07-07-100-015)*

Petition #19-27

To Whom It May Concern:

This letter serves as a copy of the approved Agricultural Conditional Use for a Single-Family home on less than forty (40) acres of property for property located at the intersection of Sheridan Road and Route 71 (south side of Sheridan Road and north side of Route 71) and identified by parcel identification number 07-07-100-015 in Big Grove Township. The Agricultural Conditional Use for a Single-Family home on less than forty (40) acres applies specifically to the property described in attached Exhibit A.

A review of the submitted documents and our tax assessment database indicate this property consists of the original parcel containing approximately five point eight (5.8) acres and is zoned A-1 (Agricultural District). The Conditional Use Permit would allow for the construction of one (1) single-family home on the property.

At their meeting on September 9, 2019, the Kendall County Planning, Building and Zoning Committee approved the issuance of the conditional use permit subject to the following conditions:

- There can only be one (1) single-family housing unit located on the parcel.
- The parcel must remain at least one hundred thirty thousand (130,000) square feet in size.
- Well and septic system must receive applicable permits from the Kendall County Health Department.
- The new home shall be constructed in substantially one (1) of the locations shown on the attached Exhibit B.
- The property owner may construct accessory structures normally and customarily found on residentially used properties.
- None of the structures constructed on the property shall be considered agricultural purposes. Accordingly, the property owner shall secure all applicable permits for the construction of structures on the property.
- Failure to abide by the above conditions could result in the revocation of the conditional use permit.

This conditional use is valid indefinitely and will run with the land. At the time of application for the building permit and Health Department permits, the applicant will be required to supply a copy of this letter with the applications.

Should you have any questions or concerns about this matter, please feel free to contact me at (630) 553-4139.

Sincerely,

Matthew G. Prochaska
PBZ Chairman

Matthew H. Asselmeier, AICP
Senior Planner/ Zoning Administrator

CC: Brian Holdiman, Code Inspector
Aaron Rybski, Director of Environmental Health

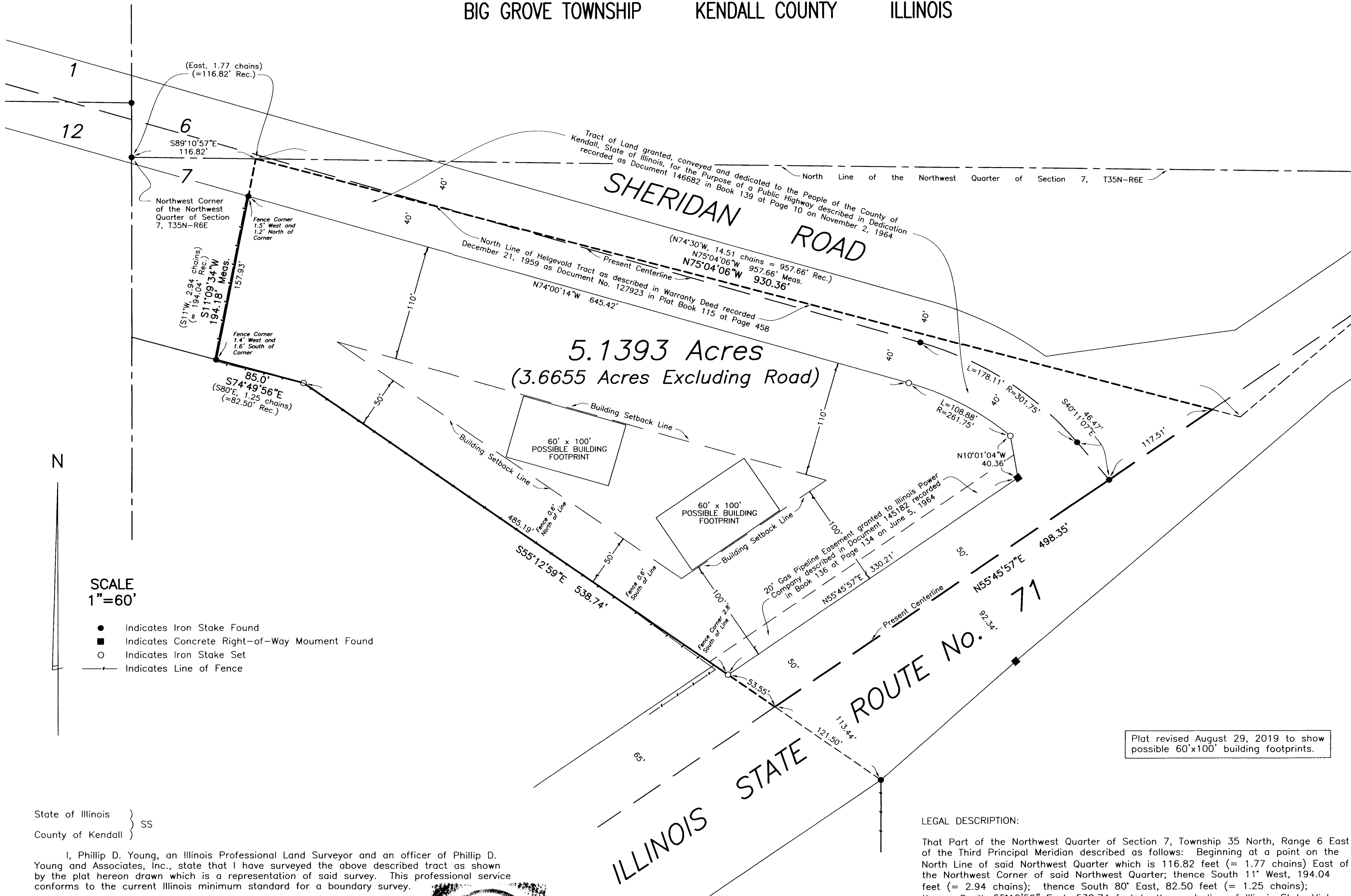
ENC: Exhibit A Legal Description
Exhibit B Plat of Survey

Exhibit A

LEGAL DESCRIPTION:

That Part of the Northwest Quarter of Section 7, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at a point on the North Line of said Northwest Quarter which is 116.82 feet (= 1.77 chains) East of the Northwest Corner of said Northwest Quarter; thence South 11° West, 194.04 feet (= 2.94 chains); thence South 80° East, 82.50 feet (= 1.25 chains); thence South 55° 12'59" East, 538.74 feet to the centerline of Illinois State Highway No. 71; thence North 55°45'57" East along said centerline, 498.35 feet to the North Line of the Helgevold Tract as described in Warranty Deed recorded December 21, 1959 as Document No. 127923 in Book 115 at Page 458; thence North 75°04'06" West along said North Line, 930.36 feet to the point of beginning, in Big Grove Township, Kendall County, Illinois.


PLAT OF SURVEY OF
PART OF THE NORTHWEST QUARTER OF SECTION 7, T35N-R6E, 3rd PM
BIG GROVE TOWNSHIP KENDALL COUNTY ILLINOIS

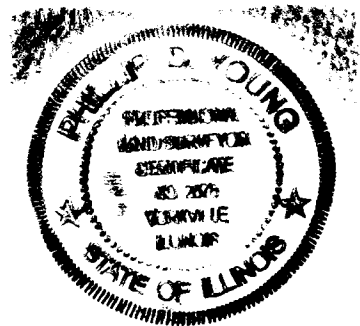


State of Illinois }
County of Kendall } SS

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

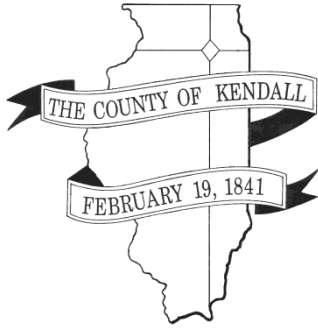
Dated December 13, 2013 at Yorkville, Illinois


Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)



LEGAL DESCRIPTION:
That Part of the Northwest Quarter of Section 7, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at a point on the North Line of said Northwest Quarter which is 116.82 feet (= 1.77 chains) East of the Northwest Corner of said Northwest Quarter; thence South 11° West, 194.04 feet (= 2.94 chains); thence South 80° East, 82.50 feet (= 1.25 chains); thence South 55°12'59" East, 538.74 feet to the centerline of Illinois State Highway No. 71; thence North 55°45'57" East along said centerline, 498.35 feet to the North Line of the Helgevoid Tract as described in Warranty Deed recorded December 21, 1959 as Document No. 127923 in Book 115 at Page 458; thence North 75°04'06" West along said North Line, 930.36 feet to the point of beginning, in Big Grove Township, Kendall County, Illinois.

JOB NO.	13167	Phillip D. Young and Associates, Inc. LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775	1107B South Bridge Street Yorkville, Illinois 60560 Telephone (630)553-1580
JOB NAME	PRAMBO		
DWG FILE	13167B		



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

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MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: September 3, 2019

Re: Proposed Update to Bulletin 70

Bulletin 70 is a document used by the Illinois State Water Survey (ISWS) to evaluate rainfall frequency in Illinois.

The 1989 version of Bulletin 70 is referenced in the Kendall County Stormwater Management Ordinance. In March 2019, Bulletin 70 was updated.

Accordingly, Staff requests that the definition of Bulletin 70 contained in Section 104 of the Kendall County Stormwater Management Ordinance be updated from "Frequency Distributions and Hydroclimatic Characteristics of Heavy Rainstorms in Illinois" by Floyd Huff and James Angel of the Illinois State Water Survey (1989)" to "Frequency Distributions of Heavy Precipitation in Illinois: Updated Bulletin 70" by James Angel and Momcilo Markus (2019)."

If the County does not update to the most current version of Bulletin 70, then the County would be utilizing outdated rainfall figures when designating and evaluating stormwater infrastructure. A copy of the update version of Bulletin 70 is attached.

Pursuant to Section 808 of the Kendall County Stormwater Management Ordinance, no amendments to the Stormwater Management Ordinance can occur without a public hearing by the County Board.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Updated Version of Bulletin 70

Frequency Distributions of Heavy Precipitation in Illinois: Updated Bulletin 70

James Angel and Momcilo Markus

March 2019



Illinois State Water Survey

PRAIRIE RESEARCH INSTITUTE

Frequency Distributions of Heavy Precipitation in Illinois: Updated Bulletin 70

James Angel and Momcilo Markus

Illinois State Water Survey
Prairie Research Institute
University of Illinois

Prepared for the
Illinois Department of Commerce and Economic Opportunity

March 2019

Acknowledgments

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We would like to acknowledge the contributions of Sally McConkey as a project advisor and reviewer, David Kristovich, who also reviewed the final version of the report, as well as the contributions of Bryan Kerschner and Mary Richardson, all from ISWS. Wes Cattoor (IDNR) also provided several important review comments. Tom Over from USGS, Annie Peiyong Qu from the Department of Statistics, and Francina Dominguez and Ryan Sriver from the Department of Atmospheric Sciences, University of Illinois, provided additional insights and suggestions in the early stages of the project. Kexuan Ariel Wang, Lu Jin, Shaoxuan Guo, and Shailendra Singh performed most of the calculations for this project and Lisa Sheppard from ISWS edited and formatted the final version of the text.

Table of Contents

Acknowledgments.....	ii
Table of Contents	iii
List of Figures	iv
List of Tables.....	vi
Introduction	1
Previous Studies	3
Climate Change and Its Impact on Heavy Precipitation in Illinois	5
Precipitation Data Used in the Study	8
Methodology Description.....	13
Annual Maximum and Partial Duration Series	13
Constrained vs. Unconstrained Daily Precipitation	14
Sub-Daily Precipitation Frequency Conversions.....	14
Stationary Regional Frequency Analysis.....	15
Nonstationary Temporal Trend Analysis	16
Results	17
Frequency Estimates	17
Confidence Limits	27
Comparisons with Existing Sources	39
Final Remarks	39
References	61

List of Figures

Figure 1 Climatic sections used in developing Illinois frequency estimates	2
Figure 2 Differences in precipitation totals between Bulletin 70 and NOAA Atlas 14 for the 100-year, 24-hour storm	4
Figure 3 Statewide average annual precipitation for Illinois from 1895 to 2017. The green line shows the year-to-year variability. The blue line is a linear trend showing an increase of 4.14 inches over the past century. Source: NOAA NCEI, 2018.....	6
Figure 4 The observed annual number of days with precipitation greater than 2 inches for 1900–2014 on average over 5-year periods (Source: Frankson et al., 2017).....	7
Figure 5 Daily precipitation stations used in this study	9
Figure 6 Hourly precipitation stations used in this study	11
Figure 7 Precipitation stations in the Cook County Precipitation Network (CCPN)	12
Figure 8 Frequency distributions of precipitation for Illinois climatic sections Northwest and Northeast for storm periods of 1 hour to 240 hours days and recurrence intervals of 2 to 100 years.....	22
Figure 9 Frequency distributions of precipitation for Illinois climatic sections west and central for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years	23
Figure 10 Frequency distributions of precipitation for Illinois climatic sections east and west southwest for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years	24
Figure 11 Frequency distributions of precipitation for Illinois climatic sections east southeast and southwest for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years	25
Figure 12 Frequency distributions of precipitation for Illinois climatic sections southeast and south for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years	26
Figure 13 Differences in inches between this study and Bulletin 70 for a 1-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	40
Figure 14 Differences in inches between this study and Bulletin 70 for a 2-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	41
Figure 15 Differences in inches between this study and Bulletin 70 for a 3-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	42
Figure 16 Differences in inches between this study and Bulletin 70 for a 6-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	43
Figure 17 Differences in inches between this study and Bulletin 70 for a 12-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	44
Figure 18 Differences in inches between this study and Bulletin 70 for an 18-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	45
Figure 19 Differences in inches between this study and Bulletin 70 for a 24-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	46

Figure 20 Differences in inches between this study and Bulletin 70 for a 48-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	47
Figure 21 Differences in inches between this study and Bulletin 70 for a 72-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	48
Figure 22 Differences in inches between this study and Bulletin 70 for a 120-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	49
Figure 23 Differences in inches between this study and Bulletin 70 for a 240-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.	50
Figure 24 Differences in inches between this study and NOAA Atlas 14 for a 1-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	51
Figure 25 Differences in inches between this study and NOAA Atlas 14 for a 2-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	52
Figure 26 Differences in inches between this study and NOAA Atlas 14 for a 3-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	53
Figure 27 Differences in inches between this study and NOAA Atlas 14 for a 6-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	54
Figure 28 Differences in inches between this study and NOAA Atlas 14 for a 12-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	55
Figure 29 Differences in inches between this study and NOAA Atlas 14 for a 24-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	56
Figure 30 Differences in inches between this study and NOAA Atlas 14 for a 48-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	57
Figure 31 Differences in inches between this study and NOAA Atlas 14 for a 72-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	58
Figure 32 Differences in inches between this study and NOAA Atlas 14 for a 120-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	59
Figure 33 Differences in inches between this study and NOAA Atlas 14 for a 240-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.....	60

List of Tables

Table 1 Conversion from Constrained to Unconstrained Precipitation Adopted in this Study.....	14
Table 2 X-hr:24-hr Ratios.....	15
Table 3 Temporal Trend Adjustment Factors for 10 Sections	16
Table 4 Storm and Sectional Codes for Table 5.....	17
Table 5 Rainfall Frequencies.....	18
Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals	27

Introduction

This study was designed to update the Illinois State Water Survey (ISWS) Bulletin 70, evaluating rainfall frequency relations in Illinois using current precipitation datasets. The study primarily used the National Oceanic and Atmospheric Administration (NOAA) daily precipitation data from 1948 to 2017 to perform regional frequency analysis (RFA) using the L-moments approach. Additional information on precipitation relationships for less than 24 hours were obtained from NOAA hourly precipitation data from 1948 to 2014 and Cook County Precipitation Network (CCPN) data from 1989 to 2016. Precipitation frequency relations were developed for storm durations from 1 hour to 240 hours and for recurrence intervals from 2 to 500 years. The results are presented for the same 10 geographic sections as in Bulletin 70 (Figure 1) to maintain the continuity of hydrologic studies and compatibility with regulations.

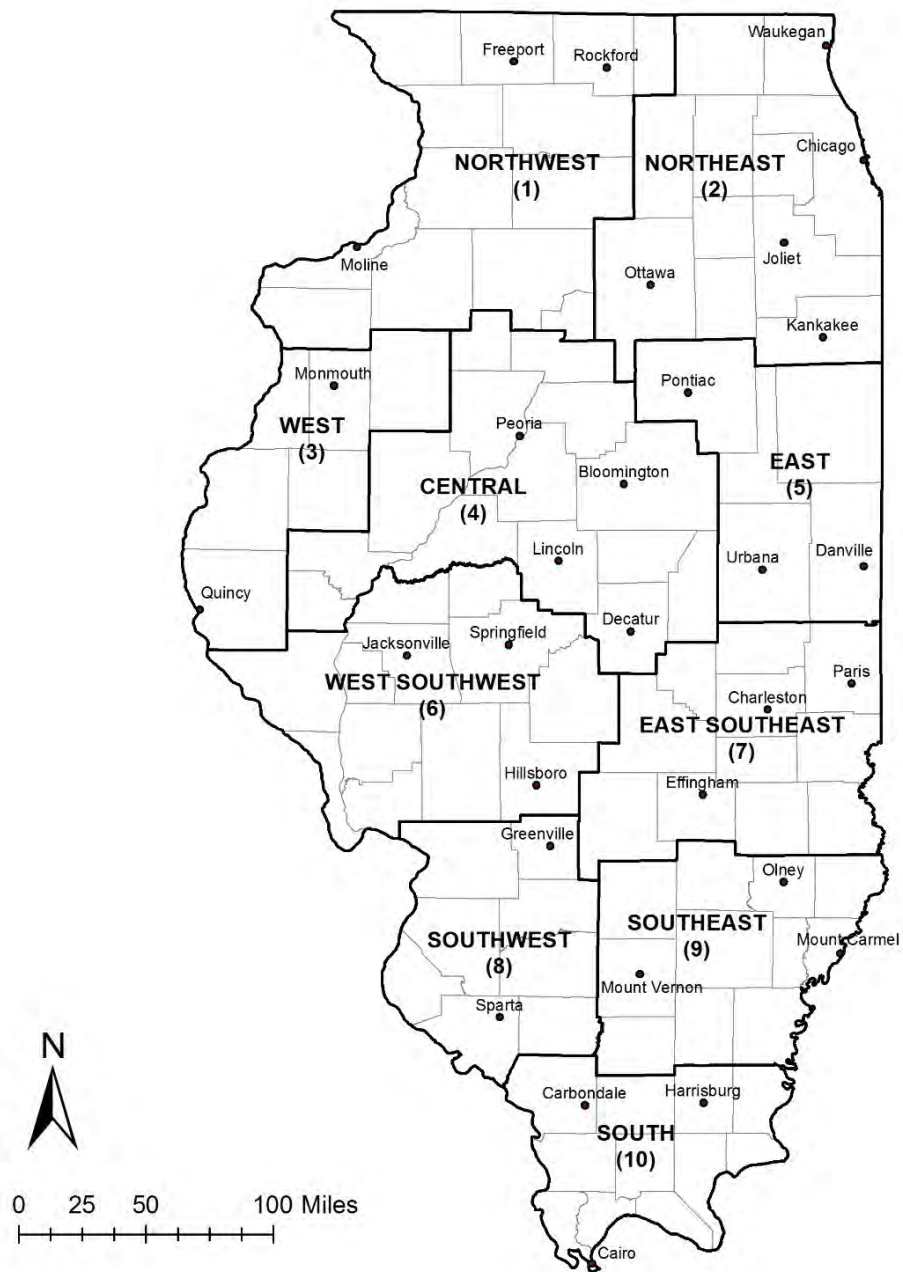


Figure 1 Climatic sections used in developing Illinois frequency estimates

Previous Studies

Several previous studies have examined precipitation frequencies related to Illinois, including Yarnell (1935), ISWS Bulletin 46 (Huff and Neil, 1959), and the U.S. Weather Bureau Technical Paper 40 (Hershfield, 1961).

The two studies currently applicable to Illinois are the ISWS Bulletin 70 (Huff and Angel, 1989) and NOAA Atlas 14 (Bonnin et al., 2006). ISWS Bulletin 70 is the current state standard for expected extreme rainfall events. The Illinois Department of Natural Resources (IDNR), Office of Water Resources (OWR) requires the use of Bulletin 70 for flood studies requiring state permits. Many Illinois county and community stormwater ordinances require that designs be based on Bulletin 70 as well. Bulletin 70 was based on analyses of precipitation data from 1901 to 1983, and the distributions were adjusted for the observed increases in the number of heavy precipitation events in Illinois.

In 2006, the NOAA National Weather Service (NWS) published NOAA Atlas 14 (Bonnin et al., 2006) for several states, including Illinois. The period of record for the data included in these analyses extends to 2000, providing 17 years of additional data over that available for Bulletin 70. However, the resulting frequency analysis yielded unexpected results of lowered precipitation estimates, especially at longer return periods.

Figure 2 shows a comparison of precipitation totals for an event of 24 hours in duration and a 1 percent annual chance probability (100-year storm). Positive (blue) numbers signify that the Atlas 14 study's total precipitation values are higher than the Bulletin 70 values and negative (brown) numbers indicate that the Atlas 14 study's total precipitation values are lower than the Bulletin 70 values. Despite the additional 20 years of data that should have reflected the continued trend toward heavier events, the Atlas 14 study produced smaller values at many locations. Similar differences were found at other storm durations and probabilities. These results have hampered its acceptance in Illinois for design purposes.

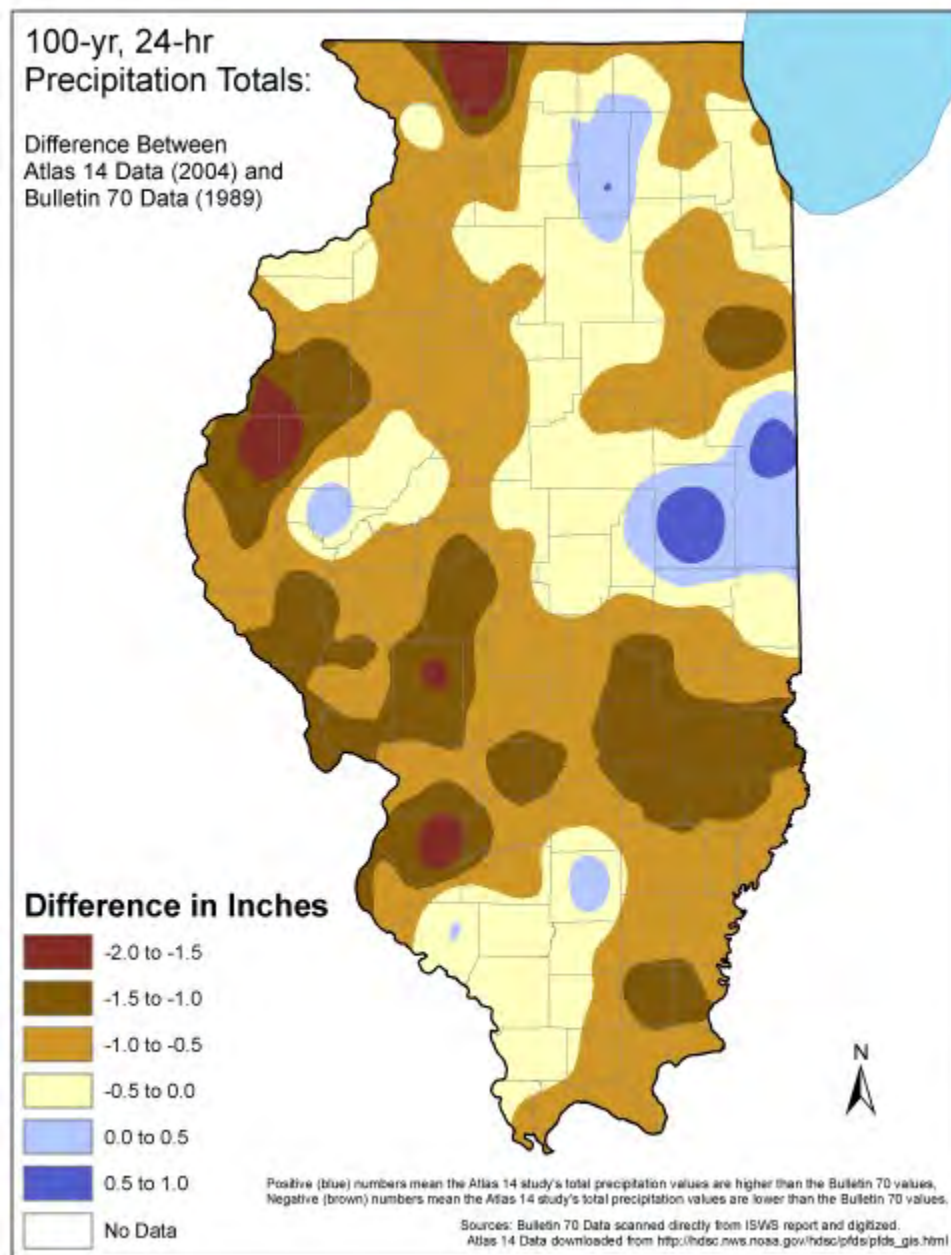


Figure 2 Differences in precipitation totals between Bulletin 70 and NOAA Atlas 14 for the 100-year, 24-hour storm

Climate Change and Its Impact on Heavy Precipitation in Illinois

Observed state increases in precipitation in general and heavy precipitation in particular have been a concern for several decades. As noted previously, a climate change adjustment was made in Bulletin 70 to address the trends already observed in the 1980s. In 2015, the IDNR, in cooperation with the Illinois State Water Survey, produced a report for the Urban Flooding Awareness Act outlining the impacts of increased precipitation in Illinois (Winters et al., 2015). Over a 10-year period, the IDNR documented \$2.3 billion dollars in costs in urban areas. Some \$1.6 billion in damages resulted from five severe storms. More than 90 percent of these damages occurred outside the mapped 1 percent annual chance floodplain.

Historical records for the statewide average annual precipitation for Illinois from 1895 to 2017 are shown in Figure 3. Based on a linear trend, Illinois precipitation has increased from 36 to 40 inches, or 11 percent over the past century. Illinois has become more likely to experience exceptionally wet years in recent decades. The year 1993 was the wettest on record with 51.18 inches of precipitation. The next two wettest years were 2009 with 50.96 inches and 2008 with 50.18 inches. All of these years were noted for widespread flooding across Illinois.

Temperatures in Illinois have warmed by about 1.2 degrees Fahrenheit over the past century. Warmer air can increase evaporation into the atmosphere by almost 4 percent with each degree increase in air temperature, meaning that on average, storms have more water available for precipitation. A longer warm season would increase the opportunity for thunderstorms. Additional work suggests that the increasingly intensive agricultural practices of the Midwest (more acreage and more plants per acre) have elevated summer humidity levels as well (Alter et al., 2017).

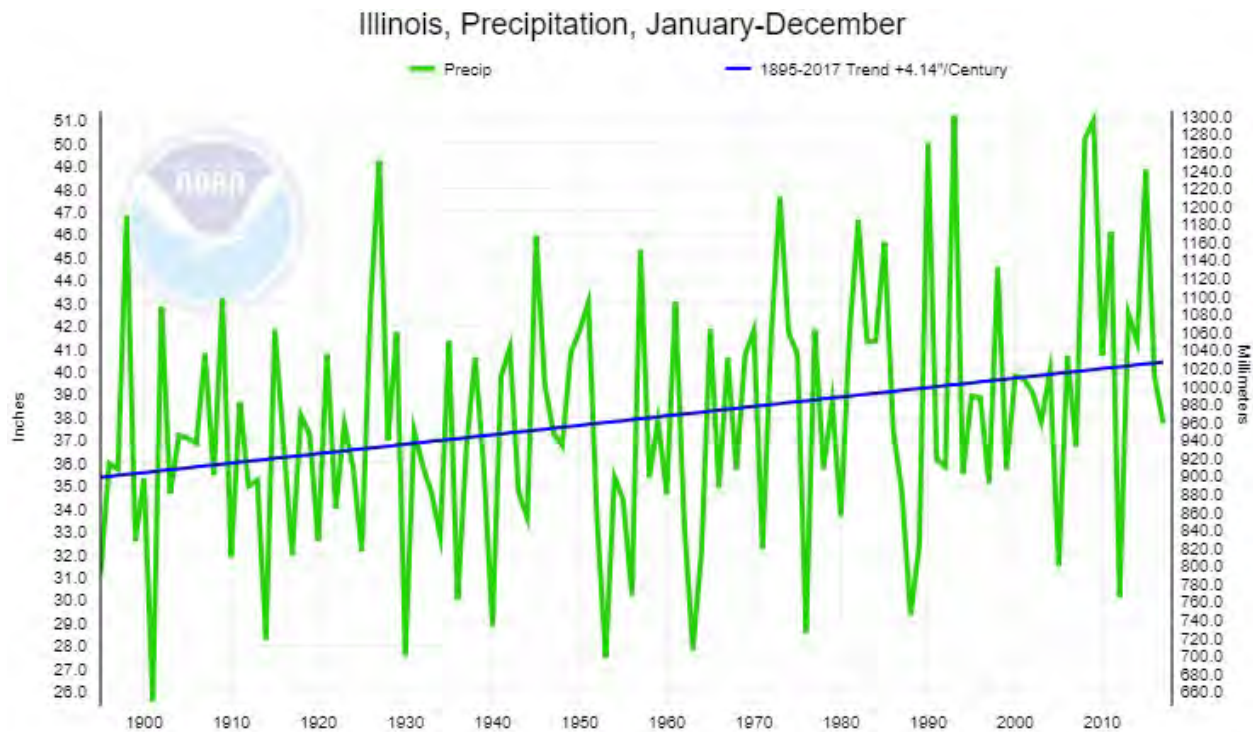


Figure 3 Statewide average annual precipitation for Illinois from 1895 to 2017. The green line shows the year-to-year variability. The blue line is a linear trend showing an increase of 4.14 inches over the past century. Source: NOAA NCEI, 2018.

Not only have the amounts of annual and seasonal precipitation increased, but so too have the numbers of extreme precipitation events (Frankson et al., 2017). Figure 4 shows the observed annual number of days with precipitation greater than 2 inches per station for 1900–2014 on average over 5-year periods. These values are averaged over 43 available long-term stations in Illinois. The average number of annual events has been above the long-term average for most 5-year periods since the 1960s. During the most recent 5-year period (2010–2014), Illinois experienced a record number of events in which stations averaged more than two 2-inch events annually. The dark horizontal line in Figure 4 is the 1900–2014 average of approximately 1.6 days per year. This pattern of heavier precipitation events has continued since the 2014 cutoff in the figure.

Conventional analyses of the frequency of extreme precipitation assumed a stationary time series (e.g., NOAA Atlas 14). This assumption meant that the longest period of record was always desired for the analysis. However, considerable evidence shows that the assumption of stationarity cannot be met (DeGaetano, 2009; Groisman et al., 2012). A concern of the current study was that an upward trend in precipitation could result in an underestimation of the current frequency of heavy precipitation by sampling earlier, drier years in the record.

For this study, the problem was minimized by using only the more recent records. As a result, the period of record selected for this report extended from 1948 to 2017. A recent study (DeGaetano and Castellano, 2018) supported this notion, showing that using 70 years of data or less can minimize the impacts from trends in precipitation. The selection of this period had the added benefit of yielding significantly more stations available for the study. In general, the number of stations increased significantly in Illinois after World War II, greatly improving the spatial coverage across the state.

The following sections of the report provide more details on the data sources and quality control, describe the methodology, and provide the results for the 10 geographic sections in tables, graphs, and maps. Additional research results on precipitation relationships will be shared in a second report to be published in 2019. That report will revisit the distribution of precipitation within the storm, also known as the Huff curves, along with the relationship between point and areal precipitation patterns out to 400 square miles.

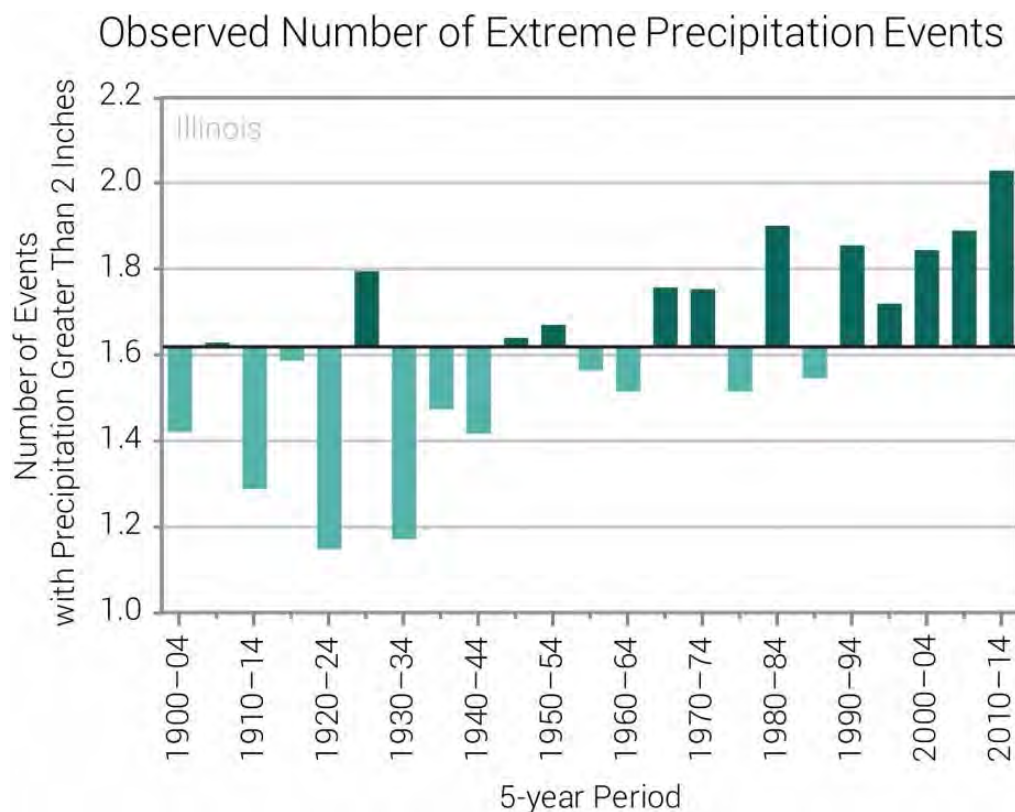


Figure 4 The observed annual number of days with precipitation greater than 2 inches for 1900–2014 on average over 5-year periods (Source: Frankson et al., 2017)

Precipitation Data Used in the Study

Three precipitation data sources were used in this study. As in Bulletin 70, the primary data source was the Global Historical Climatology Network Daily (GHCN-Daily), available through the NOAA National Center for Environmental Information (NCEI). This network of daily quality-controlled cooperative observers with the National Weather Service (NWS) is the longest serving network with the widest coverage across the state. The NWS provides equipment, training, and forms for observers, as well as the first level of quality assurance as the observations are reported. A more detailed description of this data source can be found at <https://www.ncdc.noaa.gov/ghcn-daily-description>. Data were downloaded using the CRAN R package 'rnoaa'. A total of 761 stations was downloaded from Illinois and from adjacent counties of neighboring states (Missouri, Iowa, Wisconsin, Indiana, and Kentucky) for consideration in this study. From this pool of stations, several criteria were applied to achieve the final list of stations.

As noted in the Introduction, the period since 1948 was notably wetter than earlier time periods and had more heavy precipitation events. To minimize the potential for underestimating the frequency of heavy precipitation events from sampling the earlier, drier period, only the data from the 1948–2017 period were considered in this study. From this pool of stations, only the stations with 30 years of data during the 1948–2017 period were selected. A minimum of 30 years was needed to develop reliable statistics for a station. In addition, data from each of those years had to be 90 percent complete. This was a common requirement in many climatological studies to strike a balance between the negative effects of missing data versus rejecting years with nearly complete records. A total of 176 stations met the criteria of the study. The map of daily stations used in this report is shown in Figure 5.

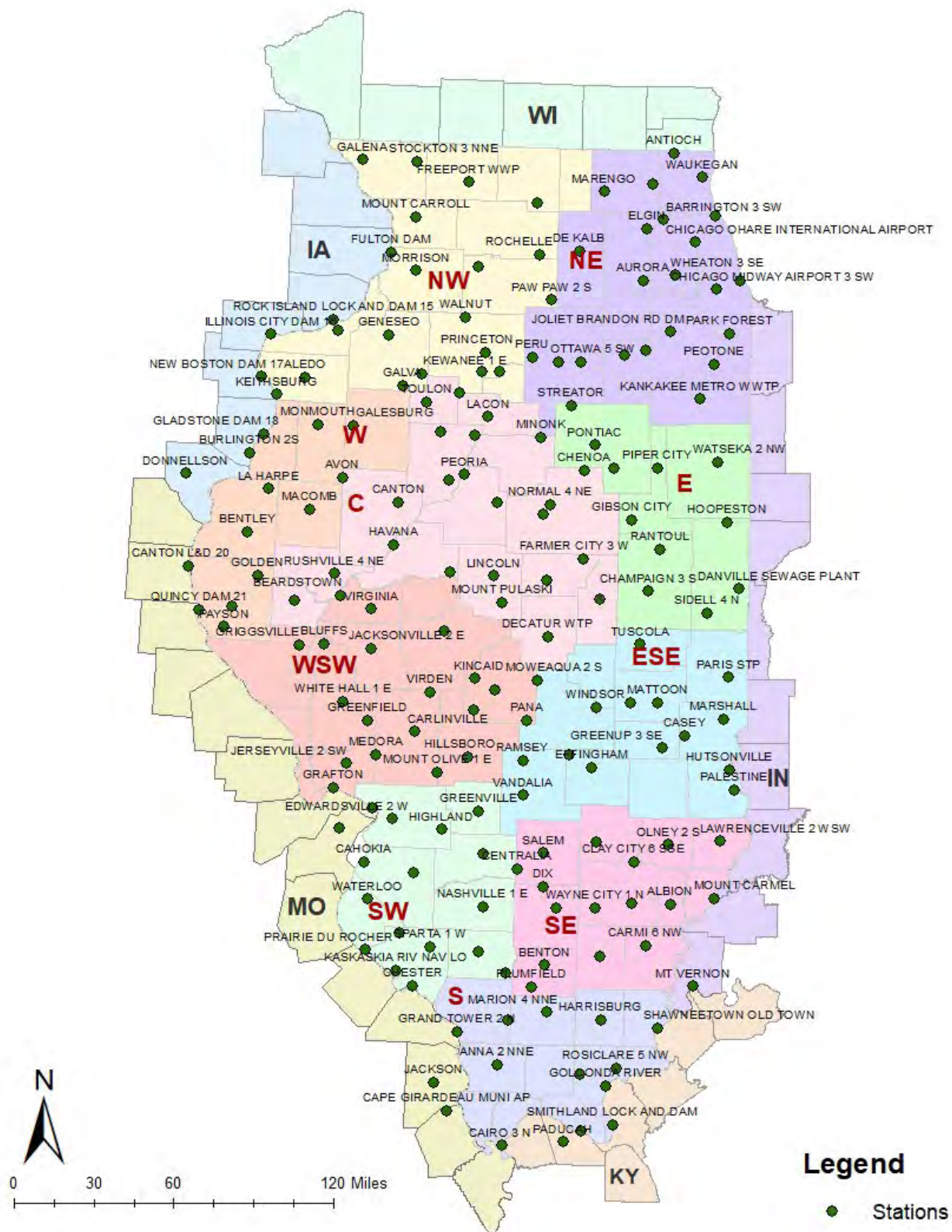


Figure 5 Daily precipitation stations used in this study

The second data source was the hourly precipitation dataset from NOAA. These data have been collected from automated gages since 1948. Unfortunately, the gages required a higher level of maintenance, which resulted in a much higher rate of missing data than that from the daily data network. As a result, the data were of limited use in this study. Their primary use for this report was to confirm earlier relationships developed between 24-hour and less than 24-hour amounts used in Bulletin 70 and NOAA Atlas 14. These relationships are documented later in this report. A total of 73 stations were examined in this study. A map of those stations with hourly data is shown in Figure 6.

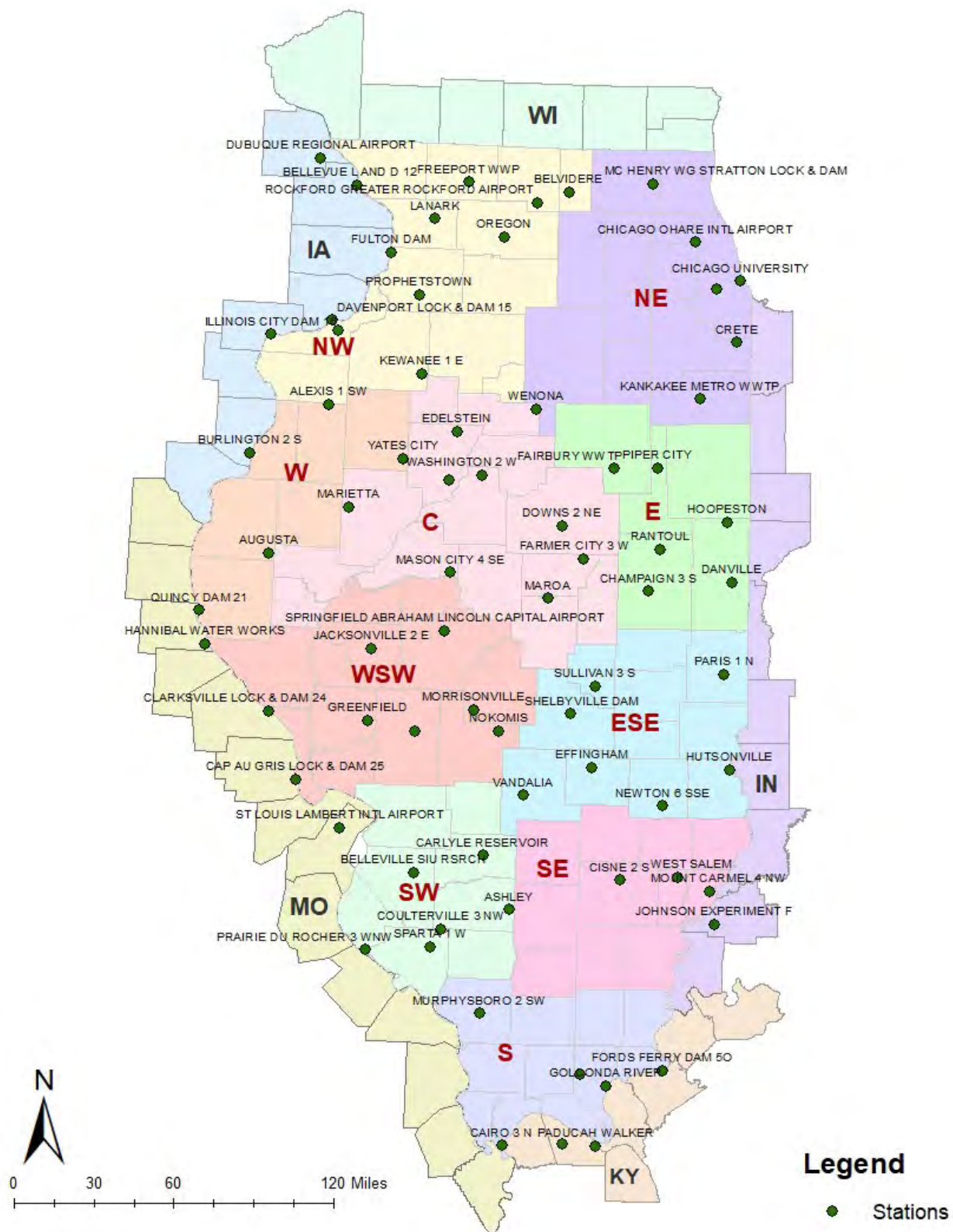


Figure 6 Hourly precipitation stations used in this study

The final data source for this study was the Cook County Precipitation Network (CCPN). This network is a collaborative study between ISWS and the US Army Corps of Engineers to produce consistent and accurate data for the Chicagoland region. The 25 recording gages have an average grid spacing of 5 to 7 miles (Bauer, 2018). A map of the stations is shown in Figure 7. As with the NOAA hourly data, the CCPN hourly data were used for this report to confirm earlier relationships developed between 24-hour and less than 24-hour amounts.

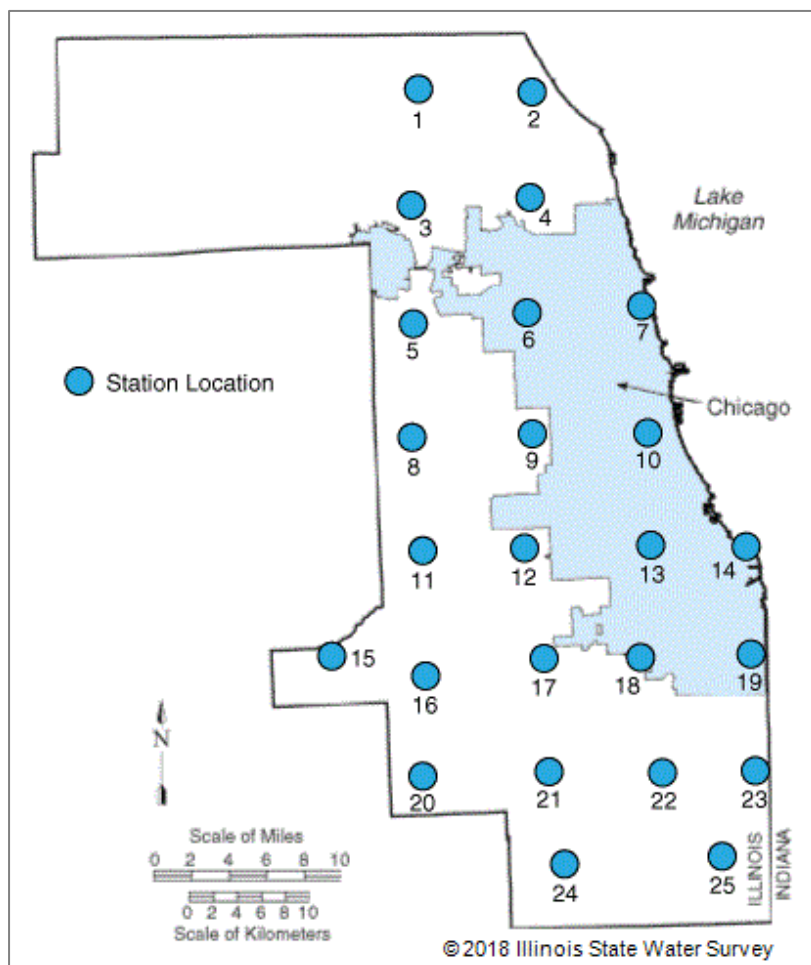


Figure 7 Precipitation stations in the Cook County Precipitation Network (CCPN)

Methodology Description

For each region (section), the annual maximum series (AMS) data observed at each station were used as inputs to produce regional (sectional) statistical frequency estimates for storm durations from 1 hour to 240 hours and for recurrence intervals from 2 to 500 years. For each duration of 24 hours or more, the frequency analysis was based on the L-moments method and Langbein's formula for debiasing. Due to significant uncertainty in hourly data, the frequency analysis for durations shorter than 24 hours was replaced by the application of newly calculated x-hour:24-hour ratios. This approach was similar to that of the original Bulletin 70. To maintain consistency with the format of the original Bulletin 70, the site estimates were averaged for each section, adjusted for temporal trends, and presented in the final tables appearing later in this text.

Annual Maximum and Partial Duration Series

Frequency estimates at a station can be calculated based on either an annual maximum series (AMS) or a partial duration series (PDS). The AMS-based method involves selecting the largest precipitation amount from each year on record for each duration of interest. In the PDS-based method, a given number of rainfall totals are selected that are larger than a predefined threshold for all durations independently of the year of occurrence. With this method, multiple events can occur in the same calendar year. Selected events need to be screened for independence, i.e., to determine if two precipitation peaks can be considered coming from the same event before inclusion in the final dataset. The PDS method uses the available precipitation information more completely than the AMS-based method does. As a result, the AMS method estimates are biased, particularly for smaller recurrence intervals. On the other hand, no method has been widely accepted for threshold selection and accounting for dependence between the events in the PDS-based approach, making the method somewhat subjective. To reconcile the strengths and weaknesses of the two methods, many precipitation frequency studies (Perica et al., 2011) used the AMS approach and then corrected for the bias using the Langbein's equation (Langbein, 1949). Similarly, in this study, the Langbein's equation (Eq. 1) was used to convert frequencies associated with AMS data to the ones with PDS data, thus providing unbiased frequency estimates.

$$T_{AMS} = \frac{1}{(1 - \exp(-\frac{1}{T_{PDS}}))} \quad (1)$$

where T_{AMS} and T_{PDS} are the recurrence intervals (return periods) associated with AMS and PDS data, respectively. After conversion, the AMS-based frequencies of 2.54, 5.52, 10.51, 25, 50, and

100 years correspond to the PDS-based 2, 5, 10, 25, 50, and 100-year frequencies, respectively. For example, the unbiased estimate of a 2-year recurrence interval rainfall can be calculated using the AMS approach for a recurrence interval of 2.54 years.

Constrained vs. Unconstrained Daily Precipitation

Daily rainfall data include all precipitation that was recorded on a given calendar day between the fixed monitoring times, such as between 7 a.m. on a certain day and 7 a.m. on the following day. This amount may be smaller than the maximum rainfall in a given 24-hour period. Instances will occur in which the maximum 24-hour rainfall will span more than a single calendar day. Adjustment factors to account for this difference have been determined through a comparative analysis of Hershfield (1961), Huff and Neil (1959), Huff and Angel (1989), Markus et al. (2007), and Perica et al. (2011). The conversion factors are shown in Table 1. To avoid confusion between the constrained and unconstrained precipitation, all results in this report are presented in hours (e.g., 24-hour or 240-hour precipitation).

Table 1 Conversion from Constrained to Unconstrained Precipitation Adopted in this Study

From	1 day	2 days	3 days	5 days	10 days
To	24 hours	48 hours	72 hours	120 hours	240 hours
Conversion factor	1.13	1.04	1.02	1.01	1.00

Sub-Daily Precipitation Frequency Conversions

As for Bulletin 70, sub-daily precipitation frequencies were obtained for this study based on x-hour to 24-hour type conversions. The direct regional frequency analysis of sub-daily data produced significantly variable and uncertain results because of numerous factors, such as the number/spatial coverage of hourly stations, their shorter record lengths, missing/incomplete data, and questionable quality of the data at some of these stations.

To determine the conversion factors, an extensive study of the average ratios of x-hour to 24-hour rainfall was performed using the hourly data. The ratios obtained in this study by running a regional frequency analysis (RFA) for 1948 to 2017 were compared with ISWS Bulletin 70 and NOAA Atlas 14, and the differences among the ratios were not found to be significant (Table 2). The adopted conversion factors were identical to those in Bulletin 70.

Table 2 X-hr:24-hr Ratios

Storm Duration (hours)	RFA 1948-2017	Bulletin 70	Atlas 14	Adopted
1	0.42	0.47	0.47	0.47
2	0.56	0.58	0.57	0.58
3	0.64	0.64	0.63	0.64
6	0.76	0.75	0.75	0.75
12	0.87	0.87	0.86	0.87
18	0.94	0.94	N/A	0.94

Stationary Regional Frequency Analysis

Although the observed precipitation datasets were nonstationary, the authors first performed the stationary frequency analysis based on the L-moments (Hosking, 2000; Hosking and Wallis, 1997), and then adjusted the results to account for trends. The method accounting for trends was adopted from the original Bulletin 70 and described in the Nonstationary Temporal Trend Analysis section. The L-moments methodology first computed the point rainfall depths for each duration and recurrence interval at each raingage. For consistency with Bulletin 70, these depths were then averaged for each section and expressed as sectional frequencies (see the Results section). Past research results (Vogel and Fennessey, 1993) indicate that regional frequency analysis based on the L-moments is more robust and better identifies the parent distribution compared to other more traditional estimation techniques, particularly for regional studies. This methodology was also adopted by NOAA (Bonnin et al., 2006; Perica et al., 2011) and applied in previous studies in Illinois (Markus et al., 2007; Hejazi and Markus, 2009). The L-moments method uses the discordancy measure (Hosking and Wallis, 1997) to identify statistically unusual (discordant) sites in a region and the heterogeneity measure to assess if the region is homogeneous. Next, for each region, the method finds the best-fit statistical distribution among the following distributions (Hosking, 2000): Exponential, Gamma, Gumbel, Normal, Generalized Pareto, Generalized Extreme Value, Generalized Logistic, Generalized Normal, Pearson 3, and Wakeby. To construct 90 percent confidence limits, 500 synthetic datasets that have the same statistical features as the adopted distribution were generated using a Monte Carlo simulation technique (Hosking and Wallis, 1997). In this method, each synthetic dataset produces a quantile. The upper confidence limit separates the upper 5 percent and the lower 95 percent, and similarly, the lower confidence limit separates the lower 5 from the top 95 percent of all generated quantiles.

Nonstationary Temporal Trend Analysis

Traditional hydroclimatologic studies typically relied on long-term precipitation records, which have been used to estimate the probability of heavy precipitation events that will occur in the future. The underlying assumption was that the precipitation data were stationary, or in other words, that future variability will be similar to the past variability. However, numerous studies have indicated that the frequency and intensity of precipitation in Illinois have been increasing in the past several decades and will continue to increase in the future (Winters et al., 2015). Therefore, because of climate change, precipitation stationarity cannot be assumed. To account for nonstationarity, the approach used in the original Bulletin 70 was adopted. The Bulletin 70 approach divides the whole period, in this case 1948–2017, into two equal periods, 1948–1982 and 1983–2017, and then estimates frequency quantiles (e.g. 24-hour 100-year storm) for the first half (RFA₁), the second half (RFA₂), and the whole period (RFA₀). The nonstationary adjustment factor NAF is defined as

$$NAF = \frac{RFA_2}{RFA_1} \quad (2)$$

The frequency quantile RFA, which accounts for the trend in peaks, is given by

$$RFA = NAF \cdot RFA_0 = RFA_0 \frac{RFA_2}{RFA_1} \quad (3)$$

The trend adjustment factors used in this study are shown in Table 3. A companion report, to be published in 2019, will provide more in-depth information through nonstationarity analysis and comparisons with other approaches that have been designed to determine frequency as a function of time (e.g., Salas et al., 2018; Serago and Vogel, 2018; Cheng et al., 2014).

Table 3 Temporal Trend Adjustment Factors for 10 Sections

	Climatic section	24 hrs	48 hrs	72 hrs	120 hrs	240 hrs	Average
1	Northwest	1.07	1.07	1.03	1.05	1.12	1.07
2	Northeast	1.06	1.12	1.13	1.18	1.21	1.14
3	West	1.00	0.96	0.91	0.92	1.02	0.96
4	Central	1.02	0.94	0.94	0.97	1.08	0.99
5	East	0.99	0.94	0.92	0.96	1.02	0.97
6	West Southwest	0.99	0.97	0.98	1.02	1.10	1.01
7	East Southeast	1.05	0.97	1.02	1.01	1.12	1.03
8	Southwest	1.11	1.09	1.10	1.13	1.26	1.14
9	Southeast	1.07	1.09	1.04	1.03	1.09	1.06
10	South	0.96	1.02	1.06	1.03	0.99	1.01

Results

Frequency Estimates

To determine the precipitation frequency, the previously described regional frequency analysis was applied to the AMS data. The results were then converted to the PDS domain based on the relationship defined in Eq. 1 and adjusted for the trend (Eq. 3). These results, however, still had occasional minor inconsistencies caused by several factors, such as variable data length for different durations, which resulted in irregular frequency curves. To produce the final curves, these irregularities had to be smoothed out, which was done based on the authors' professional judgment and knowledge of specific regions and gages.

The results for all sections are shown in the following tables. Table 4 displays the key for the codes used in Table 5 where the results are presented numerically. The results are shown graphically in Figures 8–12.

Table 4 Storm and Sectional Codes for Table 5

<i>Storm Code</i>		<i>Sectional Code</i>	
1	240 hours	1	Northwest
2	120 hours	2	Northeast
3	72 hours	3	West
4	48 hours	4	Central
5	24 hours	5	East
6	18 hours	6	West Southwest
7	12 hours	7	Southeast
8	6 hours	8	Southwest
9	3 hours	9	Southeast
10	2 hours	10	South
11	1 hour		

Table 5 Rainfall Frequencies

Storm code	Section code	Rainfall (inches) for given recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100- year	500- year
1	1	5.48	6.86	7.98	9.55	10.84	12.14	15.65
1	2	5.60	7.09	8.25	9.90	11.26	12.65	16.00
1	3	5.62	7.00	8.10	9.60	10.65	11.64	13.99
1	4	5.46	6.87	8.04	9.53	10.55	11.50	13.65
1	5	5.50	6.84	7.90	9.35	10.45	11.55	13.96
1	6	6.00	7.38	8.47	9.95	10.99	11.95	14.08
1	7	6.57	7.86	8.90	10.20	11.20	12.06	13.95
1	8	6.75	8.18	9.30	10.80	11.95	13.10	15.95
1	9	7.06	8.30	9.22	10.37	11.21	11.96	13.75
1	10	6.36	7.65	8.76	10.40	11.66	12.96	16.20
2	1	4.35	5.51	6.46	7.88	8.96	10.20	13.33
2	2	4.42	5.63	6.68	8.16	9.39	10.66	13.81
2	3	4.51	5.66	6.62	7.94	8.93	9.83	11.99
2	4	4.27	5.42	6.42	7.75	8.72	9.60	11.54
2	5	4.34	5.43	6.41	7.73	8.79	9.80	11.93
2	6	4.49	5.60	6.49	7.77	8.69	9.57	11.53
2	7	5.00	6.11	7.01	8.23	9.11	9.95	11.71
2	8	5.31	6.51	7.47	8.79	9.81	10.84	13.45
2	9	5.73	6.78	7.60	8.64	9.47	10.20	11.97
2	10	5.18	6.30	7.29	8.69	9.78	10.91	13.84
3	1	3.90	4.95	5.87	7.21	8.30	9.45	12.30
3	2	3.97	5.08	6.05	7.49	8.64	9.85	12.81
3	3	4.11	5.18	6.08	7.34	8.31	9.18	11.27
3	4	3.88	4.96	5.90	7.17	8.09	8.98	10.81
3	5	3.88	4.90	5.78	7.04	8.01	8.93	11.00
3	6	4.00	5.00	5.83	7.01	7.91	8.73	10.61
3	7	4.35	5.37	6.19	7.34	8.19	8.97	10.57
3	8	4.74	5.82	6.71	7.96	8.89	9.86	12.32
3	9	5.13	6.09	6.86	7.87	8.63	9.34	10.93
3	10	4.54	5.61	6.50	7.78	8.79	9.86	12.55

Table 5 (continued)

Storm code	Section code	Rainfall (inches) for given recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100- year	500- year
4	1	3.61	4.59	5.43	6.72	7.73	8.83	11.53
4	2	3.66	4.71	5.62	6.99	8.13	9.28	12.10
4	3	3.76	4.76	5.62	6.81	7.72	8.60	10.58
4	4	3.59	4.61	5.47	6.65	7.55	8.40	10.21
4	5	3.54	4.49	5.32	6.48	7.38	8.27	10.26
4	6	3.66	4.61	5.38	6.48	7.33	8.11	9.93
4	7	3.92	4.85	5.61	6.67	7.46	8.21	9.76
4	8	4.28	5.29	6.10	7.25	8.15	9.08	11.40
4	9	4.64	5.54	6.27	7.24	7.94	8.58	10.06
4	10	4.06	5.02	5.86	7.04	8.01	9.02	11.56
5	1	3.34	4.22	5.03	6.20	7.20	8.25	10.84
5	2	3.34	4.30	5.15	6.45	7.50	8.57	11.24
5	3	3.48	4.45	5.24	6.38	7.25	8.06	9.91
5	4	3.32	4.30	5.10	6.20	7.05	7.85	9.53
5	5	3.12	3.97	4.71	5.78	6.62	7.43	9.32
5	6	3.23	4.07	4.76	5.79	6.56	7.31	9.04
5	7	3.49	4.33	5.00	5.98	6.71	7.40	8.84
5	8	3.69	4.56	5.27	6.30	7.14	7.96	10.06
5	9	4.07	4.89	5.55	6.42	7.06	7.68	8.99
5	10	3.63	4.52	5.28	6.38	7.29	8.23	10.57
6	1	3.14	3.97	4.73	5.83	6.77	7.75	10.19
6	2	3.14	4.04	4.84	6.06	7.05	8.06	10.57
6	3	3.27	4.18	4.93	6.00	6.82	7.58	9.32
6	4	3.12	4.04	4.79	5.83	6.63	7.38	8.96
6	5	2.93	3.73	4.43	5.43	6.22	6.98	8.76
6	6	3.04	3.83	4.47	5.44	6.17	6.87	8.50
6	7	3.28	4.07	4.70	5.62	6.31	6.96	8.31
6	8	3.47	4.29	4.95	5.92	6.71	7.48	9.45
6	9	3.83	4.60	5.22	6.03	6.64	7.22	8.45
6	10	3.41	4.25	4.96	6.00	6.85	7.73	9.93

Table 5 (continued)

Storm code	Section code	Rainfall (inches) for given recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100- year	500- year
7	1	2.91	3.67	4.38	5.40	6.26	7.18	9.43
7	2	2.91	3.74	4.48	5.61	6.53	7.46	9.78
7	3	3.03	3.87	4.56	5.55	6.31	7.01	8.62
7	4	2.89	3.74	4.44	5.39	6.13	6.83	8.29
7	5	2.71	3.45	4.10	5.03	5.76	6.46	8.11
7	6	2.81	3.54	4.14	5.04	5.71	6.36	7.86
7	7	3.04	3.77	4.35	5.20	5.84	6.44	7.69
7	8	3.21	3.97	4.58	5.48	6.21	6.93	8.75
7	9	3.54	4.25	4.83	5.59	6.14	6.69	7.82
7	10	3.16	3.93	4.59	5.55	6.34	7.16	9.19
8	1	2.51	3.17	3.77	4.65	5.40	6.19	8.13
8	2	2.51	3.23	3.86	4.84	5.63	6.43	8.43
8	3	2.61	3.34	3.93	4.79	5.44	6.05	7.43
8	4	2.49	3.23	3.83	4.65	5.29	5.89	7.15
8	5	2.34	2.98	3.53	4.34	4.97	5.57	6.99
8	6	2.42	3.05	3.57	4.34	4.92	5.48	6.78
8	7	2.62	3.25	3.75	4.49	5.03	5.55	6.63
8	8	2.77	3.42	3.95	4.73	5.36	5.97	7.54
8	9	3.05	3.67	4.16	4.82	5.30	5.76	6.74
8	10	2.72	3.39	3.96	4.79	5.47	6.17	7.92
9	1	2.14	2.70	3.22	3.97	4.61	5.28	6.94
9	2	2.14	2.75	3.30	4.13	4.80	5.49	7.20
9	3	2.23	2.85	3.35	4.08	4.64	5.16	6.34
9	4	2.12	2.75	3.26	3.97	4.51	5.02	6.10
9	5	2.00	2.54	3.01	3.70	4.24	4.76	5.97
9	6	2.07	2.60	3.05	3.71	4.20	4.68	5.79
9	7	2.23	2.77	3.20	3.83	4.29	4.74	5.66
9	8	2.36	2.92	3.37	4.03	4.57	5.09	6.44
9	9	2.60	3.13	3.55	4.11	4.52	4.92	5.75
9	10	2.32	2.89	3.38	4.09	4.66	5.26	6.76

Table 5 (continued)

Storm code	Section code	Rainfall (inches) for given recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100- year	500- year
10	1	1.94	2.45	2.92	3.60	4.17	4.78	6.29
10	2	1.94	2.49	2.99	3.74	4.35	4.97	6.52
10	3	2.02	2.58	3.04	3.70	4.21	4.67	5.75
10	4	1.93	2.49	2.96	3.60	4.09	4.55	5.53
10	5	1.81	2.30	2.73	3.35	3.84	4.31	5.41
10	6	1.87	2.36	2.76	3.36	3.80	4.24	5.24
10	7	2.02	2.51	2.90	3.47	3.89	4.29	5.13
10	8	2.14	2.64	3.06	3.65	4.14	4.62	5.83
10	9	2.36	2.84	3.22	3.72	4.09	4.46	5.21
10	10	2.10	2.62	3.06	3.70	4.23	4.77	6.13
11	1	1.57	1.98	2.36	2.92	3.38	3.88	5.09
11	2	1.57	2.02	2.42	3.03	3.53	4.03	5.28
11	3	1.64	2.09	2.46	3.00	3.41	3.79	4.66
11	4	1.56	2.02	2.40	2.91	3.31	3.69	4.48
11	5	1.47	1.87	2.21	2.72	3.11	3.49	4.38
11	6	1.52	1.91	2.24	2.72	3.08	3.44	4.25
11	7	1.64	2.04	2.35	2.81	3.15	3.48	4.15
11	8	1.73	2.14	2.48	2.96	3.36	3.74	4.73
11	9	1.91	2.30	2.61	3.02	3.32	3.61	4.23
11	10	1.71	2.12	2.48	3.00	3.43	3.87	4.97

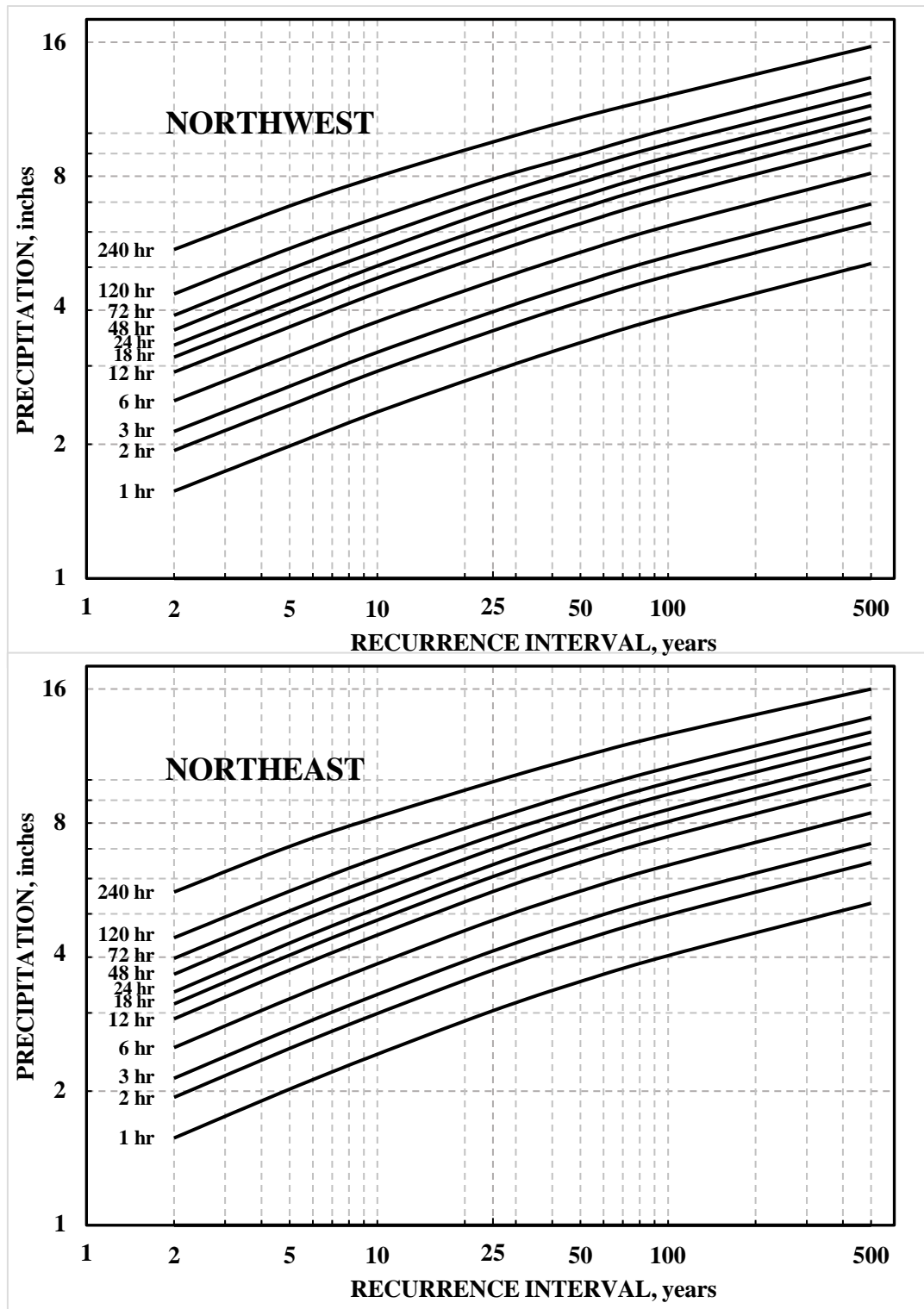


Figure 8 Frequency distributions of precipitation for Illinois climatic sections Northwest and Northeast for storm periods of 1 hour to 240 hours days and recurrence intervals of 2 to 100 years

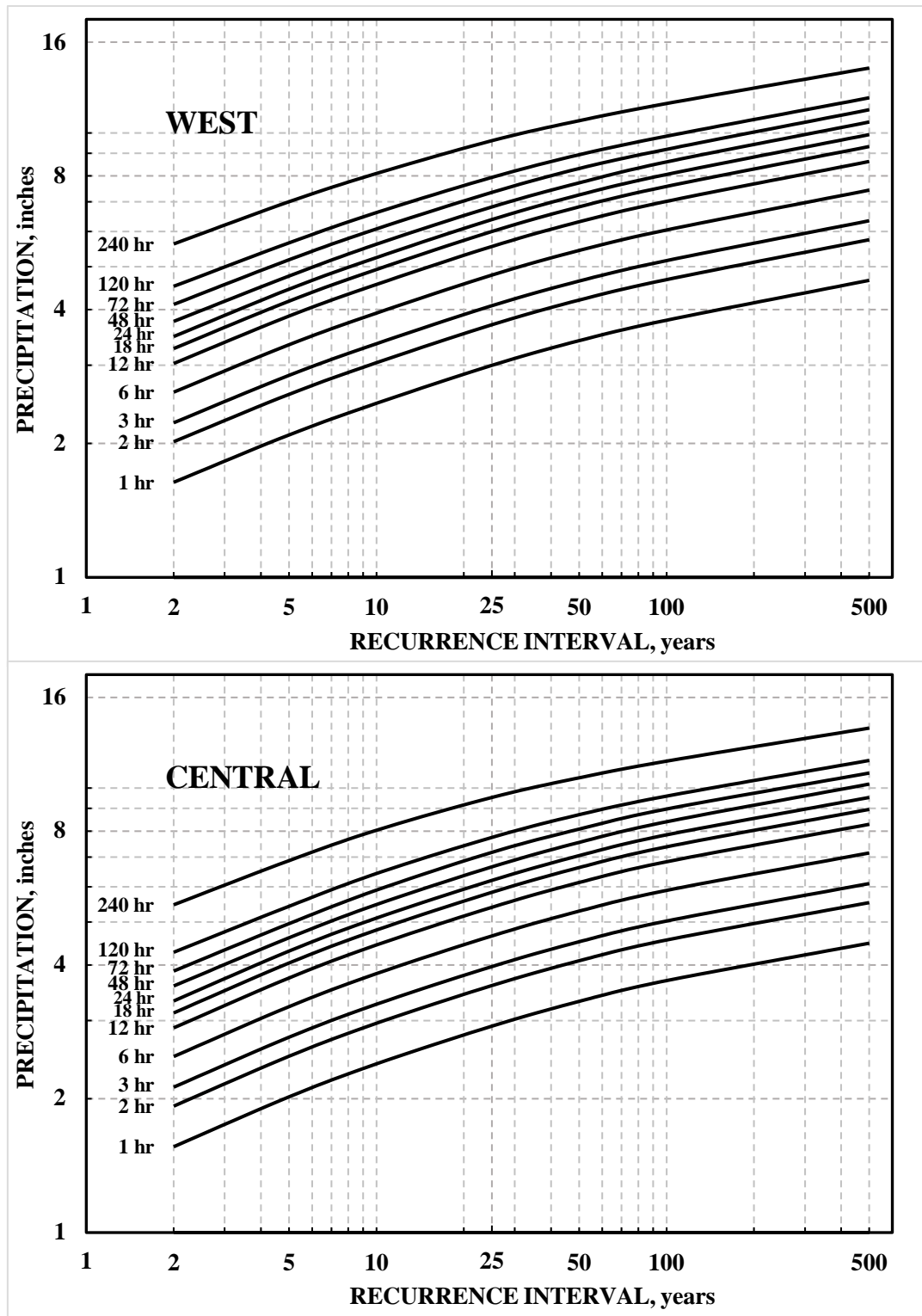


Figure 9 Frequency distributions of precipitation for Illinois climatic sections west and central for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years

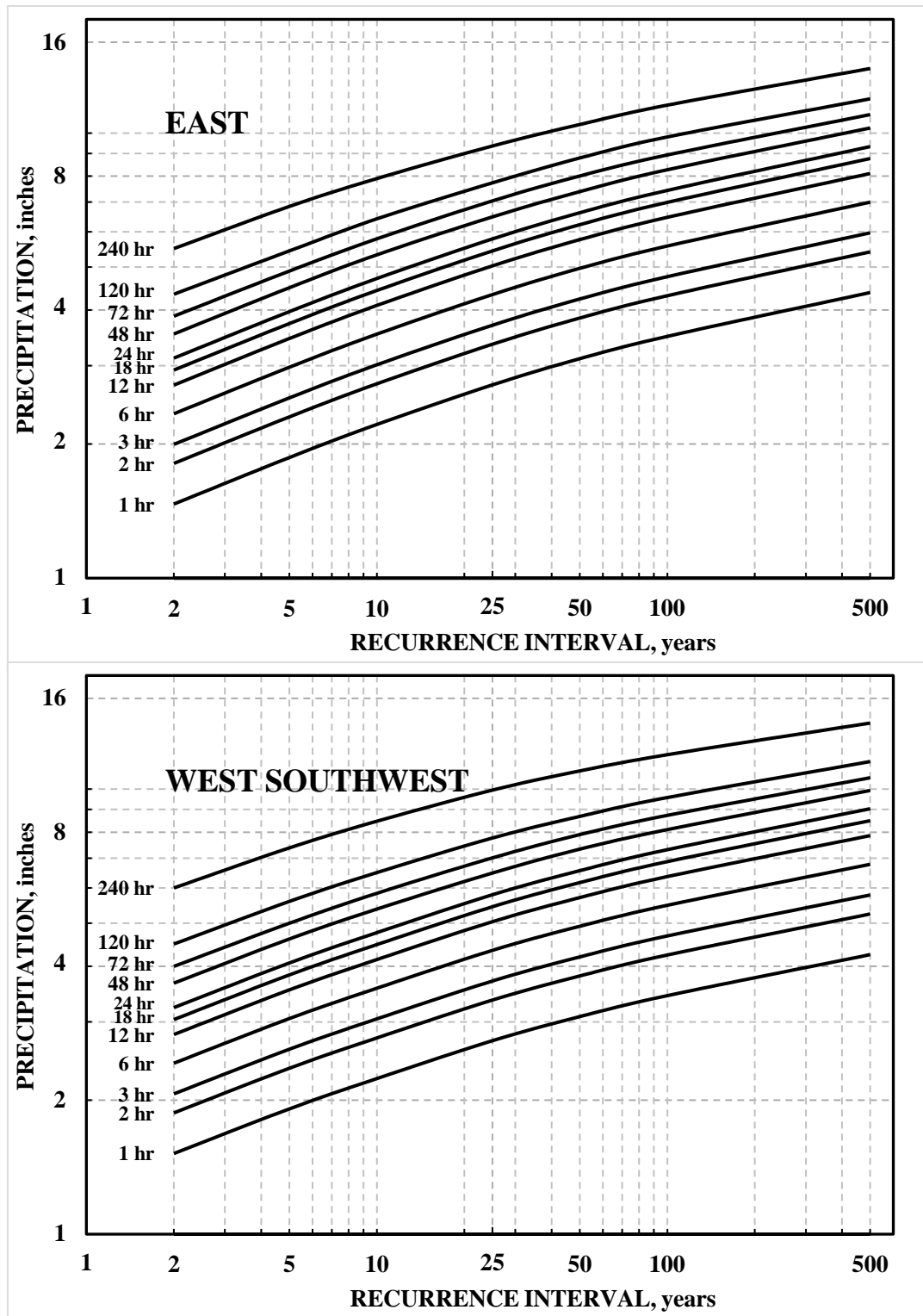


Figure 10 Frequency distributions of precipitation for Illinois climatic sections east and west southwest for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years

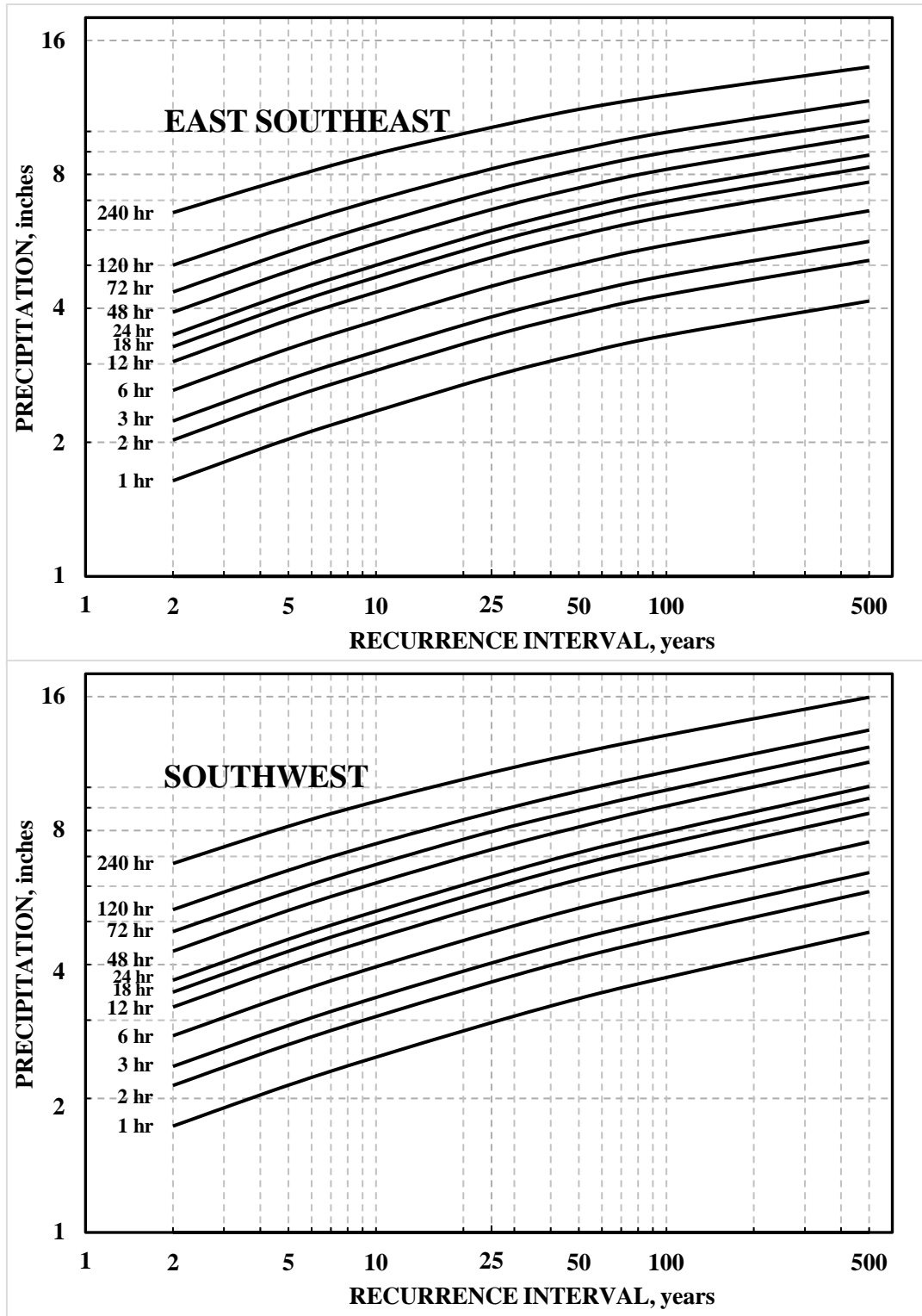


Figure 11 Frequency distributions of precipitation for Illinois climatic sections east southeast and southwest for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years

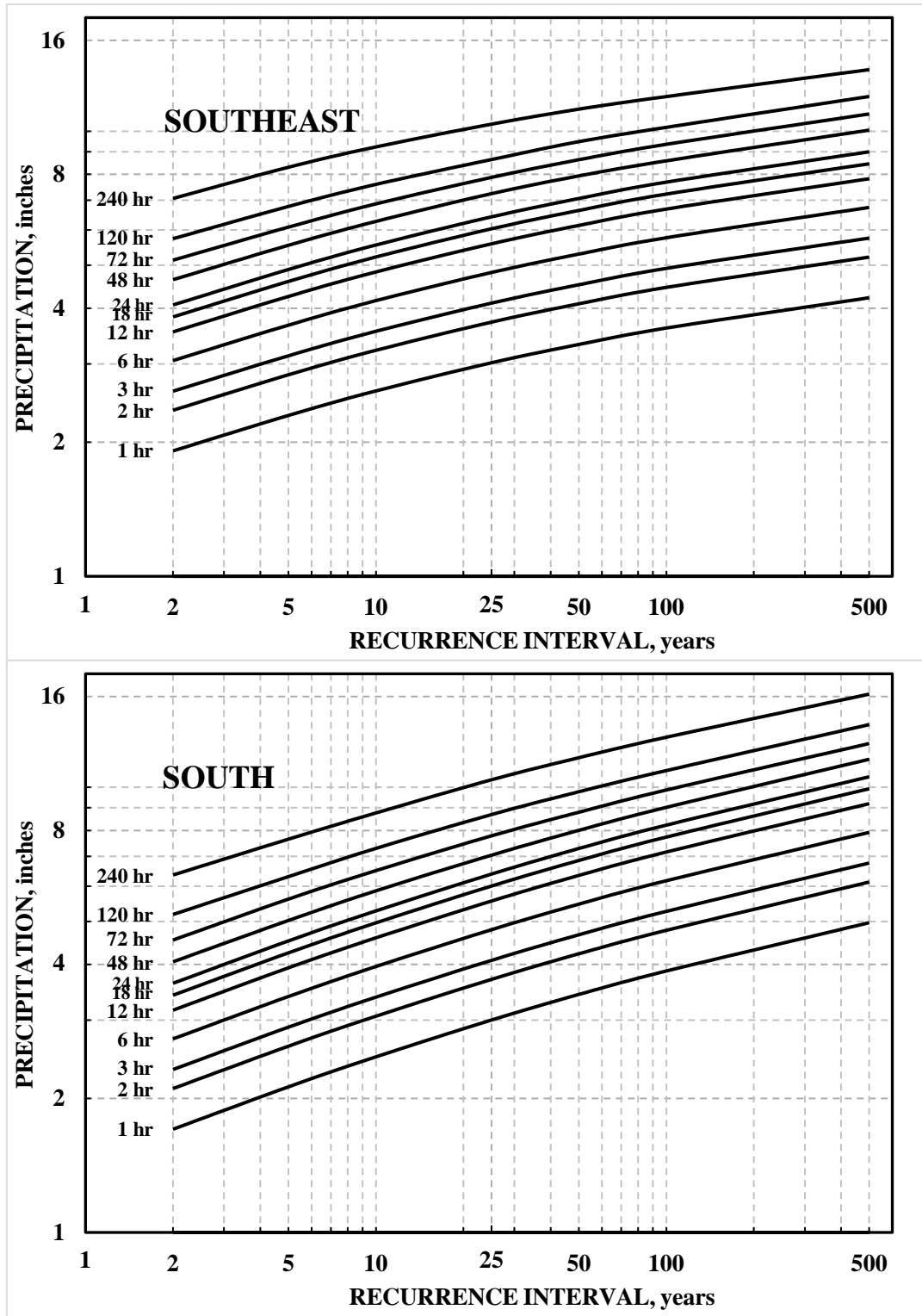


Figure 12 Frequency distributions of precipitation for Illinois climatic sections southeast and south for storm periods of 1 hour to 240 hours and recurrence intervals of 2 to 100 years

Confidence Limits

Confidence limits were calculated based on the methodology described in the previous Frequency Estimates section. Confidence limits are provided for section codes 1–10 and for storm codes 1–11 (Table 4), and are shown in Table 6.

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
1	1	5.48 (5.04 - 5.95)	6.86 (6.30 - 7.48)	7.98 (7.30 - 8.73)	9.55 (8.67 - 10.53)	10.84 (9.76 - 12.06)	12.14 (10.82 - 13.63)	15.65 (13.53 - 18.10)
1	2	5.60 (5.14 - 6.09)	7.09 (6.48 - 7.75)	8.25 (7.49 - 9.08)	9.90 (8.89 - 11.04)	11.26 (10.01 - 12.72)	12.65 (11.08 - 14.51)	16.00 (13.40 - 19.13)
1	3	5.62 (5.21 - 6.11)	7.00 (6.47 - 7.62)	8.10 (7.44 - 8.86)	9.6 (8.73 - 10.58)	10.65 (9.59 - 11.84)	11.64 (10.34 - 13.05)	13.99 (11.96 - 16.14)
1	4	5.46 (5.07 - 5.90)	6.87 (6.36 - 7.43)	8.04 (7.43 - 8.71)	9.53 (8.75 - 10.38)	10.55 (9.62 - 11.56)	11.5 (10.40 - 12.70)	13.65 (12.02 - 15.40)
1	5	5.50 (5.14 - 5.89)	6.84 (6.38 - 7.34)	7.9 (7.34 - 8.50)	9.35 (8.64 - 10.12)	10.45 (9.60 - 11.40)	11.55 (10.52 - 12.71)	13.96 (12.39 - 15.72)
1	6	6.00 (5.55 - 6.51)	7.38 (6.82 - 8.02)	8.47 (7.81 - 9.21)	9.95 (9.11 - 10.88)	10.99 (9.97 - 12.09)	11.95 (10.74 - 13.26)	14.08 (12.31 - 15.96)
1	7	6.57 (6.03 - 7.14)	7.86 (7.22 - 8.55)	8.90 (8.16 - 9.72)	10.20 (9.29 - 11.27)	11.20 (10.09 - 12.49)	12.06 (10.71 - 13.62)	13.95 (11.94 - 16.28)
1	8	6.75 (6.10 - 7.44)	8.18 (7.35 - 9.06)	9.30 (8.26 - 10.40)	10.80 (9.38 - 12.30)	11.95 (10.16 - 13.87)	13.10 (10.84 - 15.56)	15.95 (12.28 - 20.09)
1	9	7.06 (6.45 - 7.73)	8.30 (7.54 - 9.12)	9.22 (8.32 - 10.19)	10.37 (9.21 - 11.62)	11.21 (9.75 - 12.71)	11.96 (10.18 - 13.74)	13.75 (11.06 - 16.40)
1	10	6.36 (5.81 - 6.92)	7.65 (6.94 - 8.38)	8.76 (7.87 - 9.67)	10.40 (9.19 - 11.69)	11.66 (10.07 - 13.35)	12.96 (10.92 - 15.16)	16.20 (12.63 - 20.04)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
2	1	4.35 (3.96 - 4.77)	5.51 (5.00 - 6.07)	6.46 (5.84 - 7.16)	7.88 (7.07 - 8.80)	8.96 (7.99 - 10.12)	10.20 (9.01 - 11.67)	13.33 (11.44 - 15.78)
2	2	4.42 (4.02 - 4.83)	5.63 (5.09 - 6.18)	6.68 (6.01 - 7.38)	8.16 (7.26 - 9.12)	9.39 (8.25 - 10.63)	10.66 (9.22 - 12.22)	13.81 (11.44 - 16.42)
2	3	4.51 (4.14 - 4.92)	5.66 (5.18 - 6.19)	6.62 (6.03 - 7.29)	7.94 (7.16 - 8.86)	8.93 (7.97 - 10.12)	9.83 (8.66 - 11.33)	11.99 (10.11 - 14.43)
2	4	4.27 (3.92 - 4.66)	5.42 (4.97 - 5.92)	6.42 (5.87 - 7.02)	7.75 (7.03 - 8.53)	8.72 (7.84 - 9.67)	9.6 (8.54 - 10.73)	11.54 (10.02 - 13.21)
2	5	4.34 (4.00 - 4.71)	5.43 (5.00 - 5.90)	6.41 (5.89 - 6.99)	7.73 (7.06 - 8.49)	8.79 (7.98 - 9.75)	9.8 (8.81 - 11.01)	11.93 (10.42 - 13.87)
2	6	4.49 (4.13 - 4.90)	5.60 (5.14 - 6.12)	6.49 (5.95 - 7.13)	7.77 (7.06 - 8.59)	8.69 (7.84 - 9.69)	9.57 (8.54 - 10.78)	11.53 (9.93 - 13.35)
2	7	5.00 (4.60 - 5.45)	6.11 (5.60 - 6.68)	7.01 (6.41 - 7.70)	8.23 (7.45 - 9.11)	9.11 (8.16 - 10.19)	9.95 (8.80 - 11.27)	11.71 (9.95 - 13.69)
2	8	5.31 (4.83 - 5.86)	6.51 (5.90 - 7.23)	7.47 (6.74 - 8.37)	8.79 (7.82 - 9.97)	9.81 (8.62 - 11.29)	10.84 (9.36 - 12.68)	13.45 (11.00 - 16.39)
2	9	5.73 (5.19 - 6.31)	6.78 (6.12 - 7.50)	7.60 (6.81 - 8.49)	8.64 (7.63 - 9.84)	9.47 (8.23 - 10.99)	10.20 (8.67 - 12.09)	11.97 (9.50 - 14.95)
2	10	5.18 (4.71 - 5.71)	6.30 (5.71 - 6.99)	7.29 (6.56 - 8.18)	8.69 (7.68 - 9.94)	9.78 (8.47 - 11.41)	10.91 (9.22 - 13.02)	13.84 (10.96 - 17.59)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
3	1	3.9 (3.52 - 4.28)	4.95 (4.47 - 5.46)	5.87 (5.28 - 6.52)	7.21 (6.46 - 8.12)	8.30 (7.39 - 9.46)	9.45 (8.33 - 10.91)	12.30 (10.56 - 14.76)
3	2	3.97 (3.60 - 4.36)	5.08 (4.59 - 5.60)	6.05 (5.44 - 6.71)	7.49 (6.69 - 8.39)	8.64 (7.66 - 9.78)	9.85 (8.63 - 11.29)	12.81 (10.82 - 15.18)
3	3	4.11 (3.77 - 4.50)	5.18 (4.74 - 5.71)	6.08 (5.53 - 6.76)	7.34 (6.61 - 8.27)	8.31 (7.39 - 9.50)	9.18 (8.05 - 10.70)	11.27 (9.42 - 13.83)
3	4	3.88 (3.55 - 4.25)	4.96 (4.53 - 5.45)	5.90 (5.37 - 6.51)	7.17 (6.48 - 7.98)	8.09 (7.25 - 9.09)	8.98 (7.97 - 10.21)	10.81 (9.30 - 12.69)
3	5	3.88 (3.57 - 4.19)	4.9 (4.50 - 5.32)	5.78 (5.30 - 6.32)	7.04 (6.42 - 7.77)	8.01 (7.24 - 8.94)	8.93 (7.98 - 10.10)	11 (9.56 - 12.94)
3	6	4.00 (3.65 - 4.38)	5.00 (4.55 - 5.49)	5.83 (5.28 - 6.44)	7.01 (6.28 - 7.81)	7.91 (7.01 - 8.91)	8.73 (7.64 - 9.96)	10.61 (8.93 - 12.54)
3	7	4.35 (3.99 - 4.74)	5.37 (4.91 - 5.87)	6.19 (5.65 - 6.80)	7.34 (6.65 - 8.14)	8.19 (7.34 - 9.16)	8.97 (7.94 - 10.13)	10.57 (9.02 - 12.32)
3	8	4.74 (4.31 - 5.23)	5.82 (5.27 - 6.45)	6.71 (6.04 - 7.48)	7.96 (7.07 - 8.94)	8.89 (7.78 - 10.10)	9.86 (8.47 - 11.35)	12.32 (10.09 - 14.72)
3	9	5.13 (4.66 - 5.65)	6.09 (5.51 - 6.74)	6.86 (6.17 - 7.65)	7.87 (6.95 - 8.89)	8.63 (7.49 - 9.87)	9.34 (7.95 - 10.87)	10.93 (8.80 - 13.29)
3	10	4.54 (4.09 - 5.01)	5.61 (5.04 - 6.23)	6.50 (5.80 - 7.27)	7.78 (6.86 - 8.83)	8.79 (7.62 - 10.16)	9.86 (8.38 - 11.63)	12.55 (10.05 - 15.65)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
4	1	3.61 (3.26 - 3.97)	4.59 (4.14 - 5.09)	5.43 (4.89 - 6.06)	6.72 (6.01 - 7.59)	7.73 (6.87 - 8.84)	8.83 (7.78 - 10.25)	11.53 (9.84 - 13.98)
4	2	3.66 (3.31 - 4.02)	4.71 (4.26 - 5.20)	5.62 (5.06 - 6.24)	6.99 (6.25 - 7.87)	8.13 (7.21 - 9.26)	9.28 (8.15 - 10.73)	12.10 (10.33 - 14.56)
4	3	3.76 (3.46 - 4.10)	4.76 (4.36 - 5.19)	5.62 (5.13 - 6.15)	6.81 (6.17 - 7.52)	7.72 (6.92 - 8.62)	8.6 (7.63 - 9.73)	10.58 (9.06 - 12.40)
4	4	3.59 (3.26 - 3.94)	4.61 (4.18 - 5.07)	5.47 (4.96 - 6.04)	6.65 (5.99 - 7.41)	7.55 (6.77 - 8.48)	8.40 (7.47 - 9.53)	10.21 (8.86 - 11.92)
4	5	3.54 (3.25 - 3.83)	4.49 (4.12 - 4.89)	5.32 (4.87 - 5.82)	6.48 (5.90 - 7.14)	7.38 (6.67 - 8.22)	8.27 (7.41 - 9.32)	10.26 (8.94 - 12.01)
4	6	3.66 (3.35 - 4.01)	4.61 (4.19 - 5.06)	5.38 (4.88 - 5.94)	6.48 (5.84 - 7.22)	7.33 (6.55 - 8.24)	8.11 (7.18 - 9.21)	9.93 (8.53 - 11.62)
4	7	3.92 (3.57 - 4.27)	4.85 (4.41 - 5.30)	5.61 (5.09 - 6.16)	6.67 (6.02 - 7.39)	7.46 (6.68 - 8.35)	8.21 (7.28 - 9.28)	9.76 (8.39 - 11.36)
4	8	4.28 (3.88 - 4.73)	5.29 (4.77 - 5.86)	6.1 (5.46 - 6.81)	7.25 (6.43 - 8.20)	8.15 (7.14 - 9.34)	9.08 (7.85 - 10.56)	11.4 (9.42 - 13.79)
4	9	4.64 (4.22 - 5.12)	5.54 (5.02 - 6.15)	6.27 (5.63 - 7.01)	7.24 (6.42 - 8.22)	7.94 (6.92 - 9.16)	8.58 (7.34 - 10.07)	10.06 (8.13 - 12.37)
4	10	4.06 (3.66 - 4.45)	5.02 (4.51 - 5.53)	5.86 (5.22 - 6.50)	7.04 (6.22 - 7.95)	8.01 (6.98 - 9.20)	9.02 (7.72 - 10.56)	11.56 (9.38 - 14.33)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
5	1	3.34 (3.00 - 3.69)	4.22 (3.79 - 4.68)	5.03 (4.50 - 5.61)	6.20 (5.51 - 6.99)	7.20 (6.34 - 8.21)	8.25 (7.20 - 9.54)	10.84 (9.16 - 13.00)
5	2	3.34 (3.00 - 3.69)	4.30 (3.85 - 4.77)	5.15 (4.60 - 5.73)	6.45 (5.71 - 7.26)	7.50 (6.59 - 8.55)	8.57 (7.46 - 9.93)	11.24 (9.48 - 13.63)
5	3	3.48 (3.19 - 3.79)	4.45 (4.07 - 4.86)	5.24 (4.79 - 5.74)	6.38 (5.81 - 7.05)	7.25 (6.56 - 8.09)	8.06 (7.23 - 9.07)	9.91 (8.61 - 11.47)
5	4	3.32 (3.01 - 3.65)	4.30 (3.89 - 4.74)	5.10 (4.61 - 5.64)	6.20 (5.58 - 6.91)	7.05 (6.31 - 7.93)	7.85 (6.99 - 8.92)	9.53 (8.31 - 11.16)
5	5	3.12 (2.86 - 3.38)	3.97 (3.64 - 4.31)	4.71 (4.30 - 5.15)	5.78 (5.25 - 6.38)	6.62 (5.97 - 7.39)	7.43 (6.63 - 8.41)	9.32 (8.08 - 10.96)
5	6	3.23 (2.95 - 3.54)	4.07 (3.71 - 4.47)	4.76 (4.32 - 5.26)	5.79 (5.21 - 6.45)	6.56 (5.85 - 7.37)	7.31 (6.45 - 8.30)	9.04 (7.73 - 10.59)
5	7	3.49 (3.18 - 3.80)	4.33 (3.93 - 4.74)	5.00 (4.53 - 5.50)	5.98 (5.39 - 6.64)	6.71 (6.00 - 7.54)	7.40 (6.54 - 8.42)	8.84 (7.58 - 10.44)
5	8	3.69 (3.36 - 4.04)	4.56 (4.15 - 5.01)	5.27 (4.78 - 5.82)	6.3 (5.67 - 7.03)	7.14 (6.37 - 8.03)	7.96 (7.03 - 9.05)	10.06 (8.60 - 11.78)
5	9	4.07 (3.71 - 4.44)	4.89 (4.45 - 5.35)	5.55 (5.03 - 6.10)	6.42 (5.79 - 7.12)	7.06 (6.32 - 7.91)	7.68 (6.80 - 8.70)	8.99 (7.73 - 10.51)
5	10	3.63 (3.29 - 4.00)	4.52 (4.08 - 5.01)	5.28 (4.73 - 5.88)	6.38 (5.66 - 7.21)	7.29 (6.36 - 8.36)	8.23 (7.07 - 9.59)	10.57 (8.67 - 13.03)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
6	1	3.14 (2.82 - 3.47)	3.97 (3.56 - 4.40)	4.73 (4.23 - 5.28)	5.83 (5.18 - 6.57)	6.77 (5.96 - 7.71)	7.75 (6.77 - 8.96)	10.19 (8.61 - 12.22)
6	2	3.14 (2.82 - 3.47)	4.04 (3.62 - 4.48)	4.84 (4.32 - 5.39)	6.06 (5.37 - 6.82)	7.05 (6.19 - 8.03)	8.06 (7.01 - 9.33)	10.57 (8.91 - 12.81)
6	3	3.27 (3.00 - 3.57)	4.18 (3.83 - 4.57)	4.93 (4.50 - 5.40)	6.00 (5.46 - 6.62)	6.82 (6.16 - 7.60)	7.58 (6.80 - 8.53)	9.32 (8.09 - 10.78)
6	4	3.12 (2.83 - 3.43)	4.04 (3.66 - 4.46)	4.79 (4.34 - 5.31)	5.83 (5.24 - 6.50)	6.63 (5.93 - 7.46)	7.38 (6.57 - 8.39)	8.96 (7.81 - 10.49)
6	5	2.93 (2.69 - 3.18)	3.73 (3.42 - 4.06)	4.43 (4.04 - 4.84)	5.43 (4.94 - 6.00)	6.22 (5.61 - 6.94)	6.98 (6.23 - 7.90)	8.76 (7.59 - 10.30)
6	6	3.04 (2.77 - 3.32)	3.83 (3.48 - 4.20)	4.47 (4.06 - 4.94)	5.44 (4.90 - 6.06)	6.17 (5.50 - 6.93)	6.87 (6.06 - 7.81)	8.50 (7.26 - 9.95)
6	7	3.28 (2.99 - 3.57)	4.07 (3.70 - 4.45)	4.70 (4.26 - 5.17)	5.62 (5.07 - 6.25)	6.31 (5.64 - 7.09)	6.96 (6.15 - 7.91)	8.31 (7.13 - 9.81)
6	8	3.47 (3.16 - 3.80)	4.29 (3.90 - 4.71)	4.95 (4.49 - 5.47)	5.92 (5.33 - 6.60)	6.71 (5.99 - 7.55)	7.48 (6.61 - 8.51)	9.45 (8.08 - 11.07)
6	9	3.83 (3.49 - 4.17)	4.6 (4.19 - 5.03)	5.22 (4.73 - 5.74)	6.03 (5.44 - 6.70)	6.64 (5.94 - 7.43)	7.22 (6.39 - 8.18)	8.45 (7.26 - 9.88)
6	10	3.41 (3.10 - 3.76)	4.25 (3.83 - 4.71)	4.96 (4.45 - 5.53)	6 (5.32 - 6.78)	6.85 (5.98 - 7.86)	7.73 (6.64 - 9.02)	9.93 (8.15 - 12.25)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
7	1	2.91 (2.61 - 3.21)	3.67 (3.29 - 4.07)	4.38 (3.92 - 4.88)	5.40 (4.80 - 6.08)	6.26 (5.52 - 7.14)	7.18 (6.26 - 8.30)	9.43 (7.97 - 11.31)
7	2	2.91 (2.61 - 3.21)	3.74 (3.35 - 4.15)	4.48 (4.00 - 4.99)	5.61 (4.97 - 6.32)	6.53 (5.73 - 7.44)	7.46 (6.49 - 8.64)	9.78 (8.25 - 11.86)
7	3	3.03 (2.78 - 3.30)	3.87 (3.54 - 4.23)	4.56 (4.17 - 5.00)	5.55 (5.05 - 6.13)	6.31 (5.70 - 7.03)	7.01 (6.29 - 7.89)	8.62 (7.49 - 9.98)
7	4	2.89 (2.62 - 3.18)	3.74 (3.39 - 4.13)	4.44 (4.01 - 4.91)	5.39 (4.85 - 6.01)	6.13 (5.49 - 6.90)	6.83 (6.08 - 7.76)	8.29 (7.23 - 9.71)
7	5	2.71 (2.49 - 2.94)	3.45 (3.16 - 3.75)	4.10 (3.74 - 4.48)	5.03 (4.57 - 5.55)	5.76 (5.19 - 6.43)	6.46 (5.77 - 7.32)	8.11 (7.03 - 9.53)
7	6	2.81 (2.56 - 3.08)	3.54 (3.23 - 3.89)	4.14 (3.76 - 4.57)	5.04 (4.53 - 5.61)	5.71 (5.09 - 6.41)	6.36 (5.61 - 7.23)	7.86 (6.72 - 9.21)
7	7	3.04 (2.76 - 3.31)	3.77 (3.42 - 4.12)	4.35 (3.94 - 4.79)	5.2 (4.69 - 5.78)	5.84 (5.22 - 6.56)	6.44 (5.69 - 7.32)	7.69 (6.60 - 9.08)
7	8	3.21 (2.93 - 3.51)	3.97 (3.61 - 4.36)	4.58 (4.16 - 5.06)	5.48 (4.93 - 6.11)	6.21 (5.54 - 6.99)	6.93 (6.11 - 7.88)	8.75 (7.48 - 10.25)
7	9	3.54 (3.23 - 3.86)	4.25 (3.87 - 4.66)	4.83 (4.38 - 5.31)	5.59 (5.03 - 6.20)	6.14 (5.50 - 6.88)	6.69 (5.91 - 7.57)	7.82 (6.72 - 9.14)
7	10	3.16 (2.86 - 3.48)	3.93 (3.55 - 4.36)	4.59 (4.12 - 5.12)	5.55 (4.92 - 6.27)	6.34 (5.54 - 7.27)	7.16 (6.15 - 8.35)	9.19 (7.55 - 11.34)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
8	1	2.51 (2.25 - 2.77)	3.17 (2.84 - 3.51)	3.77 (3.38 - 4.21)	4.65 (4.14 - 5.24)	5.4 (4.76 - 6.15)	6.19 (5.40 - 7.15)	8.13 (6.87 - 9.75)
8	2	2.51 (2.25 - 2.77)	3.23 (2.89 - 3.57)	3.86 (3.45 - 4.30)	4.84 (4.28 - 5.45)	5.63 (4.94 - 6.41)	6.43 (5.60 - 7.44)	8.43 (7.11 - 10.22)
8	3	2.61 (2.39 - 2.85)	3.34 (3.06 - 3.65)	3.93 (3.59 - 4.31)	4.79 (4.36 - 5.29)	5.44 (4.92 - 6.06)	6.05 (5.42 - 6.81)	7.43 (6.46 - 8.60)
8	4	2.49 (2.26 - 2.74)	3.23 (2.92 - 3.56)	3.83 (3.46 - 4.23)	4.65 (4.18 - 5.18)	5.29 (4.74 - 5.95)	5.89 (5.24 - 6.69)	7.15 (6.23 - 8.37)
8	5	2.34 (2.15 - 2.54)	2.98 (2.73 - 3.24)	3.53 (3.23 - 3.86)	4.34 (3.94 - 4.78)	4.97 (4.47 - 5.54)	5.57 (4.97 - 6.31)	6.99 (6.06 - 8.22)
8	6	2.42 (2.21 - 2.65)	3.05 (2.78 - 3.35)	3.57 (3.24 - 3.94)	4.34 (3.91 - 4.83)	4.92 (4.39 - 5.53)	5.48 (4.84 - 6.23)	6.78 (5.80 - 7.94)
8	7	2.62 (2.38 - 2.85)	3.25 (2.95 - 3.55)	3.75 (3.40 - 4.13)	4.49 (4.04 - 4.98)	5.03 (4.50 - 5.66)	5.55 (4.91 - 6.31)	6.63 (5.69 - 7.83)
8	8	2.77 (2.52 - 3.03)	3.42 (3.11 - 3.76)	3.95 (3.59 - 4.37)	4.73 (4.25 - 5.27)	5.36 (4.78 - 6.02)	5.97 (5.27 - 6.79)	7.54 (6.45 - 8.83)
8	9	3.05 (2.78 - 3.33)	3.67 (3.34 - 4.02)	4.16 (3.78 - 4.58)	4.82 (4.34 - 5.34)	5.3 (4.74 - 5.93)	5.76 (5.10 - 6.53)	6.74 (5.79 - 7.88)
8	10	2.72 (2.47 - 3.00)	3.39 (3.06 - 3.76)	3.96 (3.55 - 4.41)	4.79 (4.24 - 5.41)	5.47 (4.77 - 6.27)	6.17 (5.30 - 7.20)	7.92 (6.51 - 9.77)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
9	1	2.14 (1.92 - 2.36)	2.7 (2.42 - 3.00)	3.22 (2.88 - 3.59)	3.97 (3.53 - 4.48)	4.61 (4.06 - 5.25)	5.28 (4.61 - 6.10)	6.94 (5.86 - 8.32)
9	2	2.14 (1.92 - 2.36)	2.75 (2.46 - 3.05)	3.30 (2.94 - 3.67)	4.13 (3.66 - 4.65)	4.80 (4.22 - 5.47)	5.49 (4.78 - 6.35)	7.20 (6.07 - 8.72)
9	3	2.23 (2.04 - 2.43)	2.85 (2.61 - 3.11)	3.35 (3.07 - 3.68)	4.08 (3.72 - 4.51)	4.64 (4.20 - 5.17)	5.16 (4.63 - 5.81)	6.34 (5.51 - 7.34)
9	4	2.12 (1.93 - 2.34)	2.75 (2.49 - 3.04)	3.26 (2.95 - 3.61)	3.97 (3.57 - 4.42)	4.51 (4.04 - 5.08)	5.02 (4.47 - 5.71)	6.1 (5.32 - 7.14)
9	5	2.00 (1.83 - 2.16)	2.54 (2.33 - 2.76)	3.01 (2.75 - 3.29)	3.70 (3.36 - 4.08)	4.24 (3.82 - 4.73)	4.76 (4.24 - 5.38)	5.97 (5.17 - 7.01)
9	6	2.07 (1.89 - 2.26)	2.60 (2.37 - 2.86)	3.05 (2.76 - 3.36)	3.71 (3.33 - 4.12)	4.20 (3.74 - 4.72)	4.68 (4.13 - 5.32)	5.79 (4.95 - 6.78)
9	7	2.23 (2.03 - 2.43)	2.77 (2.52 - 3.03)	3.20 (2.90 - 3.52)	3.83 (3.45 - 4.25)	4.29 (3.84 - 4.83)	4.74 (4.19 - 5.39)	5.66 (4.85 - 6.68)
9	8	2.36 (2.15 - 2.58)	2.92 (2.65 - 3.21)	3.37 (3.06 - 3.73)	4.03 (3.63 - 4.50)	4.57 (4.08 - 5.14)	5.09 (4.50 - 5.79)	6.44 (5.50 - 7.54)
9	9	2.60 (2.38 - 2.84)	3.13 (2.85 - 3.43)	3.55 (3.22 - 3.91)	4.11 (3.70 - 4.56)	4.52 (4.04 - 5.06)	4.92 (4.35 - 5.57)	5.75 (4.95 - 6.73)
9	10	2.32 (2.11 - 2.56)	2.89 (2.61 - 3.21)	3.38 (3.03 - 3.77)	4.09 (3.62 - 4.62)	4.66 (4.07 - 5.35)	5.26 (4.52 - 6.14)	6.76 (5.55 - 8.34)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
10	1	1.94 (1.74 - 2.14)	2.45 (2.20 - 2.72)	2.92 (2.61 - 3.26)	3.60 (3.20 - 4.06)	4.17 (3.68 - 4.76)	4.78 (4.17 - 5.53)	6.29 (5.31 - 7.54)
10	2	1.94 (1.74 - 2.14)	2.49 (2.23 - 2.76)	2.99 (2.67 - 3.32)	3.74 (3.31 - 4.21)	4.35 (3.82 - 4.96)	4.97 (4.33 - 5.76)	6.52 (5.50 - 7.90)
10	3	2.02 (1.85 - 2.20)	2.58 (2.36 - 2.82)	3.04 (2.78 - 3.33)	3.70 (3.37 - 4.09)	4.21 (3.80 - 4.69)	4.67 (4.19 - 5.26)	5.75 (4.99 - 6.65)
10	4	1.93 (1.74 - 2.12)	2.49 (2.26 - 2.75)	2.96 (2.68 - 3.27)	3.60 (3.24 - 4.01)	4.09 (3.66 - 4.60)	4.55 (4.05 - 5.17)	5.53 (4.82 - 6.47)
10	5	1.81 (1.66 - 1.96)	2.30 (2.11 - 2.50)	2.73 (2.50 - 2.99)	3.35 (3.05 - 3.70)	3.84 (3.46 - 4.29)	4.31 (3.85 - 4.88)	5.41 (4.69 - 6.35)
10	6	1.87 (1.71 - 2.05)	2.36 (2.15 - 2.59)	2.76 (2.50 - 3.05)	3.36 (3.02 - 3.74)	3.80 (3.39 - 4.28)	4.24 (3.74 - 4.82)	5.24 (4.48 - 6.14)
10	7	2.02 (1.84 - 2.21)	2.51 (2.28 - 2.75)	2.90 (2.63 - 3.19)	3.47 (3.13 - 3.85)	3.89 (3.48 - 4.37)	4.29 (3.79 - 4.88)	5.13 (4.40 - 6.05)
10	8	2.14 (1.95 - 2.34)	2.64 (2.41 - 2.91)	3.06 (2.77 - 3.38)	3.65 (3.29 - 4.08)	4.14 (3.69 - 4.66)	4.62 (4.08 - 5.25)	5.83 (4.99 - 6.83)
10	9	2.36 (2.15 - 2.58)	2.84 (2.58 - 3.11)	3.22 (2.92 - 3.54)	3.72 (3.36 - 4.13)	4.09 (3.66 - 4.59)	4.46 (3.94 - 5.05)	5.21 (4.48 - 6.10)
10	10	2.1 (1.91 - 2.32)	2.62 (2.37 - 2.91)	3.06 (2.74 - 3.41)	3.7 (3.28 - 4.18)	4.23 (3.69 - 4.85)	4.77 (4.10 - 5.56)	6.13 (5.03 - 7.56)

Table 6 Precipitation Frequency Estimates (in inches) with 90% Confidence Intervals (continued)

Storm Code	Section Code	Recurrence interval						
		2-year	5-year	10-year	25-year	50-year	100-year	500-year
11	1	1.57 (1.41 - 1.74)	1.98 (1.78 - 2.20)	2.36 (2.12 - 2.64)	2.92 (2.59 - 3.29)	3.38 (2.98 - 3.86)	3.88 (3.38 - 4.48)	5.09 (4.30 - 6.11)
11	2	1.57 (1.41 - 1.73)	2.02 (1.81 - 2.24)	2.42 (2.16 - 2.69)	3.03 (2.69 - 3.41)	3.53 (3.10 - 4.02)	4.03 (3.51 - 4.67)	5.28 (4.46 - 6.40)
11	3	1.64 (1.50 - 1.78)	2.09 (1.91 - 2.29)	2.46 (2.25 - 2.70)	3.00 (2.73 - 3.31)	3.41 (3.08 - 3.80)	3.79 (3.40 - 4.26)	4.66 (4.05 - 5.39)
11	4	1.56 (1.41 - 1.72)	2.02 (1.83 - 2.23)	2.4 (2.17 - 2.65)	2.91 (2.62 - 3.25)	3.31 (2.97 - 3.73)	3.69 (3.28 - 4.19)	4.48 (3.91 - 5.24)
11	5	1.47 (1.35 - 1.59)	1.87 (1.71 - 2.03)	2.21 (2.02 - 2.42)	2.72 (2.47 - 3.00)	3.11 (2.80 - 3.47)	3.49 (3.12 - 3.95)	4.38 (3.80 - 5.15)
11	6	1.52 (1.38 - 1.66)	1.91 (1.74 - 2.10)	2.24 (2.03 - 2.47)	2.72 (2.45 - 3.03)	3.08 (2.75 - 3.46)	3.44 (3.03 - 3.90)	4.25 (3.63 - 4.98)
11	7	1.64 (1.49 - 1.79)	2.04 (1.85 - 2.23)	2.35 (2.13 - 2.59)	2.81 (2.53 - 3.12)	3.15 (2.82 - 3.54)	3.48 (3.07 - 3.96)	4.15 (3.56 - 4.91)
11	8	1.73 (1.58 - 1.90)	2.14 (1.95 - 2.36)	2.48 (2.25 - 2.74)	2.96 (2.66 - 3.30)	3.36 (2.99 - 3.77)	3.74 (3.30 - 4.26)	4.73 (4.04 - 5.54)
11	9	1.91 (1.75 - 2.09)	2.3 (2.09 - 2.52)	2.61 (2.37 - 2.87)	3.02 (2.72 - 3.35)	3.32 (2.97 - 3.72)	3.61 (3.19 - 4.09)	4.23 (3.63 - 4.94)
11	10	1.71 (1.55 - 1.88)	2.12 (1.92 - 2.35)	2.48 (2.22 - 2.77)	3.00 (2.66 - 3.39)	3.43 (2.99 - 3.93)	3.87 (3.32 - 4.51)	4.97 (4.08 - 6.13)

Comparisons with Existing Sources

The frequency analysis in this study was compared with Bulletin 70 (Huff and Angel, 1989) and NOAA Atlas 14 (Bonnin et al., 2006). Study results were formatted similar to those of Bulletin 70, and the comparisons were made for each section, as shown in Figures 13–23. Similar comparisons with Atlas 14 were not possible, however, because Atlas 14 did not provide values for the sections defined in Bulletin 70. Instead, the frequency estimates for each county (represented by its centroid) in a section were averaged and compared with the results for the same section in this study, meaning that some additional uncertainty was introduced. Nonetheless, this comparison still provides usable information on general trends. The comparisons between the new frequency analyses (updated Bulletin 70) and Atlas 14 are presented in Figures 24–33.

Bulletin 70, NOAA Atlas 14, and this study have numerous differences, such as the selection of gages, periods of record, data processing, methods used for frequency analysis, and methods for trend adjustment. Despite these differences, comparisons made with the existing studies (spanning 30 years) still provide a general idea about the changes in precipitation frequency with time.

Final Remarks

This study used updated data through 2017 and techniques (L-Moments) to provide an update to the original Bulletin 70, published in 1989. Compared with the original Bulletin 70 (Huff and Angel, 1989), the results of this study generally show increasing precipitation amounts at selected frequencies for most of the sections with some relatively smaller decreases in the southern and western sections of Illinois. The present study shows consistent increases compared with NOAA Atlas 14 (Bonnin et al., 2006) and better reflects the current risk of heavier precipitation events.

The changing climate of heavy precipitation observed in Illinois and the Midwest presents a significant challenge for storm water management. The observed increases noted in this report, along with the expectation of continued increases over the 21st Century (Easterling et al. 2017), will necessitate more frequent assessments of precipitation frequency, as suggested by Winters et al. (2015). To help plan for future climate change, this analysis, representing the present time, should be accompanied with frequency analysis of climate model-generated data for future time horizons (Markus et al., 2017, 2018).

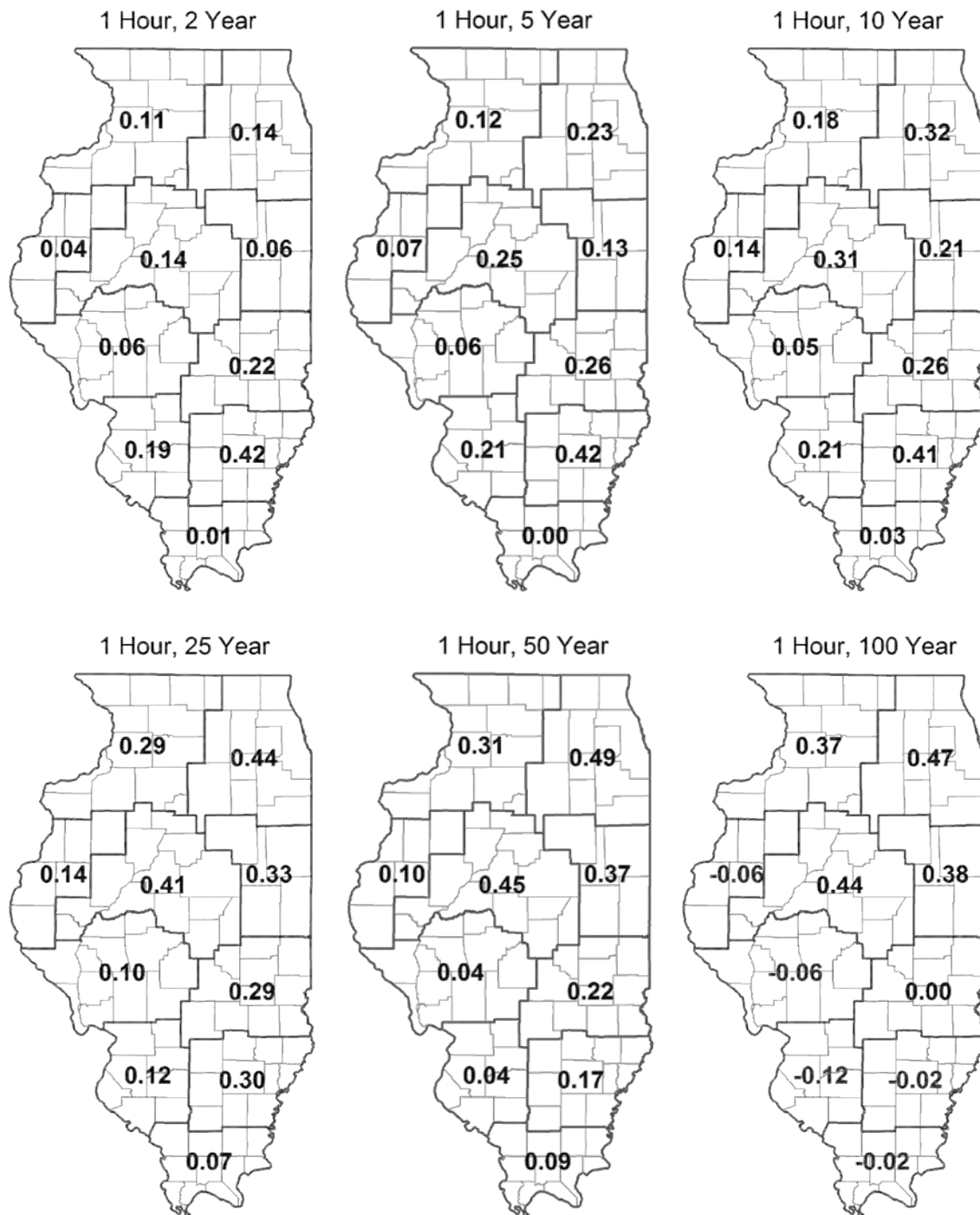


Figure 13 Differences in inches between this study and Bulletin 70 for a 1-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

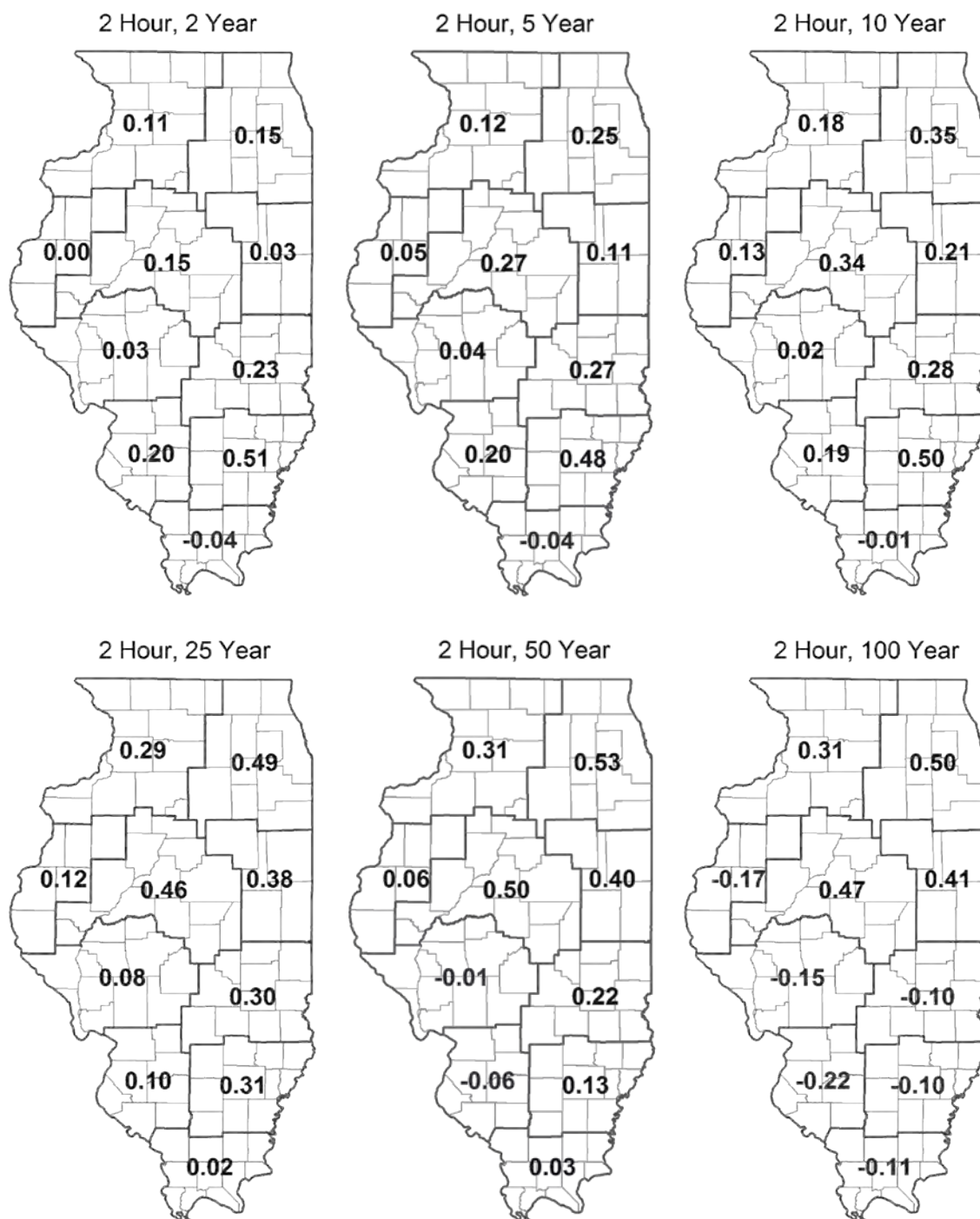


Figure 14 Differences in inches between this study and Bulletin 70 for a 2-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

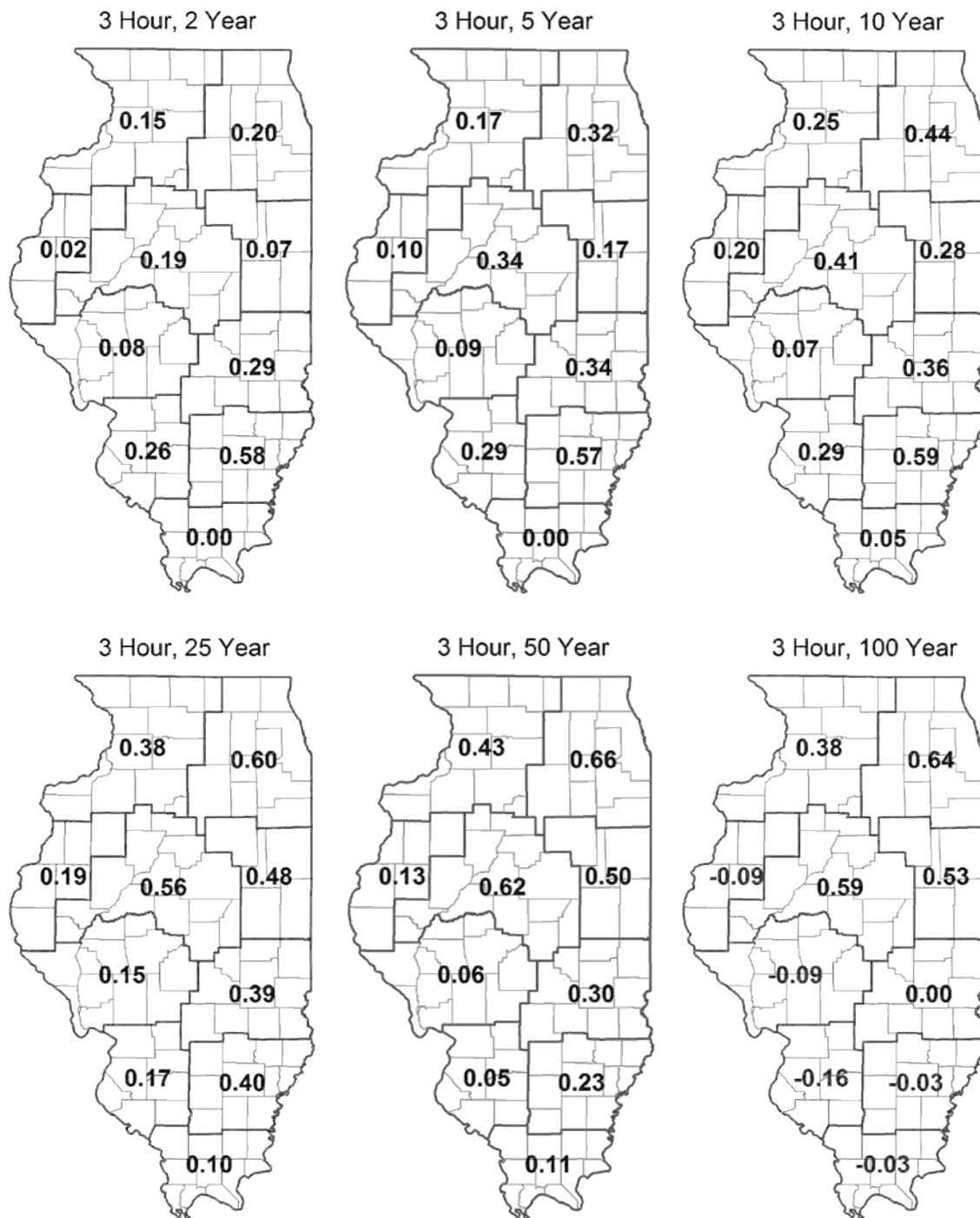


Figure 15 Differences in inches between this study and Bulletin 70 for a 3-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

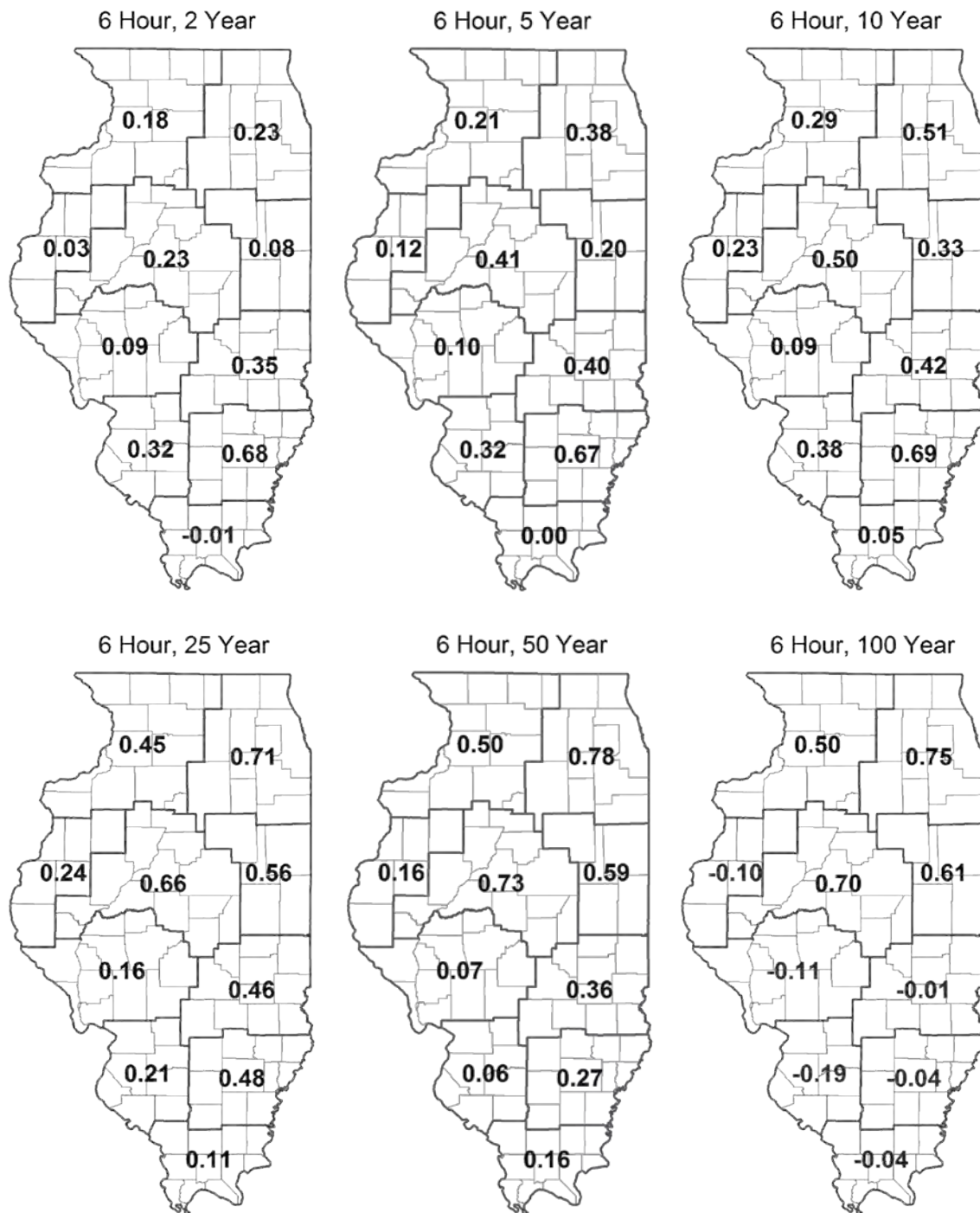


Figure 16 Differences in inches between this study and Bulletin 70 for a 6-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

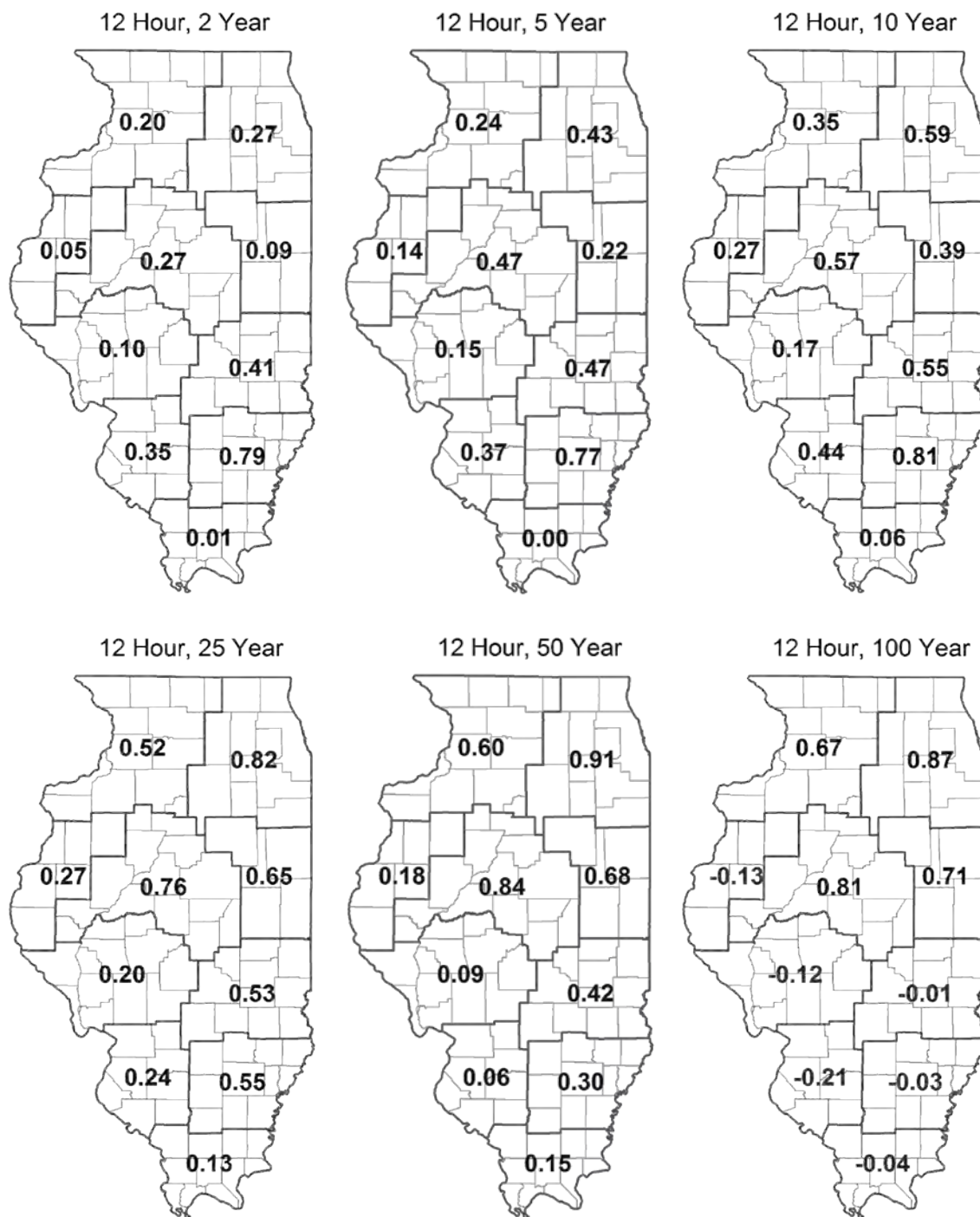


Figure 17 Differences in inches between this study and Bulletin 70 for a 12-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

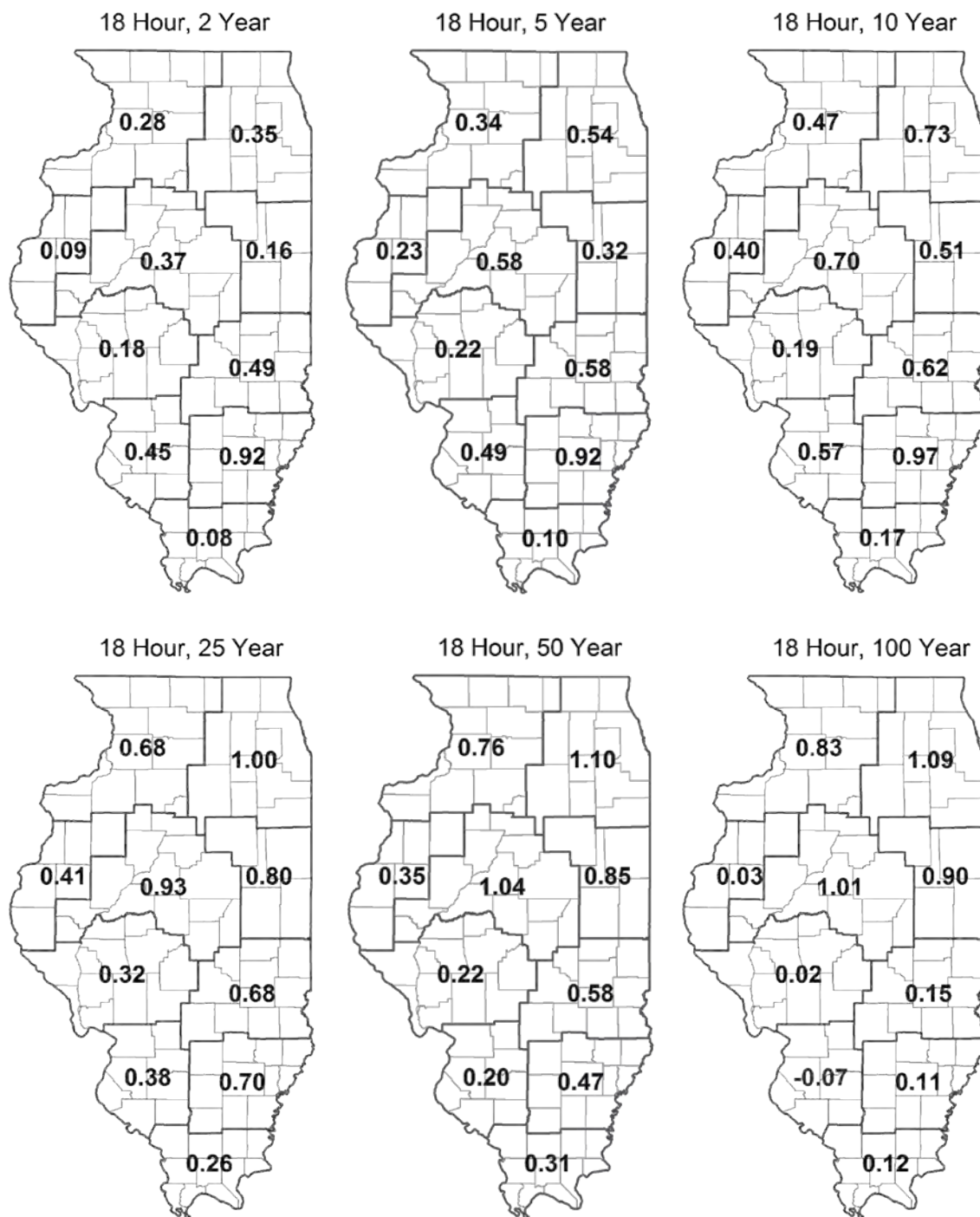


Figure 18 Differences in inches between this study and Bulletin 70 for an 18-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

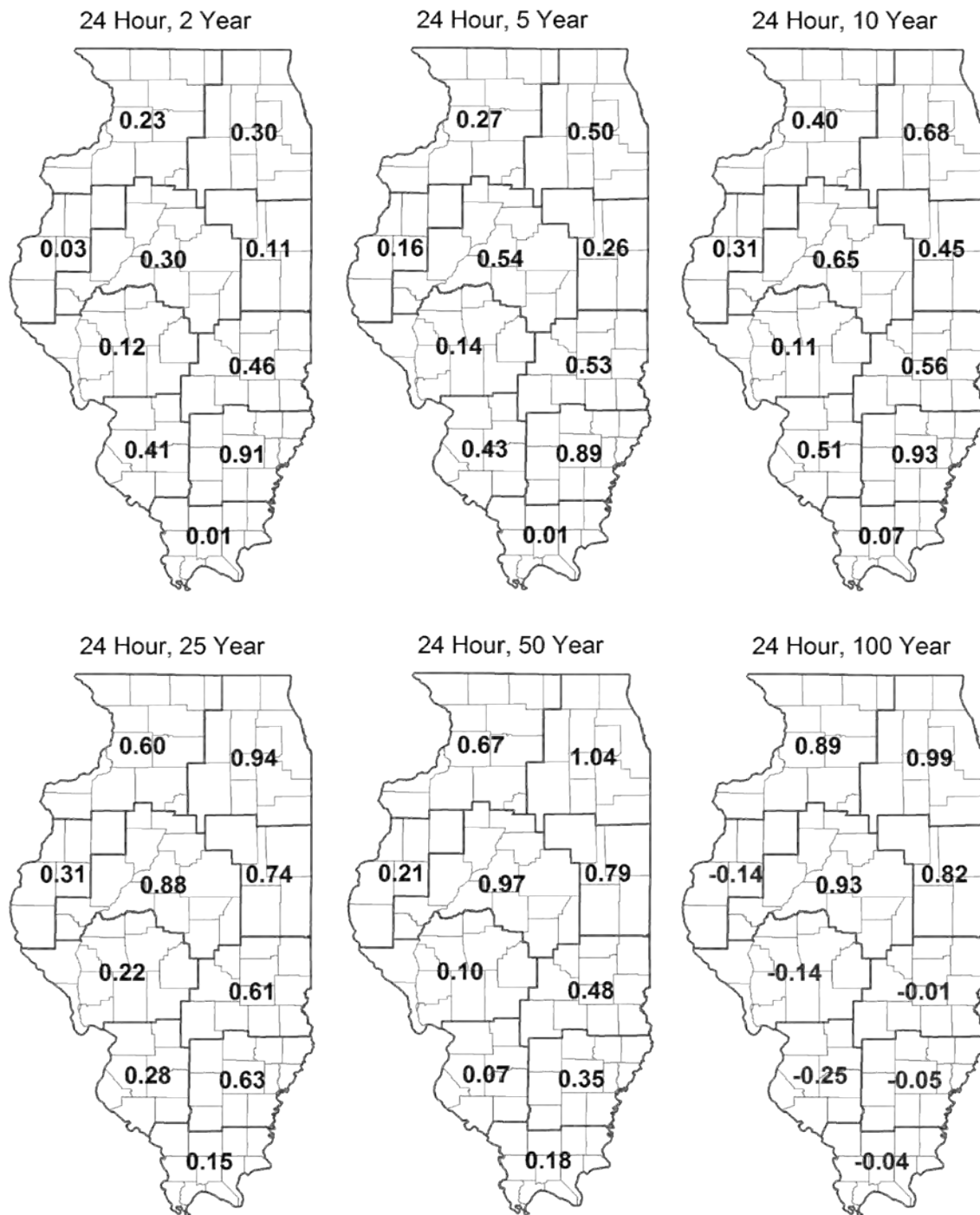


Figure 19 Differences in inches between this study and Bulletin 70 for a 24-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

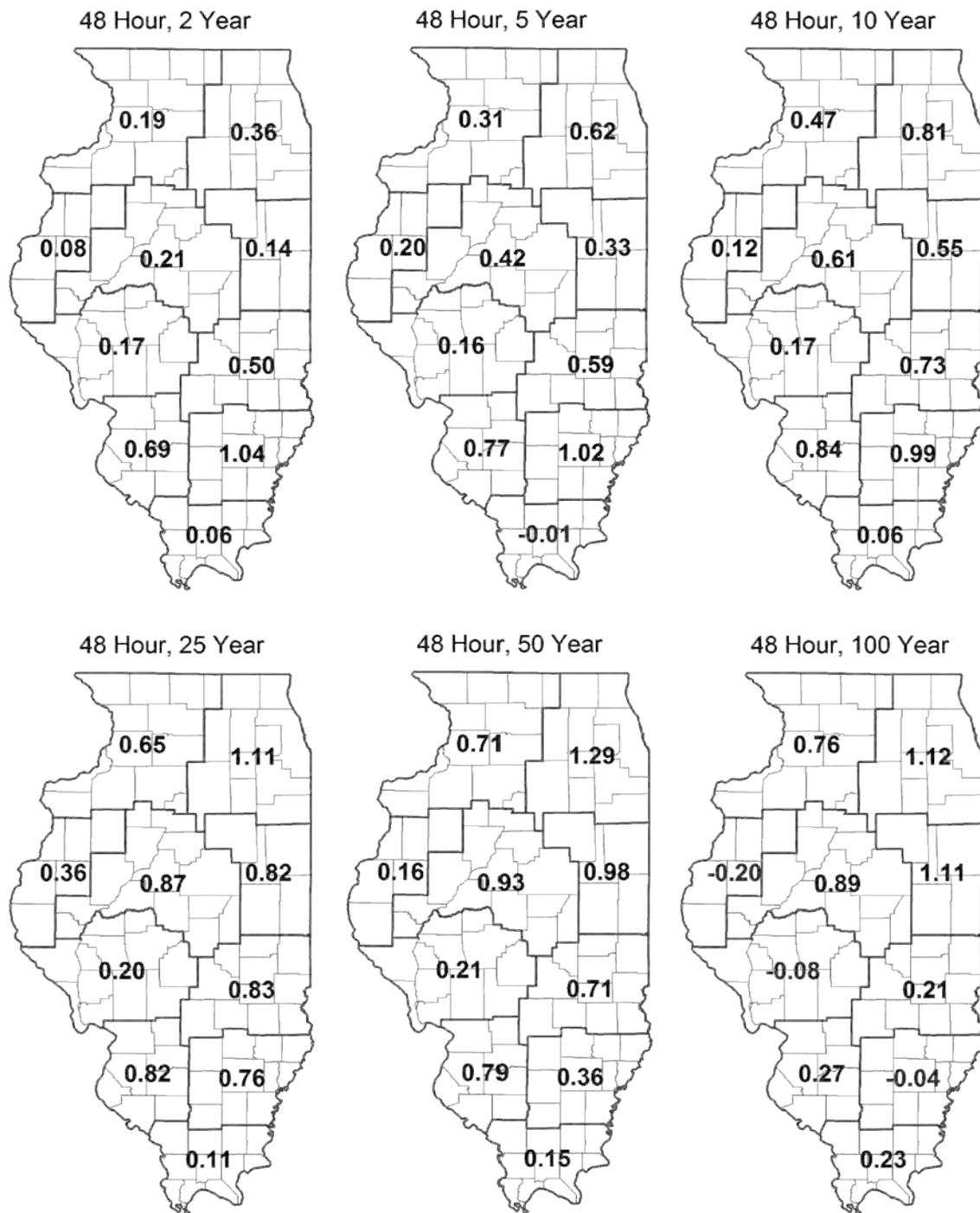


Figure 20 Differences in inches between this study and Bulletin 70 for a 48-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

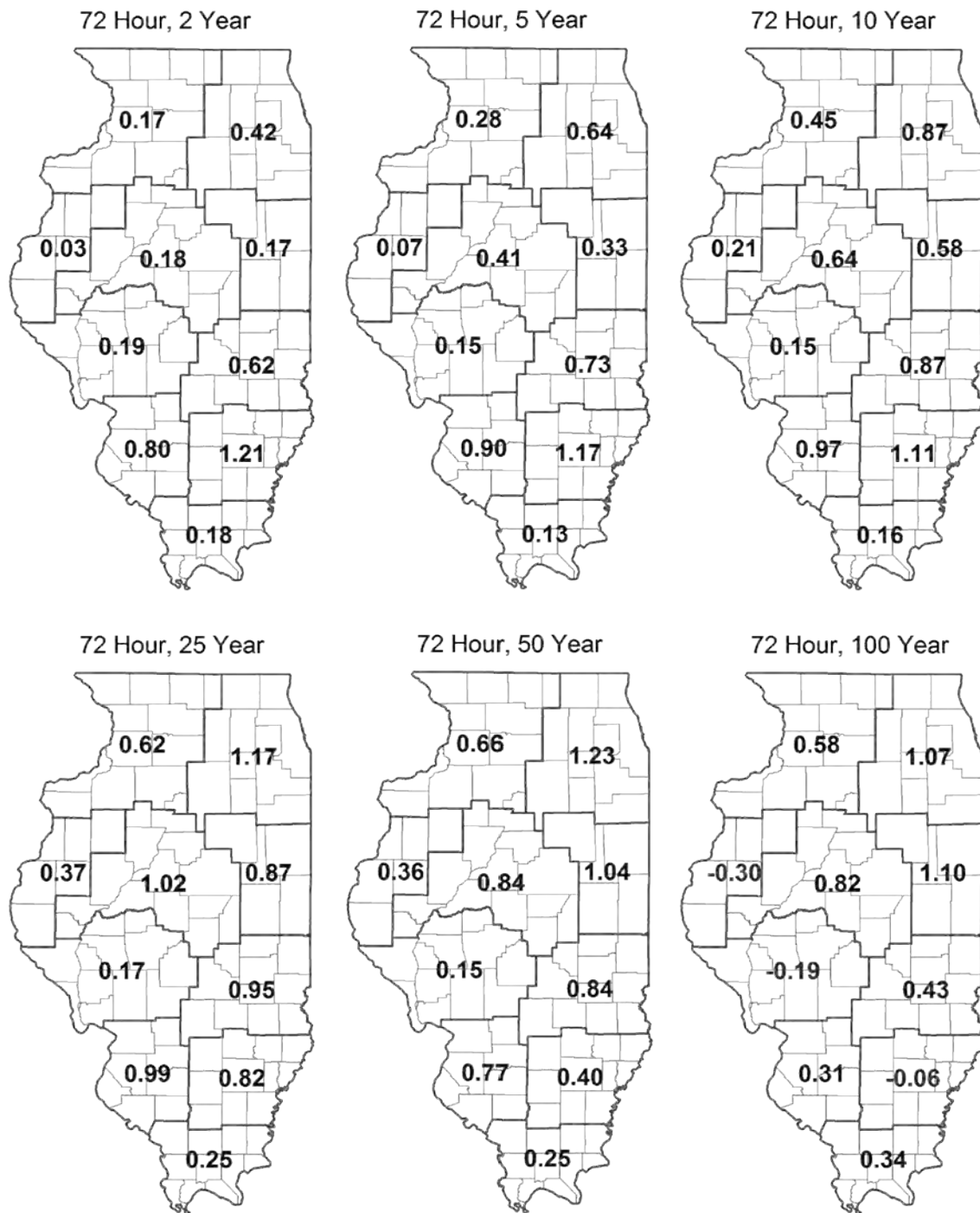


Figure 21 Differences in inches between this study and Bulletin 70 for a 72-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

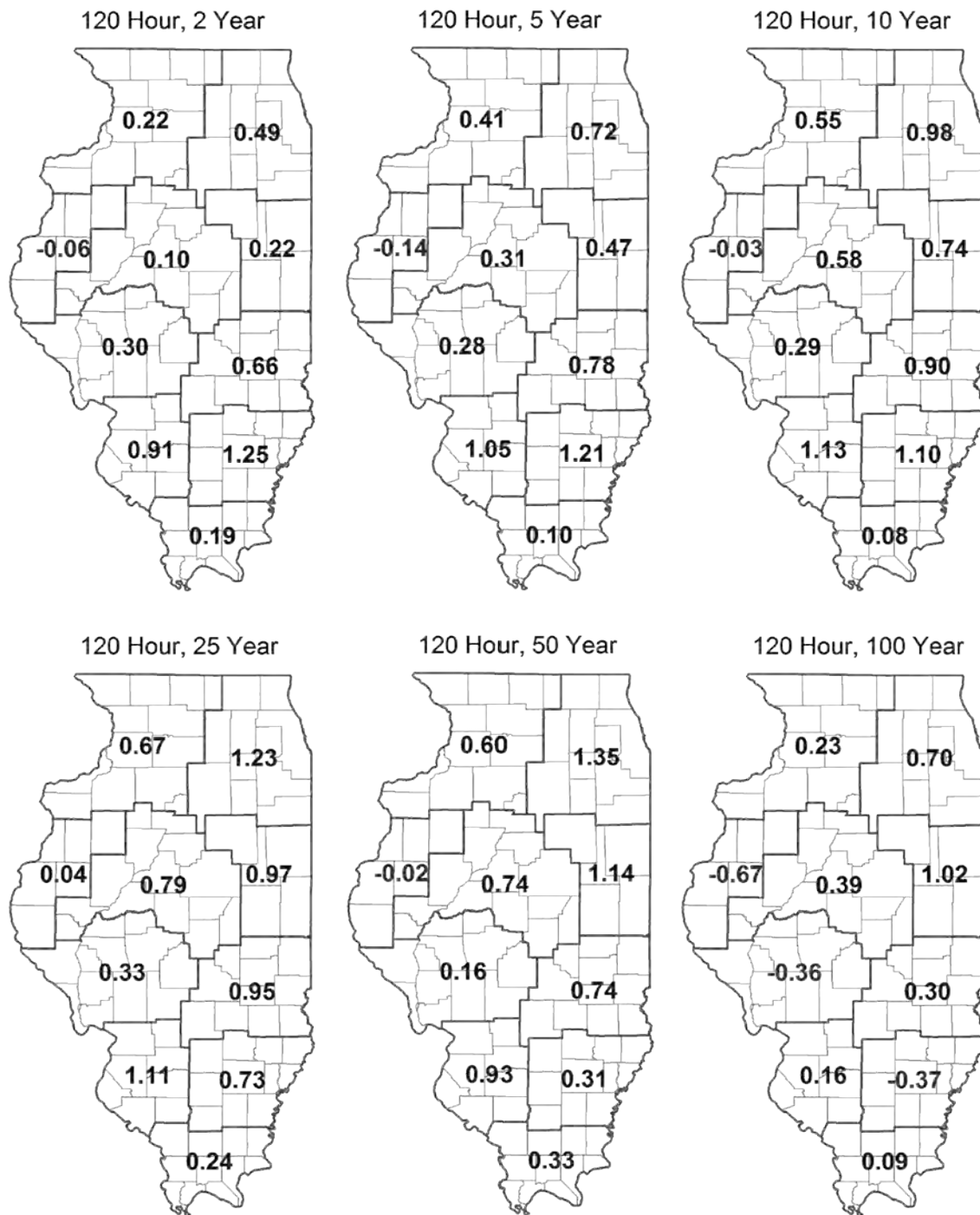


Figure 22 Differences in inches between this study and Bulletin 70 for a 120-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

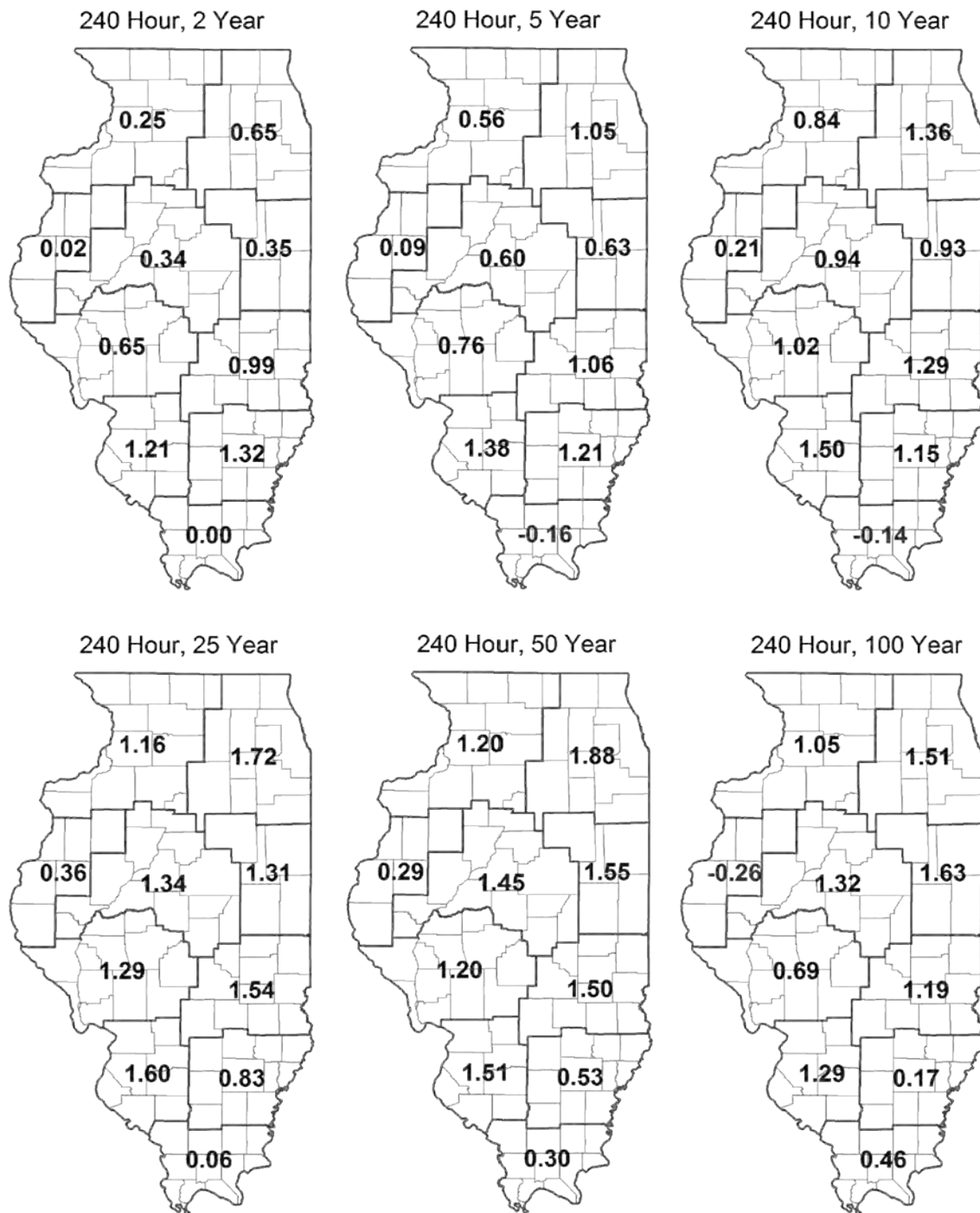


Figure 23 Differences in inches between this study and Bulletin 70 for a 240-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

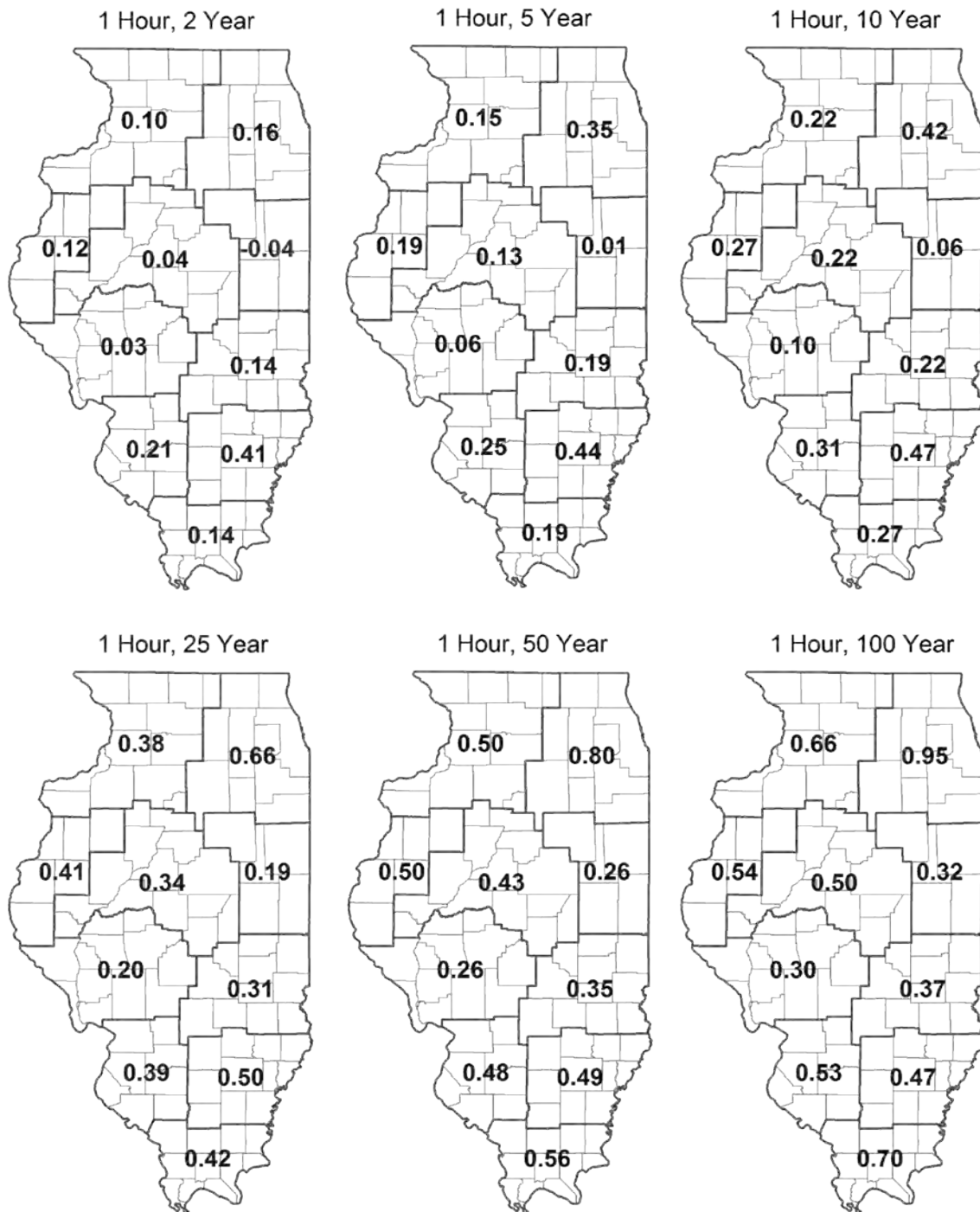


Figure 24 Differences in inches between this study and NOAA Atlas 14 for a 1-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

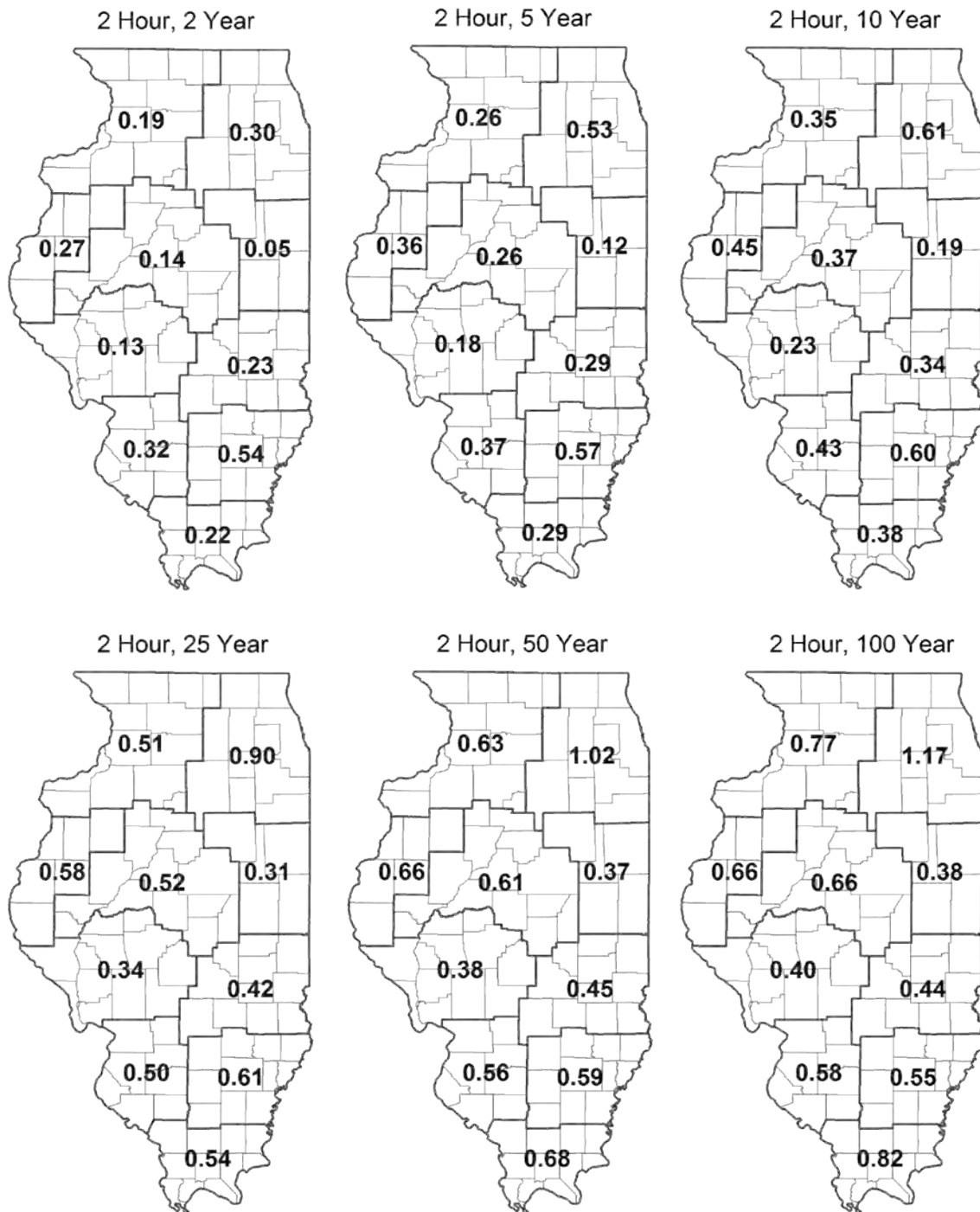


Figure 25 Differences in inches between this study and NOAA Atlas 14 for a 2-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

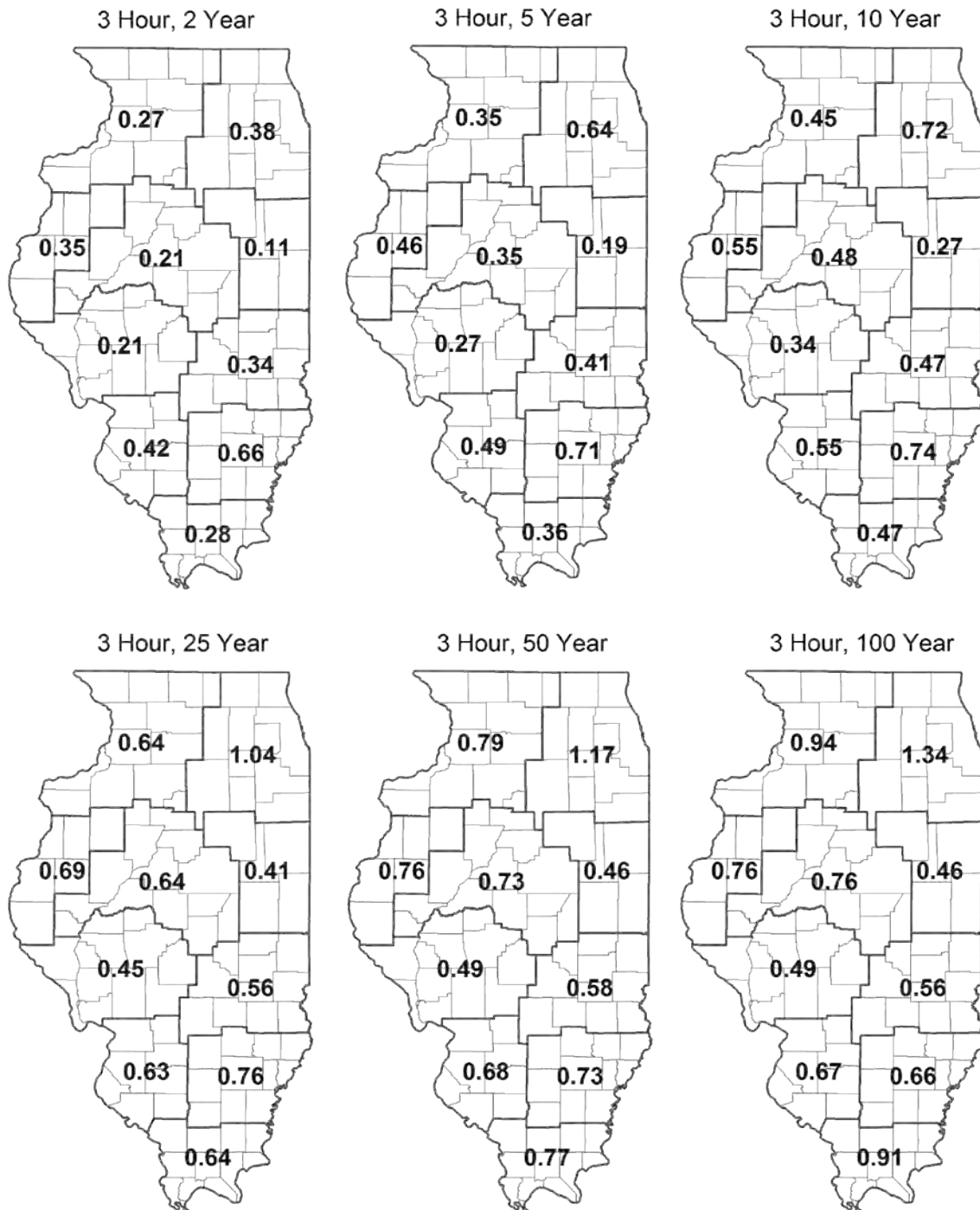


Figure 26 Differences in inches between this study and NOAA Atlas 14 for a 3-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

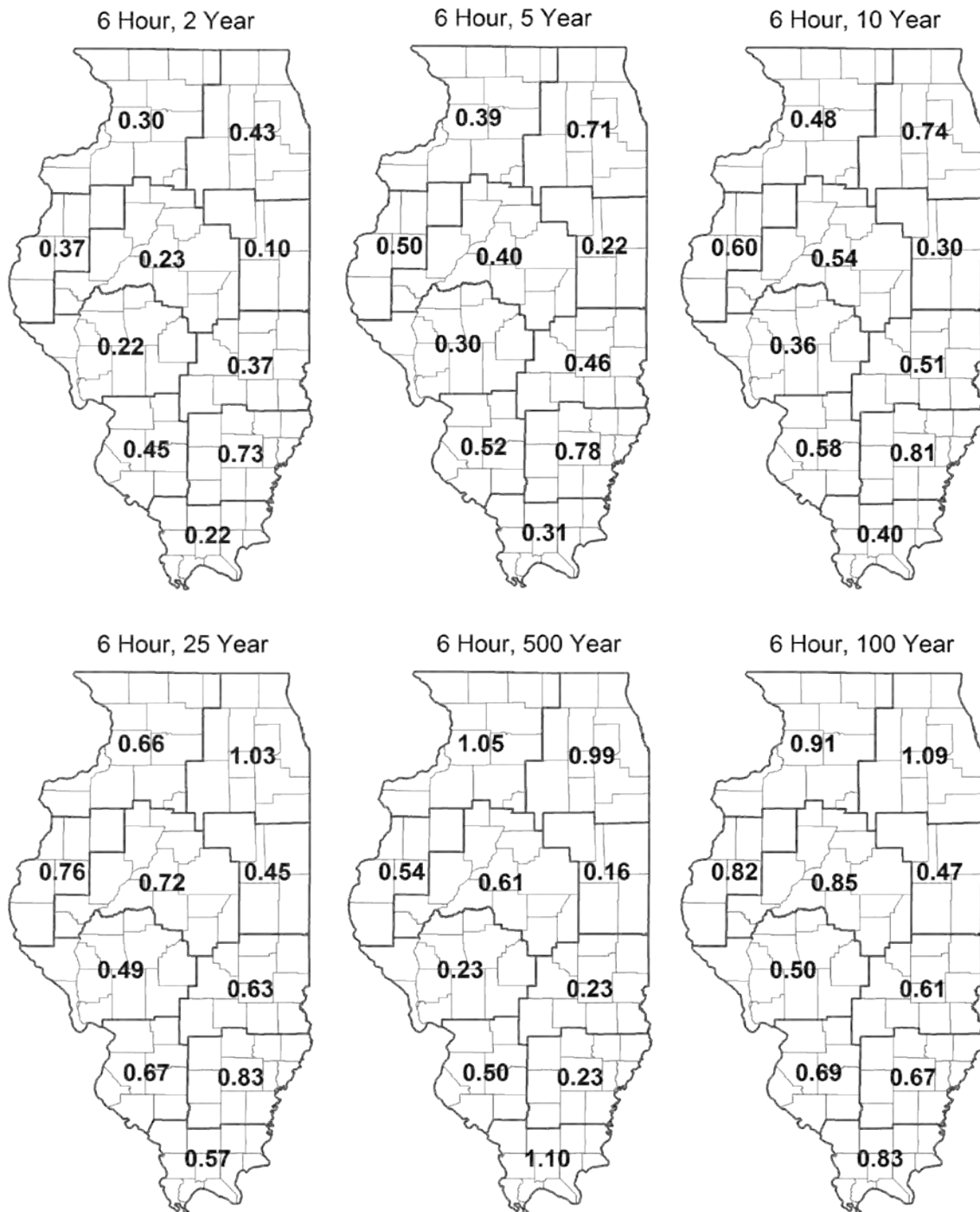


Figure 27 Differences in inches between this study and NOAA Atlas 14 for a 6-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

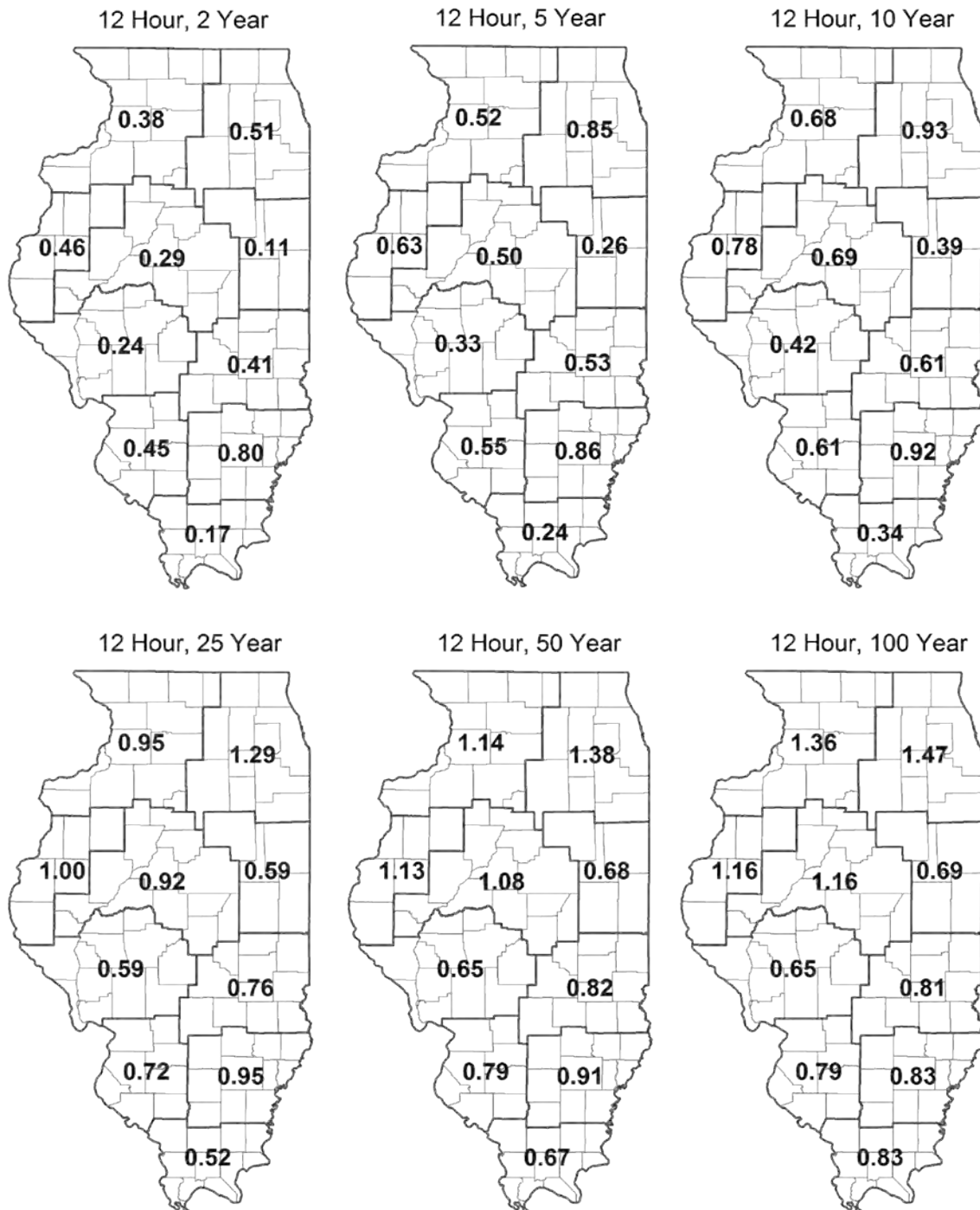


Figure 28 Differences in inches between this study and NOAA Atlas 14 for a 12-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

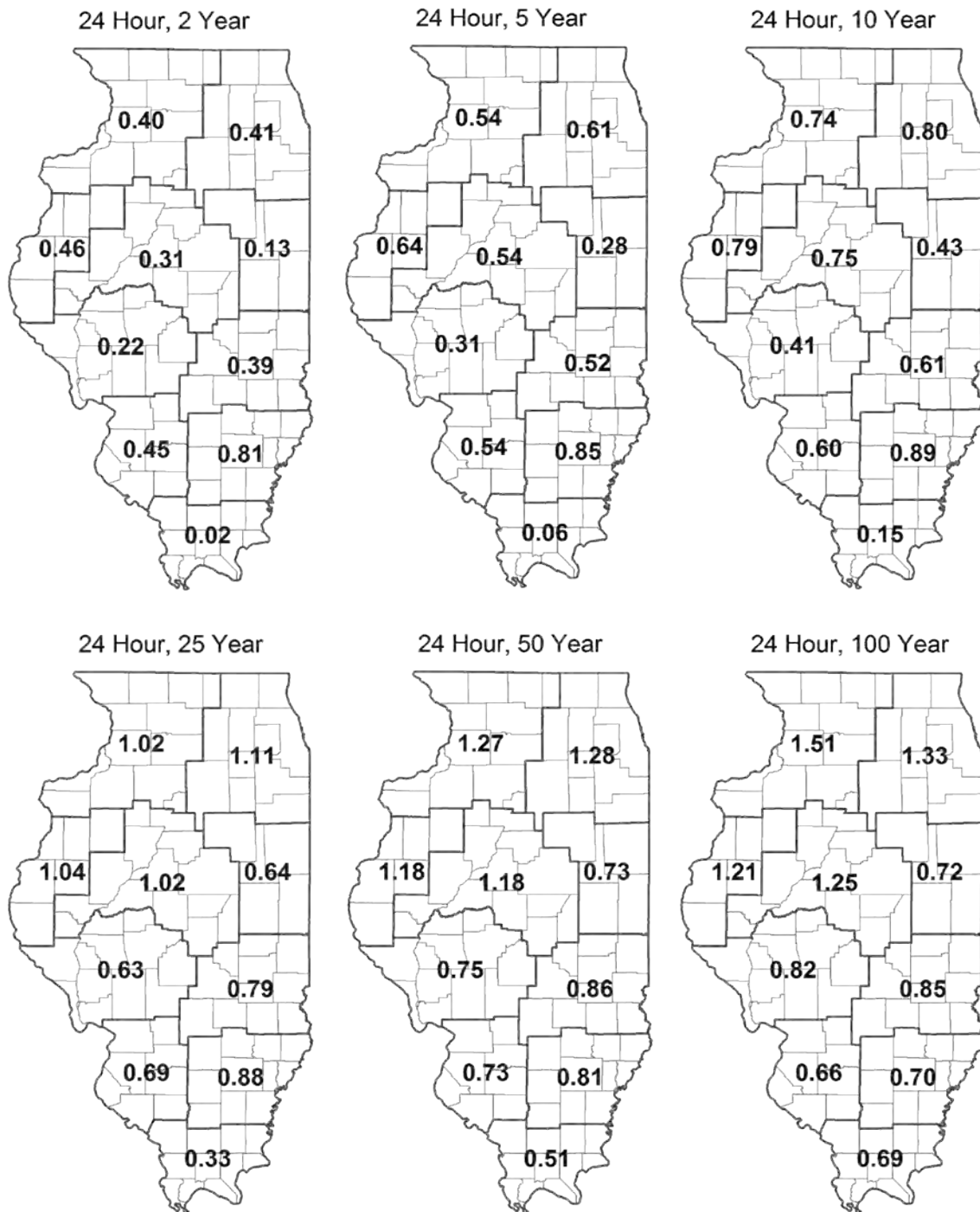


Figure 29 Differences in inches between this study and NOAA Atlas 14 for a 24-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

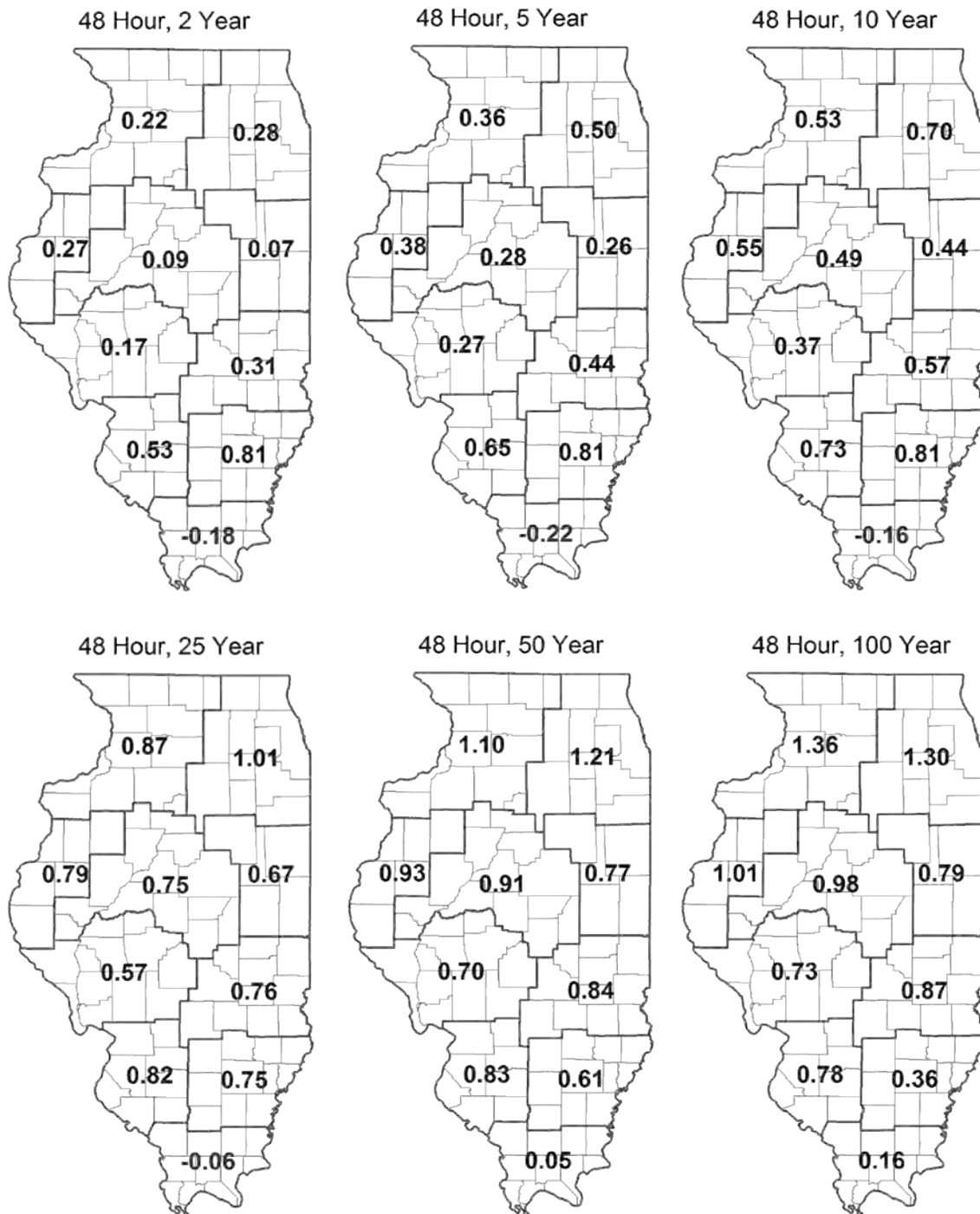


Figure 30 Differences in inches between this study and NOAA Atlas 14 for a 48-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

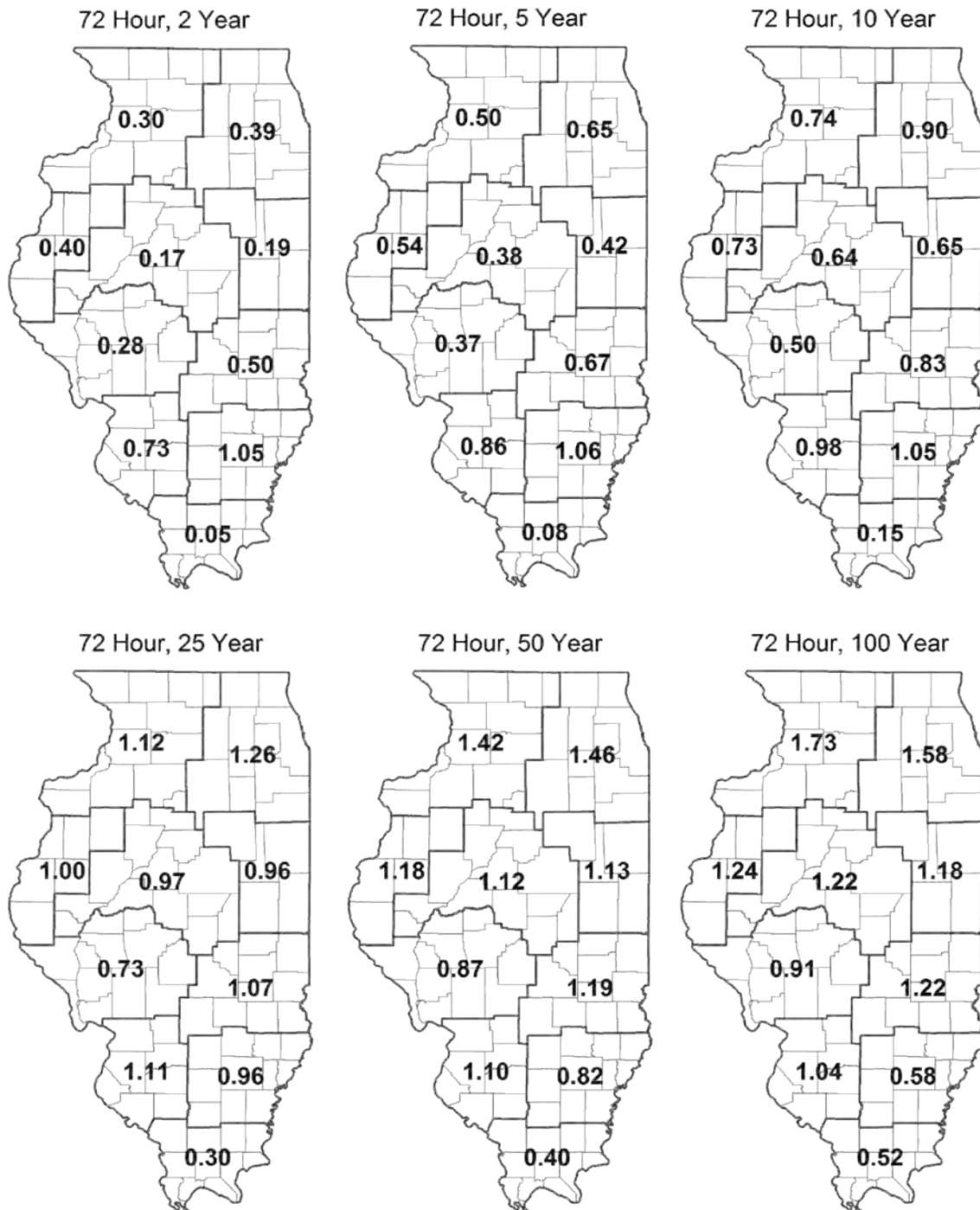


Figure 31 Differences in inches between this study and NOAA Atlas 14 for a 72-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

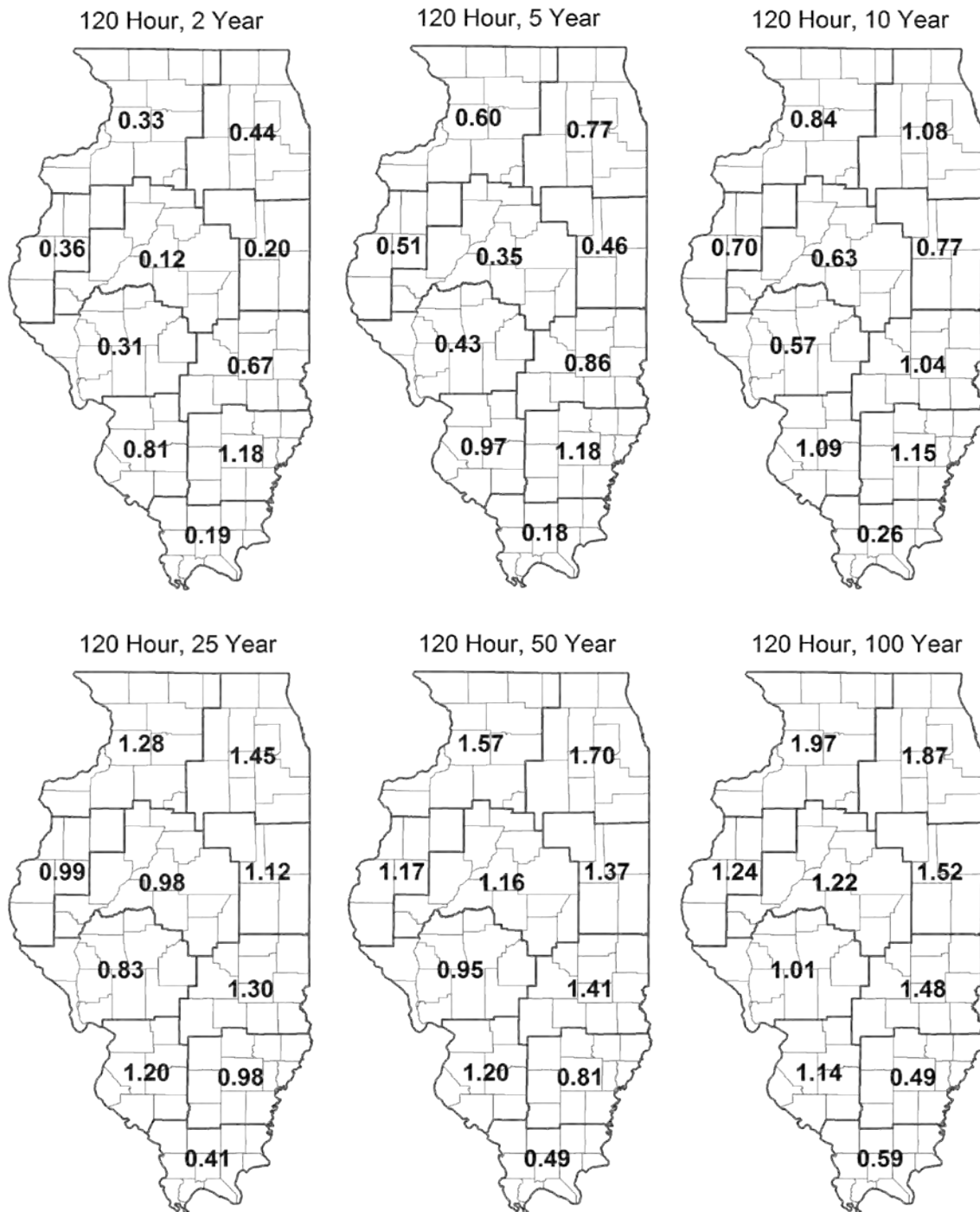


Figure 32 Differences in inches between this study and NOAA Atlas 14 for a 120-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

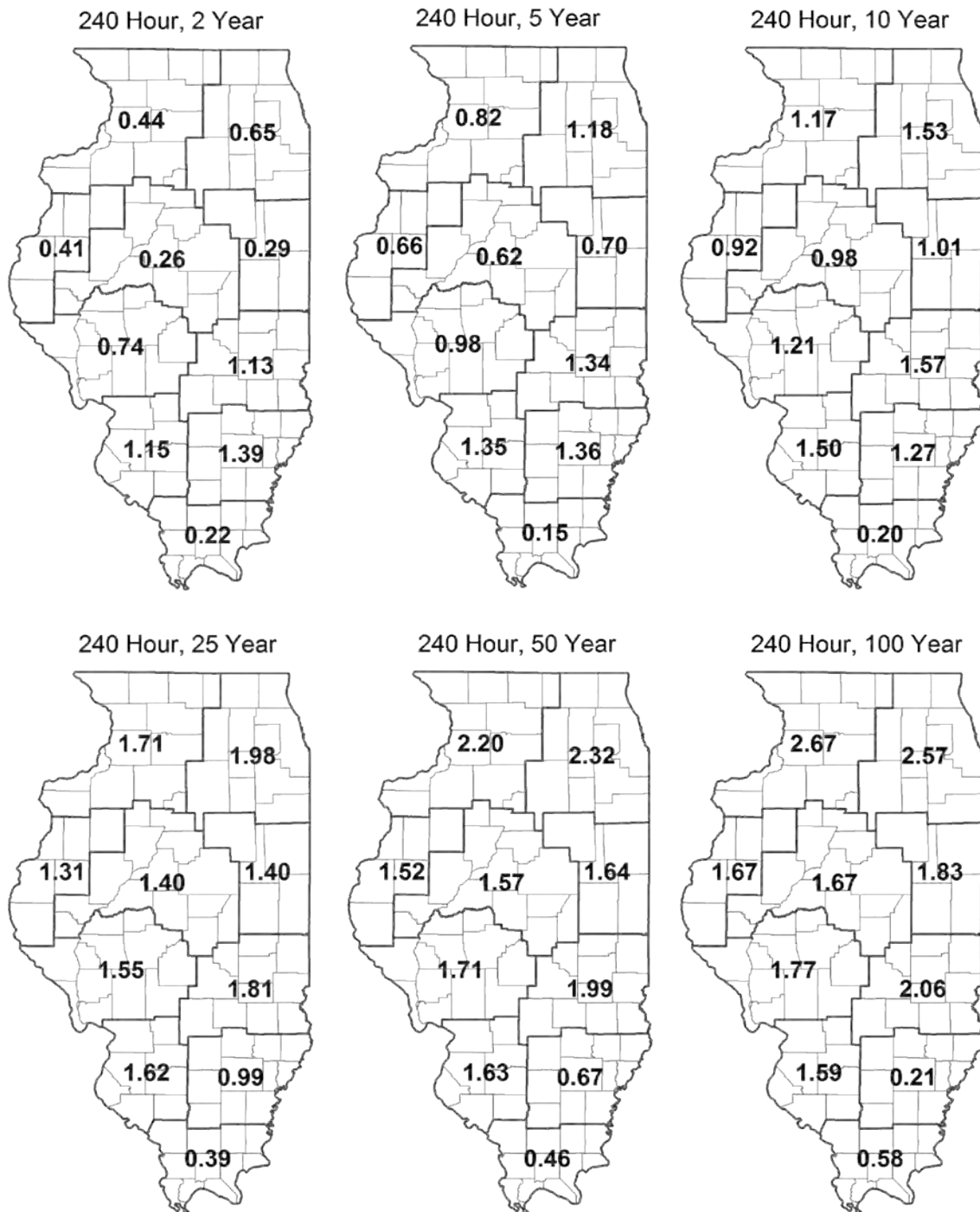


Figure 33 Differences in inches between this study and NOAA Atlas 14 for a 240-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

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KENDALL COUNTY
RECREATIONAL VEHICLE PARK
AND CAMPGROUND REGULATIONS

1.00 PURPOSE

This ordinance is designed to:

- 1.01 Protect and maintain productive agricultural lands;
- 1.02 Protect and maintain the future development of agricultural operations by protecting existing agricultural operations from incompatible uses;
- 1.03 Prevent excessive increases in public service costs by directing proposed campgrounds to areas served by or adjacent to public service facilities;
- 1.04 Protect the County's high quality recreational resource areas including wooded areas, natural watercourses, ponds, wetlands, unique topographic features, and slopes exceeding 10%, and,
- 1.05 Insure that Recreational Vehicle Parks and Campgrounds maintain the high quality of the County's recreational resource areas.

2.00 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

2.01 All applications for a permit to operate a recreational vehicle park or campground shall contain the following:

- a. Name, address and telephone number of applicant.
- b. Percentage of interest of the applicant and/or owners in the proposed campground.
- c. Name and address of all persons holding an interest or having an interest in the proposed campground.
- d. Location, address and legal description of the entire proposed campground.
- e. Existing zoning of subject property and all adjacent properties.
- f. Complete engineering plans and specifications of the proposed campground showing:
 1. The area and dimensions of the entire tract of land;
 2. The number, location and size of all lots intended for use by recreational vehicles or tents;
 3. The number, location and size of all unimproved, partially improved and fully improved lots;
 4. The location, right-of-way and surfaced roadway width and surfacing materials of roadways and walkways;
 5. The location of proposed interior vehicular and pedestrian circulation patterns;
 6. The location of service buildings, sanitary stations and any other existing or proposed structures;
 7. The location of water and sewer lines;
 8. Plans and specifications of all buildings constructed or to be constructed within the campground;
 9. Plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise and sanitation areas;

10. The location and details of lighting and electrical systems;
11. The location of fire hydrants, if provided;
12. Location of all drainage easements to comply with County drainage plans.
13. Quantity and point or area of departure of storm water runoff prior to and subsequent to construction of the proposed RV park.
14. Erosion control and landscaping plans;
15. Kendall County ASCS soils report;
16. The calendar months of the year during which the applicant will operate the proposed campground.

Where a campground development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

2.02 Every application for the construction, operation, maintenance and occupancy for a campground shall be accompanied with plans and specifications, fully setting out the trailer spaces, the position of each RV, motor vehicle parking spaces, the driveway giving access thereto and a plan of landscaping. Before any permit is issued for a campground and the use thereof, the plans and specifications shall first be approved by the Kendall County Building and Zoning Department and the Kendall County Health Department, taking into account all the provisions as set out herein, as well as such special conditions as may be imposed by the Kendall County Board or its specified subcommittee, and provided further that said plans and specifications are in accordance with State regulations governing campgrounds.

2.03 After completing the necessary zoning requirements and when upon review of the application, the Building and Zoning Department has determined that the proposed plan meets all requirements of this Ordinance, a permit shall be issued.

3.00 CRITERIA TO BE USED IN EVALUATING RECREATIONAL VEHICLE PARKS

- 3.01 Compatibility with nearby agricultural and other land uses;
- a. The park or campground must be screened from nearby agricultural and other land uses by a vegetative buffer other than multiflora rose or honeysuckle. The width of the buffer should vary in proportion to the maximum campground or park population up to a maximum of 300 feet.
 - b. The periphery of the park or campground, except at designated access roads, must be completely enclosed and maintained by a fence which will not permit people or farm animals to pass through it;
 - c. The park or campground must maintain litter control and refuse collection so as to prevent litter or refuse from blowing onto or otherwise being deposited on nearby lands;
 - d. Traffic from the park or campground must not seriously impair the movement of or cause hazard to agricultural and vehicular traffic.
- 3.02 Maintaining and protecting high quality recreational resource areas;
- a. All lands classified as floodplains shall remain in permanent open space;
 - b. No more than 20% of any forest shall be cleared or developed and the remaining 80% shall be retained in permanent open space;
 - c. All ponds, wetlands, and watercourses shall be left in permanent open space and no dredging, filling, or diversion of water shall be permitted;

- d. Storm water runoff shall be limited to the rate which would occur under natural conditions;
 - e. All ponds, wetlands, and watercourses are to be protected from erosion and sedimentation in accordance with the Kendall County Soil and Erosion ordinance;
 - f. Areas with slopes greater than 15% are to be retained in permanent open space;
 - g. Scenic views from public highways or adjoining lands must be maintained.
- 3.03 Insuring high quality recreational vehicle parks or campgrounds.
- a. The park or campground should provide separate circulation systems for vehicles and pedestrians;
 - b. Access to the park must be safe and convenient;
 - c. To insure adequate open space and protection of resource areas, lots within the park or campground should be clustered;
 - d. Internal roads, except one main collector road, should be one way and no wider than 18';
 - e. Collector roads should be no wider than 24';
 - f. Recreation facilities within the park should be in proportion to the maximum park population;
 - g. Recreational space within the park should be in proportion to the maximum park population and may include up to 60% of the park or campground;
 - h. Water supply and waste disposal facilities shall be designed, constructed and maintained in accordance with Health Department regulations.
 - i. The storage, collection and disposal of refuse shall be performed as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions;
 - j. No parking is permitted on interior roads;
 - k. All outdoor cooking facilities shall be located, constructed, and maintained to minimize fire hazard and smoke nuisance;
 - l. All accessory uses should be limited to park residents;
 - m. There shall be no indication of retail accessory uses visible from any public road or street;
 - n. Lots in the park or campground must be at least 1500 square feet;
 - o. Trailers and accessory structures must be separated from one another by at least 10 feet in all directions;
 - p. Off street parking is to be provided at the rate of 2.25 parking spaces per lot.
- 3.04 Prevent excessive increases in Public Service Costs.
- a. Traffic generated by the maximum park or campground population must not exceed capacities of the local traffic network or cause public funds to be used for traffic safety or control improvements;
 - b. Demands produced by the park or campground for fire or police service must not cause additional public funds to be used to maintain current service levels;
 - c. Demands for public water or sanitary waste disposal must not overburden current facilities;
 - d. No recreational vehicle or trailer shall be used as a permanent place of abode. Continuous occupancy beyond three months is considered to be permanent.

4.00 PENALTIES

Any person who violates any provision of this Ordinance shall upon conviction be punished by a fine of not less than \$200 nor more than \$500; each day's failure of compliance with any such provision shall constitute a separate violation.

5.00 INSPECTION OF RECREATIONAL VEHICLE PARK OR CAMPGROUND

5.01 The Building and Zoning Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.

5.02 The Zoning Department and the Health Department shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

5.03 The Zoning Department and the Health Department shall have the power to inspect the register containing a record of all campers and picnickers of the park.

5.04 It shall be the duty of the park management to give the Zoning Department and the Health Department free access to all lots and other areas at reasonable times for the purpose of inspection.

5.05 It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and to facilitate inspections.

6.00 DEFINITIONS

ACCESSORY BUILDINGS. Those buildings which house facilities or services relating to recreational uses at the park or campground.

CAMPER. Any person or persons occupying a recreational vehicle and/or tent for recreational purposes.

COLLECTOR STREETS. Any park street which extends from a park entrance street and intersects with three or more other streets or any street which intersects with five or more other streets or any street which extends for more than 1200 feet.

DAILY USER. Any person or persons using the park for recreational purposes on a daily basis.

GROUP CAMPING. The assembly of not more than 30 recreational vehicles and/or tents when registered as a group in advance with the park management. Normally, these groups are youth, scouting and clubs in an approved designated area for the purpose of recreational camping.

HEALTH AUTHORITY. The Kendall County Health Department or the Illinois Department of Public Health.

LOT. A parcel of land designated on the official plot plan for the placement of a single recreational vehicle or tent and for the exclusive use of its occupants.

MINOR STREETS. Any park street which is not a collector street.

Kendall County Recreational Vehicle Park and Campground Regulations

RECREATIONAL AREA. Area which is set aside for non-camping use. Recreational areas may include space for service buildings and/or accessory buildings as well as natural open space, children's playgrounds and other recreational facilities.

RECREATIONAL VEHICLE (RV). A vehicular portable structure designed as a temporary dwelling for travel, recreational or vacation uses, and to be used without a permanent foundation.

RECREATIONAL VEHICLE PARK OR CAMPGROUND. A contiguous parcel of land which has been developed for the non-permanent placement of recreational vehicles and/or tents. Recreational Vehicle Parks may not be operated in whole or in part for the lease or rent of such vehicles by the park owner(s) or operator(s), nor can any such vehicle be inhabited for purposes of permanent year-round dwelling units.

SANITARY STATION. Facility used for removing and disposing of wastes from RV holding tanks.


SERVICE BUILDINGS. Those required in all parks or campground, including those which house sanitary facilities, shelters.

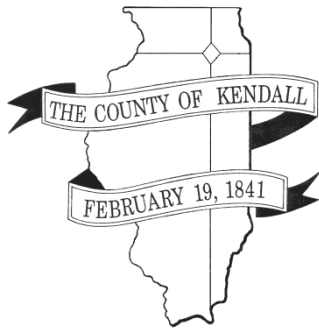
TENT. Collapsible shelter of canvas or other material stretched and sustained by poles fixed in the ground and used for a temporary outdoor camping shelter.

PASSED THIS 14th day of
June, 1983.

ATTEST:


Jean P. Brady, Clerk


Frank Coffman, Chairman
Kendall County Board



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: September 3, 2019

Re: Land Cash Ordinance

Following the August 2019 Committee of the Whole meeting, this proposal was referred back to the Planning, Building and Zoning Committee to discuss the possibility of having multiple fair market values similar to Will and DuPage Counties. A copy of Will and DuPage Counties' information is attached.

In Will County, the school district determines whether land is donated or cash is paid. The Supervisor of Assessments works with the local township to determine the fair market value. The appeals process and timeline for paying are outlined in the ordinance.

In DuPage County, the donation amount is determined by agreement between the developer and the County based on a density table. The Regional Superintendent of Schools may file an objection.

Both Will and DuPage Counties only collect donations for developed lots in subdivisions.

Following the May 13th, Planning, Building and Zoning Committee meeting, Staff prepared a redlined version of the Land Cash Ordinance to reflect the fair market value calculations and other changes to the Land Cash Ordinance. The changes are as follows:

1. The calculation for acreage donation for school sites contained in Section 1.B was updated to reflect enrollment figures in Table 2.
2. The enrollment figures in Table 2 were updated from 2011-2012 enrollment data to 2018-2019 enrollment data.
3. The definition and references to "improved acre" contained in Section 1.C.4 were deleted.
4. The fair market value in Section 1.C.4 was set at \$47,121.
5. The calculation of the fair market value in Section 1.C.4 was set as the Kendall County Assessor's Office shall provide the weighted average of all lot sales on a dollar per acre basis throughout Kendall County for a 3 year period.
6. The chart of fair market value calculations was deleted.
7. The land cash donation calculation sheets were updated to reflect the new data.

Upon further research, Staff discovered that information regarding Murphy Junior High School in Oswego School District 308 was missing from the calculations. Assuming a proposed fair market value of \$47,121, the new numbers with Murphy Junior High School's information are as follows:

A two-bedroom home would pay \$1,168.31 instead of \$1,814.10.

A three-bedroom home would pay \$2,231.83 instead of \$3,441.25.

A four-bedroom home would pay \$3,237.65 instead of \$4,969.27.

A five-bedroom home would pay \$2,900.44 instead of \$4,444.03.
The total acreage donation would increase from 3.054 acres to 3.074 acres.

The difference from included Murphy Junior High School's information and not including Murphy Junior High School's information varied from \$1.93 for two-bedroom home to \$8.74 for a four-bedroom home.

The redlined version of the proposal with Murphy Junior High School's information is attached to this memo.

On August 28, 2019, Staff sent an email to the Regional Office of Education to obtain updated enrollment figures. To date, no response has been received.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Will and DuPage County Regulations
Redlined Proposal

[Print](#)

Will County, IL Code of Ordinances

CHAPTER 160: SCHOOL SITE CONTRIBUTION

Section

- 160.01 Dedication of school sites or cash contributions in lieu thereof
- 160.02 Criteria for requiring school site dedication
- 160.03 Criteria for requiring a contribution in lieu of a school site
- 160.04 Criteria for requiring dedication and a fee
- 160.05 Density formula
- 160.06 Reservation of additional land
- 160.07 Combining with adjoining developments
- 160.08 Dedicated sites
- 160.09 Time of conveyance or payment
- 160.10 Collection of monies
- 160.11 Expenditure of monies
- 160.12 Accounting of expenditures
- 160.13 Effective date

- 160.99 Penalty

§ 160.01 DEDICATION OF SCHOOL SITES OR CASH CONTRIBUTIONS IN LIEU THEREOF.

As a condition of approval of final plat of subdivision, of a final plat of a planned unit development or an application for a special use permit for a mobile home park, each subdivider, developer or builder will be required to dedicate land within the school district boundaries for school sites, to serve the immediate and future needs of the residents of the development or make a cash contribution in lieu of actual land dedication, or a combination of both, in accordance with the following criteria and formula contained in §§ 160.02 through 160.12

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.02 CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION.**(A) Requirement and population ratio.**

(1) The ultimate number of students to be generated by a subdivision, planned unit development or mobile home park shall bear directly upon the amount of land required to be dedicated for school sites.

(2) The land dedication requirement shall be determined by obtaining the ratio of the estimated children to be served in each school classification as determined in accordance with the data for the estimated number of children entering school per type of dwelling unit seen in the latest edition of the State School Consulting Service Reports over the maximum recommended number of acres of land needed to have sufficient land for school sites to serve the estimated increased number of children in each school classification. The recommended number of acres of land needed for school sites is obtained from *Recommendations For Elementary and High School Spaces*, published by the State of Illinois, Springfield, Illinois.

(3) If cash contribution is required, the following formula shall be used: cost of a square of land as determined in accordance with § 160.03(B) hereof multiplied by the number of square feet per pupil per school classification as determined in accordance with division (B) below hereof equals the cost per child.

(B) School classification and size of school site.

(1) School classifications and size of school sites within the county shall be determined in accordance with the following criteria:

<i>School Classification by Grades</i>	<i>Maximum Number of Students for each Minimum School Classification</i>	<i>Number of Acres of Land for each School Site of Classification</i>
Elementary schools	600 students	11 acres
Junior high schools	900 students	29 acres
Senior high schools	1,500 students	45 acres

(2) The comprehensive school plan and/or the standards adopted by the affected school district shall be used as a guideline in locating sites.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.03 CRITERIA FOR REQUIRING A CONTRIBUTION IN LIEU OF A SCHOOL SITE.

(A) (1) Where the development is small and the resulting school site is too small to be practical or when the available land is inappropriate for a school site, the county, with the recommendation of the Board of Education of the school districts affected, shall require, at the discretion of the school district, the subdivider, developer or builder, to pay a cash contribution in lieu of land dedication required. The word **SMALL** in this section is defined as a total number of proposed dwelling units that will produce less than the maximum number of students for one school of each school classification as set forth in § 160.02(B).

(2) The determination of whether available land is appropriate for a school site shall be made by the local school board. Any builder, subdivider or developer affected may request a hearing before the County Land Use and Zoning Committee or its successor on the question of whether the proposed land is appropriate as a school site. Any builder, subdivider or developer affected as well as the local school board may present evidence at the hearing and in addition, the Committee, in its discretion, may hear evidence from other interested persons.

(B) (1) The cash contribution in lieu of land shall be based on the fair market value of the acres of fully improved residential land in the area after development. The determination of fair market value shall be made as of the date of submittal for final plat approval and shall be valid for a period of 90 days. Because of the diversity of lands within the county, a single determination of fair market value is not possible. The fair market value for any particular parcel shall be recommended by the County Supervisor of Assessments Officer after consultation with the appropriate Township Assessor. This valuation recommended by the Supervisor of Assessments shall be used unless the affected subdivider, developer or public body files a written objection thereto with the Land Use and Zoning Committee not more than 30 days after the County Supervisor of Assessments Officer has determined the fair market value. In the event of any objection, the subdivider, developer or public body shall submit a written appraisal showing the fair market value of the improved residential land in the area of development, and other evidence. The Land Use and Zoning Committee shall obtain testimony regarding the fair market value and prepare a recommendation for the County Board. Testimony by the Township Assessor may be used to support the determination of the Supervisor of Assessments or an objection thereto. Final determination of the fair market value per acre of the improved land shall be made by the County Board based on the recommendation of the Land Use and Zoning Committee from information submitted by the subdivider or developer and from other sources as submitted to the Land Use and Zoning Committee by affected parties.

(2) If there is any change in the fair market value as determined by the County Board after an appeal, it shall be used solely as to the land which is the subject of the objection.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997; Ord. 16-368, passed 12-15-2016)

§ 160.04 CRITERIA FOR REQUIRING DEDICATION AND A FEE.

There will be situations in a subdivision, planned unit development or mobile home park when a combination of land dedication and a cash contribution, are necessary. These occasions will arise when:

(A) Only a portion of the land to be developed is proposed as the location for a school site. That portion of the land within the subdivision, planned unit development or mobile home park falling within the school location shall be dedicated as a site as aforesaid, and a cash contribution shall be required for any additional land that would have been required to be dedicated; and

(B) A major part of the school site has already been acquired and only a small portion of land is needed from the development to complete the site. Dedication of the remaining portions of the school site and a cash contribution shall be required.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.05 DENSITY FORMULA.

(A) The table of population density used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof shall be the most current edition produced by the State School Consulting Service or, in the event a table of population density is produced specifically for the county by the State School Consulting Service, then that table shall apply unless a written objection is filed thereto by the subdivider, developer, builder or school district with the County Land Use and Zoning Committee or its successor. The objection shall be filed by a subdivider, developer, builder or school district prior to final plat approval or approval of a special use permit for a mobile home park.

(B) In the event a subdivider, developer, builder or school district files a written objection to the table of population density, it shall submit its own demographic study showing the estimated additional population to be generated from the subdivision planned unit development or mobile home park. In that event, final determination of the density formula to be used in the calculation shall be made by the County Board after a hearing before the County Land Use and Zoning Committee or its successor. At the hearing the builder, subdivider, developer, school district and other interested persons, in the discretion of the Committee or its successor, may present demographic information. If there is any change in the density formula as determined by the County Board after an appeal, it shall be used solely as to the land which is the subject of the objection.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.06 RESERVATION OF ADDITIONAL LAND.

Where the comprehensive plan or the standards of the county shall call for a larger amount for school sites in a particular subdivision, planned unit development or mobile home park than the developer is required to dedicate, the additional land shall be reserved for subsequent purchase by the county or other public body designated by the county provided that the acquisition is made within one year from the date of approval of the final plat or the issuance of the special use permit.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed

5-25-1993; Ord. passed 1-16-1997)

§ 160.07 COMBINING WITH ADJOINING DEVELOPMENTS.

Where the subdivision, planned unit development or mobile home park is less than 40 acres, a school site which is to be dedicated shall be situated in relation with adjoining developments in order to produce usable school sites.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.08 DEDICATED SITES.

In addition to the requirements listed in § 160.03(B) of this chapter, all dedicated sites shall be improved in accordance with the requirements of § 154.065 or any similar successor ordinance promulgated by the county.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.09 TIME OF CONVEYANCE OR PAYMENT.

The subdivider or developer shall convey to the respective school districts the land required under this agreement within 30 days after any subdivision plat or final plat of a planned unit development is recorded in the Recorder's office of the county, or special use permit is granted by the County Board. All improvements to the site shall be completed within the time as required by the county. A subdivider, developer or builder shall make any cash contributions required under this chapter upon the issuance of any building permit by the county. Payments shall be made directly to the school district or districts wherein the development, subdivision or building is located and evidence of the payment shall be made at the time of application for the building permit. The amount of each payment of cash shall be determined by the county and subdivider and/or developer at the time of the approval of the final subdivision plat, final plat of a planned unit development or special use for a mobile home park. The schedule of payments shall be filed with the County Recorder's office, the County Clerk and the County Land Use Department or its successor.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.10 COLLECTION OF MONIES.

The county shall have the right to delegate the responsibility for collecting monies due under this chapter to other public bodies designated by the county.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed

5-25-1993; Ord. passed 1-16-1997)

§ 160.11 EXPENDITURE OF MONIES.

(A) The monies collected pursuant to this chapter are intended for school land acquisition costs or school facility costs.

(B) **SCHOOL LAND ACQUISITION COSTS** means a school district's costs of acquisition of school land, by purchase, lease or other contractual arrangement.

(C) School land acquisition costs may include:

(1) The planning, design and legal costs incurred by a school district in connection with the formulation or adoption of a school land acquisition program; and

(2) The reasonable title and survey expenses, brokerage fees, attorney's fees, architect fees, engineering fees and environmental investigation fees, and any other costs incurred by a school district in connection with the acquisition of school lands.

(D) **SCHOOL FACILITY COSTS** means those costs attributable to the projected increase in student population resulting from the development of a proposed subdivision, planned unit development or mobile home park, including the following:

(1) The costs incurred by a school district that are directly associated with the construction of school facilities, including expenditures for equipment;

(2) The costs incurred in the renovation or improvement of school facilities;

(3) The costs incurred by a school district that are directly related to construction of additions;

(4) The costs incurred by a school district that are directly associated with the acquisition of buildings that are to be devoted to use as a school building;

(5) Expenditures made by a school district for installment payments or lease payments on contracts or agreements that have a defined term and that result in the acquisition or leasing of a school building by the school district or in the leasing of temporary classrooms by the school district;

(6) Special assessments payable by a school district for capital improvements such as streets, curbs and drains; and

(7) The architectural, engineering, and legal costs incurred by a school district in constructing school facilities provided, however, that not more than 10% of the total costs estimated to be incurred in constructing those school facilities shall be devoted to architectural, engineering and legal costs.

(E) In no event shall school facility costs include routine repairs or maintenance of existing school facilities.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.12 ACCOUNTING OF EXPENDITURES.

All monies collected pursuant to this chapter shall be maintained in a separate bank account or other fund by the receiving school district. Each school district shall provide records of expenditures of the monies to the county at the end of each school district's fiscal year.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.13 EFFECTIVE DATE.

This chapter shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

§ 160.99 PENALTY.

Failure to provide sufficient evidence of the required conveyance or cash contribution to the County Land Use Department shall result in denial of the application for a building permit or, when a building permit has already been issued, revocation of the building permit.

(Ord. passed 7-18-1973; Ord. passed 9-11-1973; Ord. passed 9-19-1973; Ord. passed 5-25-1993; Ord. passed 1-16-1997)

- d. The proposed homeowners' association agreement and covenants shall be submitted to the Plat Committee for review in conjunction with these regulations at the time the Final Plat of Subdivision is submitted to the Plat Committee for approval.
5. DOCUMENTATION OF DETENTION/RETENTION AREA OWNERSHIP.

Documentation of the detention/retention area ownership shall be provided by the subdivider to the County prior to Final Plat approval in a manner prescribed by the Plat committee rules and procedures. Homeowners' association agreements and related materials shall meet with the County's satisfaction prior to Final Plat approval.

SEC. 31-408. DEDICATION OF SCHOOL SITES OR FOR PAYMENTS OF FEES IN LIEU THEREOF Error! Bookmark not defined.

In the use of this SECTION 408, it is suggested that school and parklands be combined and jointly used by the Park and School Districts in order to accrue benefits to both districts such as, but not limited to, removing less valuable land from the tax rolls, shared maintenance, and year around usage of facilities. In all cases parkland credits should be granted for the open space portion (unincorporated areas) of a school site.

As a condition of approval of a final plat of subdivision of any block, lot or sub-lot or any part thereof, or any piece or parcel of land, not being within any City, Village or incorporated town, each subdivider shall be required to dedicate land for school sites to serve the immediate and future needs of the residents of the development or, at the option of the County or the affected local political jurisdiction, a cash contribution in lieu of actual land dedication, or a combination of both in accordance with the following criteria and formula.

1. Criteria for Dedication of School Sites

- a. Requirement and Population Ratio: The ultimate number of students to be generated by the subdivision shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of: (1) estimated number of children to be generated from the subdivision in each school classification, over (2) the maximum recommended number of students to be served in each school classification as stated herein, and then applying such ratio to (3) the minimum recommended number of acres of land for a school site of each such school classification as stated herein. The product thereof shall be acres of land required to be dedicated to serve the estimated increased number of children in each such school classification.

- b. **School Classification and Size of School Sites:** School classification and size of school sites within the County shall be determined in accordance with the following criteria unless reduced by the local school district.

School Classification Grades	Maximum Number of Students for Each Such School Classification	Maximum Number of Acres of Land for Each School Site of Such Classification
<u>Elementary Schools</u>		
Grades Kindergarten through 5th or 6th	600 Students	11 acres
<u>Junior High Schools</u>		
Grades 6th through 8th or 7th through 8th	900 Students	29 acres
<u>High Schools</u>		
Grades 9th through 12 th	1,500 Students	45 acres

SOURCE: State Superintendent of Education, Illinois Office of Education (1980-81)

- c. **Location:** The Comprehensive School Plan, County Plan and the standards adopted by the affected School District shall be used as a guideline in locating sites.

2. Criteria for Requiring Cash Contribution in Lieu of School Site Dedication.

- a. **Requirements:** Where the subdivision is small and the resulting site is too small to be useful, or when the available land is inappropriate for a school site, the County shall require the subdivider to make a cash contribution or agreement calculated as provided herein, in lieu of the land dedication required. The cash contribution, in lieu of school sites, shall be payable to the applicable school district(s) which will serve the students from the subdivision and, shall be paid to such school district(s); provided, however, the subdivider who provides such cash shall be entitled to the interest accrued on such moneys, from date of deposit to date of refund, exclusive of reasonable administration fees. Proof of such payment or agreement shall be presented by the school district(s) to the Regional Superintendent of

Schools at the time of final plat approval. Certification by the Regional Superintendent of Schools to the Plat Committee that this has been done will be required by letter prior to its approval by the Plat Officer and the Plat Committee. Such cash contributions, in lieu of school sites, shall be held in a special fund by school district(s) and disbursed by such school district(s) for use in the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision, for the improvements to any existing school site, school building or addition thereto, which already serves such needs, but not for the construction of any school building. If any portion of a cash contribution in lieu of a school site dedication is not expended for the purpose set forth herein within ten (10) years after the date of receipt, such cash contribution shall be refunded to the subdivider or successor who made such contribution. Prior to receiving any cash contribution in lieu of school sites, each school district shall submit a written agreement that the school district shall use any cash received pursuant to this Ordinance, and that the school district shall submit an annual written report to the Regional Superintendent of Schools as to the uses made of the cash received by the school district pursuant to said Ordinance.

- b. **Fair Market Value:** The cash contributions in lieu of land dedication shall be based on the fair market value of the number of acres of land in area, improved as specified herein, that otherwise would have been dedicated or improved school sites. The fair market value may be determined by agreement between affected parties or shall be determined in the following manner: Within three (3) days after submitting the tentative plat to the Plat Committee for review, the subdivider shall, in writing, furnish a copy of the proposed Preliminary Plat to each public school district in which the proposed subdivision is located. Each affected school district shall have thirty (30) days from the date of such notification to file a separate or joint fair market value appraisal prepared by an M.A.I. appraiser or other qualified land appraiser. A copy of such appraisal shall also be served by the school district(s) upon the subdivider and the Regional Superintendent of Schools. If the subdivider does not agree with said appraisal such subdivider may, within ten (10) days after receipt of same, file a written objection with the appropriate school district(s) and the Regional Superintendent of Schools. Within thirty (30) days after filing such objection, the subdivider shall submit an M.A.I. appraisal prepared by and M.A.I. appraiser or another qualified appraiser showing the fair market value of such improved land in such subdivision or other evidence thereof, with final determination of said fair market value per acre of such improved land being made by the Plat Officer at a meeting between the affected parties and being based upon the information submitted to the Plat Committee by the affected parties. The cost of all such appraisals shall be paid for by the parties submitting same.

- c. **Criteria for Requiring Dedication and a Fee:** There will be situations in subdivisions when a combination of land dedication and a contribution in lieu of land are both necessary. These occasions will arise when:
 - (1) Only a portion of the land to be subdivided is proposed as the location for a school site. That portion of the land within the subdivision falling within school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.
 - (2) A major part of the school site has already been acquired and only a small portion of land is needed from the subdivision to complete the site. The remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall also be required.

3. Density Formula

The Table of Estimated Ultimate Population per Dwelling Unit contained in Appendix II hereof, and subsequently amended from time to time, shall be considered indicative of current and short range projected trends of the number of school age children per dwelling unit for new construction, and shall be used in calculating the amount of area required to be dedicated, or the amount of the cash contribution in lieu thereof unless a written objection is filed by the subdivider or other affected party.

In the event a subdivider or other affected party files a written objection to the Table used herein, such subdivider or affected party shall submit an alternative demographic study showing the estimated additional school age population to be generated from the subdivision, and in that event, final determination of the density formula to be used in such calculations shall be made by the Plat Officer based upon all demographic information submitted to the Plat Committee.

NOTE: Population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendments. (See Appendix II for example.)

4. Reservation of Additional Land

Where the Comprehensive Plan of the County, or the Comprehensive School Plan and standards adopted by a local school district requires a greater amount of land for school sites in a particular subdivision than the subdivider is required to dedicate, the land needed beyond the subdivider's contribution shall be reserved for future acquisition; provided such local school district shall acquire the land so

reserved by purchase or commence proceedings to acquire such land by condemnation within one (1) year from the date of approval of the Final Plat. If the property is not acquired, or if condemnation proceedings are not started within one (1) year, the land so reserved may then be used by the owners thereof in any other manner consistent with this Ordinance, the Comprehensive Plan and the Zoning Ordinance.

5. Combining with Adjoining Developments

Where the subdivision is less than forty (40) acres, a school site which is to be dedicated should, where possible, be combined with dedications from adjoining subdivisions in order to assemble usable school sites without hardship on a particular subdivider.

6. Topography and Grading

The topography and geology of the site, i.e., the portion of the site to be improved with buildings, parking lots or other structures or improvements of a substantial nature, must be suitable for its intended purpose. Grading on sites dedicated shall be consistent with those purposes.

7. Improved Sites

All sites shall be fully improved with streets, curbs and gutters, including drainage facilities as applicable to the location of the site. The sidewalks and trees normally included within the definition of improved sites shall be waived due to the time delay between dedication of any such school sites and construction of school facilities thereon.

8. Title to Sites

All sites shall be conveyed to the Regional Board of School Trustees, by subdivision dedication, warranty deed, or trustee's deed. The subdivider or developer shall be responsible for payment of all real estate taxes to the date of conveyance. (See 765 ILCS, 205/3, as amended for Dedication by Subdivision.)

SEC. 31-409. DEDICATION OF PARKLANDS OR FOR PAYMENTS OF FEES IN LIEU THEREOF.

1. Entities to Which Lands Must be Donated or Fees Paid; Conditions for Requiring Private Parks and Recreational Areas.

- a. As a condition of approval of a final plat of subdivision of any block, lot, or subplot or any part thereof or any piece or parcel of land, not being within any

City, Village or incorporated town, each subdivider shall dedicate land or contribute cash in lieu thereof, or a combined dedication of land and contribution of cash for park and recreational purposes to any park district established under the Park District Code in which the subdivision shall lie; or, if it shall not lie within any such park district, then to the township in which the subdivision lies if that township maintains a park or golf course and levies a tax therefor under "AN ACT authorizing townships to acquire lands for park purposes and golf courses," approved June 23, 1915, as amended (Section 60, ILCS 150 et. seq. as amended); or if the subdivision shall not lie within such a park district or township, then to the Forest Preserve District of DuPage County unless the County shall require the subdivider to provide for park and recreational space as authorized in Paragraph b. of this Subsection 1. The use of donations to the Forest Preserve District of DuPage County shall be restricted to the construction, equipping, acquisition, extension, improvement, maintenance and operation of recreational and cultural facilities, including but not limited to natatoriums, swimming pools, ice skating rinks, tennis courts, golf courses, toboggan slides, ski areas, museums, botanical gardens, environmental education centers, comfort stations, shelter houses, paths or any combination of these, and all necessary facilities related thereto. The amount of land to be dedicated or cash to be contributed shall be in accordance with the provisions of this Section 409, But the entity which is to receive the donation shall determine exclusively whether the donation shall be a dedication of land or cash contribution or combination thereof.

- b. For any subdivision not in park district or township specified in Paragraph a. of this subsection, if the land which the subdivider would be required to dedicate meets any of the minimum size ranges stated in Subsection 2, Paragraph a., the County may require the subdivider to provide land for and establish a recreational area or areas corresponding to such size ranges in Paragraph a. of this subsection. The establishment of such a recreational area or areas shall be credited against the required donation to the Forest Preserve District of DuPage County in Paragraph a. Provision shall be made for a compulsory homeowner's association or some other means of assuring that the land will be maintained and preserved, in perpetuity, for the intended purposes. Articles of agreement for a homeowner's association or any other necessary documents shall be approved by the Plat Committee and recorded with the final plat, with a notation on the plat referring to any such documents.

2. Criteria for Requiring Park Land & Recreational Land Dedication

- a. Requirement and Population Ratio: The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be 5.5 acres of land per 1,000 of ultimate population in accordance with the following classifications:

<u>Types of Recreational Area</u>	<u>Size Range</u>	<u>Minimum Acres Per 1,000 People</u>
(a) Playlot	Minimum 8,000 Sq. Ft.	Not Applicable
(b) School/Park (Neighborhood Playground)	Minimum Park of Five Acres	1.25
(c) Neighborhood Park	Minimum 3-1/2 Acres	1.00
(d) District-Wide Park/Playfield	Minimum 4 Acres Up to 30 Acres	1.25
(e) Communitywide Recreation Park	Minimum 12 Acres Up to 30 Acres	2.00
TOTAL		5.50

SOURCE: Adopted from National Park, Recreation and Open Space Standards, June, 1971. National Recreation and Park Association, Washington, D.C.

- b. Credit for Private Open Space/Passive & Active Recreational Areas: When subdividers provide their own open space for recreational areas and facilities, it has the effect of reducing the demand for local public recreational service. Depending on the size of the development, a portion of the park and recreational area in subdivisions may, at the option of the County, be provided in the form of private open space in lieu of dedicated public open space. The extent of same shall be determined by the County based upon the needs of the projected residents and in conformance to the total park and recreational land needs for the general area in accordance with the Comprehensive Park Plan of the appropriate public agency. In the development of a subdivision, where physical features, such as a lake, a tributary, rock outcropping, scenic view or other features warrant preservation or maintenance for passive recreation, credit may be considered in order to reduce the land area requirements for park and recreation activities.

In general, a substitution of private open space for dedicated parks will imply a substantially higher degree of improvement and installation of recreational facilities, including equipment by the developer as part of his obligation. Detailed plans of such areas, including specification of facilities to be installed, shall be approved by the Plat Committee, and before any credit is given for private recreational areas, the subdivider shall guarantee that these private recreational areas will be permanently maintained for such

use by the execution of the appropriate legal documents. When an adjustment for private recreational areas is warranted, it will be necessary to compute the total park land dedication that would have been required from the subdivision and then subtract the credit to be given.

3. Requirements for Determining Amount of Cash Contribution In Lieu of Land Dedication.

Fair Market Value: The cash contributions in lieu of land shall be based on the fair market value of the number of acres of land in area, improved as specified herein, that otherwise would have been dedicated as park sites. The fair market value may be determined by agreement between affected parties or shall be determined in the following manner:

At the time the Final Plat is submitted to the Plat Committee for review, the subdivider shall submit a fair market value appraisal, prepared by an M.A.I. appraiser or other qualified land appraiser, of such improved land in the area of the proposed subdivision. If the Plat Officer does not agree with said appraisal, he/she shall, within fifteen (15) days from receipt of such appraisal so notify the subdivider of such disagreement in writing. Within thirty (30) days from such notification, the appropriate public agency shall have a fair market value appraisal prepared by an M.A.I. appraiser or other qualified land appraiser of such improved land in the area of the proposed subdivision. The final determination of the fair market value per acre of such improved land shall be made by the Plat Officer at a meeting between the affected parties and being based upon the information submitted to the Plat Committee by the affected parties. The cost of all such appraisals shall be paid for by the parties submitting same.

4. Density Formula

The Table of Estimated Ultimate Population per Dwelling Unit contained in Appendix II hereof, and subsequently amended from time to time, shall be considered as indicative of current and short range projected trends in family size for new construction and shall be used in calculating the amount of area required to be dedicated, or the amount of the cash contribution in lieu thereof, unless a written objection is filed by the subdivider or other affected parties. In the event a subdivider or affected parties files a written objection to the Table used herein, such subdivider or other affected party shall submit to the Plat Officer, his/her own demographic study showing the estimated additional population to be generated from the subdivision and in that event, final determination of all density formulas to be used in such calculations shall be made by the Plat Officer based upon all demographic information submitted to the Plat Committee.

NOTE: It is recognized that population density and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.

5. Reservation of Additional Land

Where the Comprehensive Plan of the County or the Comprehensive Park Plan and standards by the appropriate public agency requires a greater amount of park and recreational land in a particular subdivision than the subdivider is required to dedicate, the land needed beyond the subdivider's contribution shall be reserved for future acquisition; provided such appropriate public agency shall acquire the land so reserved by purchase or commence proceedings to acquire such land by condemnation within one (1) year from the date of approval of the Final Plat. If the property is not acquired, or if condemnation proceedings are not started within one (1) year, the land so reserved may then be used by the owners thereof in any other manner consistent with this Ordinance, the Comprehensive Plan and the Zoning Ordinance.

6. Combining With Adjoining Developments

Where the subdivision is less than forty (40) acres, public open space which is to be dedicated should, where possible, be combined with dedications from adjoining subdivisions in order to produce usable recreational areas without hardship on a particular subdivider.

7. Topography and Grading

The topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall be consistent with those purposes.

8. Improved Sites

All sites shall be fully improved with streets, curbs and gutters, including drainage facilities as applicable to the location of the site. The sidewalks and trees normally included within the definition of improved sites shall be waived due to the time delay between dedication of any such park and recreational sites and construction of park facilities thereon.

9. Title to Sites

All sites shall be conveyed to the appropriate public agency or homeowner's association as may be approved by the County, by subdivision dedication, warranty or trustee's deed. The subdivider shall be responsible for conveying good title to

such sites and shall be responsible for payment of all real estate taxes to date of conveyance (See Chap. 765 ILCS 205/3 as amended.)

SEC. 31-410. PLANNED DEVELOPMENT

The following requirements shall apply in addition to all other requirements of this Ordinance where a preapplication plan or Preliminary Plat is filed for approval under the Planned Development Section of the DuPage County Zoning Ordinance.

1. Statement of Principles

Consideration by the Plat Committee, and the County Board of proposed optional use of the planned development shall reflect the following basic principles:

- a. The Planned Development Section of the DuPage County Zoning Ordinance provides an optional method of property development whereby such developments shall be subdivided in accordance with this Ordinance. The planned development is subject further to County Board approval by Ordinance.
- b. Particular attention shall be given to the effect of a planned development upon the immediate area, where the character of that area has been established by previous development. Attention shall be given by the Subdivider and Plat Committee, to the benefits to be derived by the residents of the proposed subdivision and the County through the planned development process.
- c. The following objectives shall govern the approval of the proposed planned development.
 - (1) Provide a more desirable living environment by preserving or enhancing the natural processes of the landscape.
 - (2) Such processes may include, but not necessarily be limited to, flood control, soil development, pollution assimilation, water recharge and erosion management.
 - (3) Encourage developers to use a more creative approach to site design by recognizing and respecting the natural limitations and constraints of sites.
 - (4) Encourage a more efficient, aesthetic and ecologically compatible use of the land through a site design process which incorporates natural

DU PAGE COUNTY SUBDIVISION REGULATIONS

APPENDIX II

a. Example of Calculation of Required Dedication or Fees in Lieu Of:

The following example illustrates the operation of the formula for dedication of a school site or a payment of fees in lieu thereof. Assuming a subdivision consisting of one hundred (100) detached single family houses, consisting of fifty (50) three bedroom houses and fifty (50) four bedroom houses and an elementary school district operation a Kindergarten through 5th and 6th through 8th Junior High program, the required dedication of land would be calculated as follows:

Quantity and Type of Units	Quantity K-5 Children Produced	Quantity 6-8 Junior High Children Produced	Quantity 9-12 High School Children Produced
50 three-bedroom houses	X 0.436=21.8	X 0.193=9.65	X 0.315=15.075
50 four-bedroom houses	X 0.581=29.05	X 0.311=15.55	X 0.419=20.95
TOTAL CHILDREN PRODUCED	50.85	25.2	36.7
Kindergarten through 5 th School Donation	= 50.85 Children x 11 acres = 0.933 acres 600 Children		
Junior High 6 th through 8 th School Donation	= 25.2 Children x 29 acres = 0.812 acres 900 Children		
High School Donation	= 36.7 Children x 45 acres = 1.101 acres 1500 Children		

TOTAL ACRES: 2.846

DU PAGE COUNTY SUBDIVISION REGULATIONS

If fees in lieu of land donation are to be used, and assuming the FAIR MARKET VALUE of the land is determined to be \$15,000.00 per acre, the total cash donation shall be determined as follows:

Total number of acres as determined above:

$2.846 \times \$15,000 \text{ per acre} = \$42,690$ total cash contributions required.

b. Distribution of Cash Contribution:

This cash contribution will be broken down between the elementary school district and the high school district as follows:

Elementary School District (K-5) Contribution	0.933 acres
Junior High (6-8) Contribution	0.812 acres
	<hr/>
	1.745 acres x \$15,000

$1.745 \times \$15,000 = \$26,175.00$ cash contribution to Elementary School District

High School District 1.101 acres x \$15,000

$1.101 \times \$15,000 = \$16,515.00$ cash contribution to High School District

TOTAL CASH CONTRIBUTIONS = \$42,690.00

**TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT
CHILDREN PER UNIT**

<u>Type of Unit</u>	<u>Pre School</u>	<u>Elementary</u>	<u>Junior High</u>	<u>Total</u>	<u>High School</u>	<u>Adults</u>	<u>Total Per</u>
	<u>0-4 Years</u>	<u>Grades K-5</u> <u>5-10 Years</u>	<u>Grades 6-8</u> <u>11-13 Years</u>	<u>Grades K-8</u> <u>5-13 Years</u>	<u>Grades 9-12</u> <u>14-17 Years</u>	<u>18 Years +</u>	<u>Dwelling Unit</u>
<u>Detached Single Family</u>							
2 Bedroom	0.113	0.136	0.048	0.184	0.202	1.7	2.017
3 Bedroom	0.292	0.369	0.173	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.53	0.298	0.828	0.36	2.158	3.764
5 Bedroom	0.283	0.345	0.248	0.593	0.3	2.594	3.77
<u>Attached Single Family</u>							
1 Bedroom	0	0	0	0	0	1.193	1.193
2 Bedroom	0.064	0.088	0.048	0.136	0.038	1.752	1.99
3 Bedroom	0.212	0.234	0.058	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.322	0.154	0.476	0.173	2.173	3.145
<u>Apartments</u>							
Efficiency	0	0	0	0	0	1.294	1.294
1 Bedroom	0	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.086	0.042	0.128	0.046	1.693	1.914
3 Bedroom	1.052	0.234	0.123	0.357	0.118	2.526	3.053

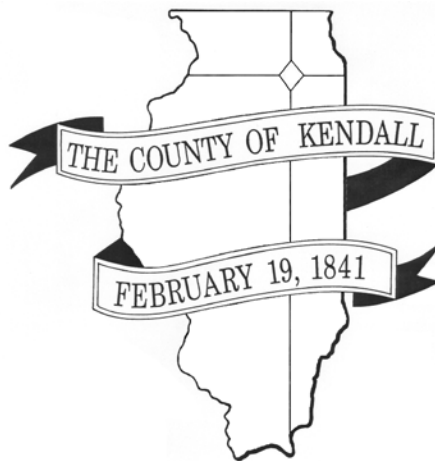
Note: There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single family dwelling units, only one category is provided. The same is true with apartments; thus, only one category. Because of the relatively short history of some new types of detached and attached single family units, individual evaluations may be necessary.

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Naperville, Illinois

Number 96-60

A2-3

KENDALL COUNTY LAND CASH ORDINANCE



Last Revised ~~April 15, 2014~~ Month Day,
2019

(Ordinance ~~2014-09~~ 2019-XX)

Prior Updates:

(Amended April 15, 2014 – Ord. 2014-09)

(Amended July 15, 2013- Ord. 2013-16, complete overhaul)

(Amended May 19, 2009- Ord. 2009-16)

(Amended March 17, 2009 – Ord. 2009-08)

(Amended March 22, 2006 – Ord. 2006-17)

(Amended June 21, 2006- Ord. 2005-41)

(Amended January 16, 2001- Ordinance 2001-01)

(Amended March 18, 1999 - Ord. 1999-15)

(Amended November 13, 1995)

(Amended April 14, 1992)

(Amended August 8, 1989)

(Amended March 13, 1979)

(Adopted May 9, 1978)
(Resolution on March 13, 1973 recommending a Land Cash Ordinance be adopted)

KENDALL COUNTY LAND CASH ORDINANCE

Last Revised ~~April 15, 2014~~ Month Day, 2019 (Ordinance # ~~2014-09~~ 2019-XX)

TABLE OF CONTENTS

TITLE	PAGE
Kendall County Land Cash Ordinance Text	2-9
Table 1 – Estimated Ultimate Population per Dwelling Unit	10
Table 2 – Kendall County School Demographics By School Type	11
Table 3 – Design Capacity for Existing Schools By School Type	12
Table 4 – Chart of fair market value calculation	13
Table 5 4 – Sample Calculation Sheets	14-17

KENDALL COUNTY LAND CASH ORDINANCE

The County is dedicated to the concept that healthful, productive community life depends in part on the availability of recreational and park space and adequate school facilities. It has been found and determined that the location of park, forest preserve, recreation and school sites to serve the immediate and future needs of adults and children of each new subdivision or planned unit development is just as essential to proper land development as are street, water, sewers and sidewalks. To this end, Kendall County has determined that the dedication of land for parks, forest preserve, recreation and school sites or cash contributions in lieu of actual dedication or a combination of both, shall prevail upon all new final plats of residential subdivisions and planned unit developments. The impact upon schools and parks is likewise equally affected by construction of new dwellings that are not part of a platted subdivision and accordingly, cash contributions should be made with regard to such construction as well.

Therefore, in the public interest, convenience, health welfare and safety, the establishment of parks, recreation and school sites and facilities are required for each final plat of a residential subdivision.

SECTION 1 – DEDICATION OF PARK, FOREST PRESERVE AND SCHOOL SITES OR
PAYMENTS IN LIEU THEREOF:

As a condition of approval of a final plat of subdivision or planned unit development, each individual subdivider or planned unit developer will be required to dedicate land or cash in lieu of actual land or a combination of both based on the recommendation of the affected district which will be the recipient of the contribution, but subject to final determination of the County Board in accordance with the following criteria; (all single family detached dwellings are considered four bedrooms for ordinance computations unless proven otherwise by individual or developer).

A. CRITERIA FOR REQUIRING PARK/FOREST PRESERVE DEDICATION

1. Location

Plans of the park district or forest preserve district or appropriate standards adopted by said agencies shall be used as a guideline in locating sites.

2. Requirement and Population Ratio

The ultimate population density to be generated by a subdivision or planned unit development shall bear directly on the amount of land required to be dedicated for park and recreation sites. The acreage of land dedication requirement shall be determined by obtaining the total population of the development times 10 acres per 1,000 population. Total population is determined by applying the estimated ultimate population per dwelling unit table, as per the Ultimate Yield Table published by the Associated Municipal Consultants, to the number or respective units in the development. For purposes of the following example, it is presumed that each single family home will have 4 bedrooms. For other dwelling units such as townhouses and apartments, it is presumed that each unit will have 2 bedrooms.

3. Donation Requirement Calculation Examples:

Development "A" containing 200 single family homesites

$$\frac{(\text{units}) \times (\text{population factor}) \times \frac{\text{the required acreage}}{\text{per 1000 population}}}{(\text{from table 1})} = \text{Total Acres}$$

$$200 \text{ units} \times 3.764 \times \frac{10 \text{ acres}}{1,000} = 7.53 \text{ acres}$$

4. Credit for Land Development

When land dedication is required by this ordinance, credit to developers for said dedication will be given according to the following criteria:

For dedications to a park district or forest preserve district, the first five (5) acres must be contiguous and in one location. Credit shall only be granted for parcels that consist of “buildable acreage”. For the purposes of this ordinance “buildable

acreage” shall be considered those tracts or areas of land which are not encumbered with any of the following conditions:

- a. Wetlands and land that is generally inundated by water (under ponds, lakes, creeks, etc.),
- b. All of the floodway and floodway fringe within the 100-year floodplain, as shown on official FEMA maps,
- c. Land within the right-of-way or easement of an existing roadway,
- d. Land within an existing permanent easement prohibiting development (including utilities, drainage, access and pipelines).
- e. Soils subject to slumping.
- f. Land with severe slopes (in excess of 25%).

Land in excess of the above mentioned five acres, and land to be dedicated to the forest preserve district shall be credited as follows:

If the benefiting Park or Forest Preserve District determines it is in the best interest of the public at large to take ownership and maintenance of an existing or proposed wetland, it may choose to accept such a property however, no credit will be given. Furthermore the benefiting district may require the developer to provide three (3) years of maintenance after the initial planting of any new or supplemental plantings associated with such wetlands.

Partial credit may be granted at the discretion of such benefiting park or forest preserve district for “unbuildable land” as described above provided such land has been identified by a park or forest preserve district as potential or future linear parks, or such properties have been identified as potential greenway or trail linkages on an officially approved and adopted land use or open space plan.

The benefiting park district or forest preserve district may choose to recommend partial credit for manmade lakes or ponds that are judged to be of recreational or environmental benefit.

The total amount of credit granted for all land donated in any new subdivision shall be noted in any and all required development, PUD or donation agreements.

B) CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION

1. **Location**

Plans of the affected school district or the appropriate standards adopted by said agencies shall be used as a guideline in locating sites.

2. **Requirement and Population Ratio**

The ultimate number of students to be generated by a subdivision, planned unit development and/or special use permit shall bear directly upon the amount of land

required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of;

- a) estimated children to be served in each school classification (this number is determined by applying the estimated ultimate population per dwelling unit table (Table 1) to the number of respective units in the development) over the;
- b) actual average number of students to be served in each such school classification as stated herein, and then applying such ratio to the;
- c) said actual average number of acres for a school site of each such classification as stated herein.

The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification. For purposes of this computation it is presumed that each single family home will have 4 bedrooms. For other dwelling units, such as townhouses and apartments, it is presumed that each unit will have two (2) bedrooms.

Classification by Grades	Design Capacity per school classification	Minimum Acreage per school classification =	Acres Per Student Required
Elementary	850 students	15-20 acres	= 0.021
	671 students	13.85 acres	0.021
Middle	1125 students	30 acres	= 0.027
	921 students	19.44 acres	0.021
High School	3200 students	110 acres	= 0.034
	1643 students	62.05 acres	0.038
Number of Residential lots in Subdivision	x Estimated school children by school classification	x Acres Per Student Required	Acres = Per School Classification

Example: Development “A” is composed of 100 single family “4 bedroom” units:

Elementary

$$100 \times 0.644 \times (17.5/850) = 1.326 \text{ acres}$$

$$100 \times 0.644 \times (13.85/671) = 1.327 \text{ acres}$$

Middle

$$100 \times 0.184 \times (30/1125) = 0.490 \text{ acres}$$

$$100 \times 0.184 \times (19.44/921) = 0.3864 \text{ acres}$$

High School

$$100 \times 0.36 \times (110/3200) = 1.238 \text{ acres}$$

$$100 \times 0.36 \times (62.05/1643) = 1.361 \text{ acres}$$

$$\text{Total Acreage} = 3.054 \text{ acres}$$

$$= 3.074 \text{ acres}$$

C) CRITERIA FOR REQUIRING A CASH CONTRIBUTION IN LIEU OF LAND FOR PARK, PRESERVE, RECREATIONAL OR SCHOOL SITES.

1. Determination Of Cash-in-lieu of Land Donations:

When available land is inappropriate for park, forest preserve or school sites, as determined by local agency officials, the County shall require a cash contribution in lieu of land dedication by the subdivider or unit developer. The county shall furthermore require a cash contribution for all residential dwellings constructed that are not part of a platted subdivision.

2. Collection of Fees:

- a) The cash contribution in lieu of park and recreation land dedication shall be held in an interest bearing account by the Treasurer of the County, or other public body designated by the County, solely for the acquisition of park or recreational land as herein classified, which will be available to serve the immediate and future needs of the residents of that subdivision or development, or for the improvement of other existing local park and recreation lands which already serve such needs. Distribution of cash contributions shall be made on a quarterly basis to appropriate park/forest preserve/recreation land agents.
- b) The cash contribution in lieu of school sites shall be held in an interest bearing account by the Treasurer of the County or other public body designated by the County. Said funds shall be used solely for the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development, or for the construction of a new school or improvement to any existing school site or buildings which already serve or will serve such need. Distribution of cash contributions shall be made on a quarterly basis to appropriate districts.
- c) Unless otherwise approved by the affected school, park or forest preserve district, the total cash contribution required shall be determined prior to the approval of the final plat and shall be based upon the generation tables and fair market values in effect at the time of recording. If a subdivision contains more than three lots, the Owner/subdivider/developer may choose to pay the cash-in-lieu contribution at the time of issuance of a building permit for each individual lot or as a lump sum payment prior to the recoding of the final subdivision plat.

The cash contribution required for a residential unit not part of a platted subdivision shall be determined in the same manner as for other residential developments and shall be determined and collected prior to the issuance of a building permit by using the generation tables and Fair market Values in effect at time of issuance of the permit. This ordinance does not apply to reconstruction.

- d) Up-front payments made at the time of recording of a final plat shall be computed on the basis of all lots having four bedrooms homes. In those instances in which payment is to be collected at the time of issuance of an individual building permit, the fee to be collected will be based on the actual

number of bedrooms as determined by the County based upon the architectural plans submitted.

The payment procedures agreed upon as well as the generation tables and fair market values in effect at the time of recording shall be noted in any and all development agreements and shall be disclosed to all prospective lot purchasers prior to execution of a sales contract for any lot in the development. A note disclosing this obligation shall also appear on all plats submitted for recording.

3. Criteria for Requiring Land Dedication and a Fee

There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary; these occasions will arise when:

a) Only a portion of the land to be developed is proposed as the location for a park, preserve, recreation or school site. That portion of the land within the subdivision falling within the school, park or forest preserve location shall be dedicated as a site as stated earlier, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.

b) A major part of the park, preserve, recreation or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication and a cash contribution in lieu thereof shall be required.

4. Fair Market Value

The cash contributions in lieu of land shall be based on the "Fair Market Value" of the acres of land in the area improved that otherwise would have been dedicated as park, preserve, recreation or school sites. ~~An "Improved Acre" is defined as a tract of land improved with streets, curbs, water, storm sewer, sanitary sewer, electrical, natural gas and telephone service.~~ Fair Market Value for land not part of a subdivision or a planned unit development shall also be calculated on the Fair Market Value ~~of an improved acre~~. The Fair Market Value may be adjusted anytime by official action of the County Board. As of ~~April 15, 2014~~ **Month Day, 2019**, the Fair Market Value ~~of an improved acre~~ is determined to be ~~\$72,680~~ **\$47,121**. The Fair Market Value ~~of an improved acre~~ is calculated as follows:

- ~~(1) Determine "numerator" consisting of the summation of assessed values for the most recent three consecutive years of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) as shown in the final abstracts of assessed property values on Form PTAX-260-A, provided by the County Chief Assessor,~~
- ~~(2) Determine "denominator" consisting of the summation of the number of improved acres of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) within the County for the most recent three consecutive years,~~
- ~~(3) Divide "numerator" by "denominator" and multiply by three to convert to Fair Market Value of an improved acre.~~

~~*The total number of acres was provided by the GIS Department in April*~~

The Kendall County Assessor's Office shall provide the weighted average of all lot sales on a dollar per acre basis throughout Kendall County for a 3 year period.

In the event a subdivider or developer files a written objection to the Fair Market Value as specified herein, said subdivider or developer shall submit their own study of the Fair Market Value of land showing the comparable cost of land within the affected district. In that event, final determination of the Fair Market Value to be used in such calculations shall be made by the County Board, based upon such cost information submitted by the subdivider or developer and from other sources which may be submitted to the County Board by the School District or others.

Dual districts will be treated as they are affected by the impact of the subdivision or development within their territories: elementary and middle school contributions shall go to the elementary district and high school contributions shall go to the high school district.

5. Conveyance of Land

The subdivider or developer shall convey to the respective school district, park or forest preserve the land required under this agreement within 90 days after request by the district.

6. Density Formula

The attached table, marked as Table 1 being the same as Estimated Ultimate Population per Dwelling Unit, is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contribution in lieu thereof unless a written objection is filed thereto by the subdivider or developer.

In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population Per Dwelling Unit, attached hereto, said subdivider or developer shall submit their own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and in that event final determination of the density formula to be used in such calculations shall be made by the County Board, based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the County Board by the School District or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula components for the dedication of land, or the payment of fees in lieu thereof, as stated herein is subject to periodic review and amendment upon verification of current data by the Kendall County Board or its designee.

7. Reservation of Additional Land

Where the park district, forest preserve district or school district's plan or standards of the County Plan call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchases by the County or other public body designated by the County, provided that the designated public body/governing agency and developer approve a contract for the sale of land from the developer to the designated public body, in the form of a land purchase

agreement, right of first refusal or option to purchase before final plat approval. However, the designated public body/governing agency and developer may jointly request in writing that the County, upon approval by the County Board, allow an extension of a specified time to finalize the future sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase.

8. Site Condition

The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading and seeding as well as the installation of drainage and other required improvements on sites to be dedicated for park, preserve or school uses will be performed by the developer according to the plans, specifications and design criteria provided by the benefiting park, preserve or school district.

9. Improved Sites

At the time of dedication and conveyance to the benefiting district, all sites shall be in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. Such sites and the required improvements shall conform to all standards, specifications, plans and design criteria as provided by the benefiting park, forest preserve or school district.

10. Agreements

The details regarding the type and amount of any land or cash donations or credits to be supplied in fulfillment of this ordinance, and any terms or conditions attendant thereto, shall be included and specified in the corresponding PUD or development agreement required to be supplied and executed in conjunction with any new residential subdivisions approved by the County and such other agreements as may be required by the benefiting school, park or forest preserve district.

ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT
CHILDREN PER UNIT

Type of Unit	Pre-School 0-4 Years	Elementary Grades K-6 5-11 Years	Junior High Grades 7-8 12-13 Years	Total Grades K-8 5-13 Years	High School Grades 9-12 14-17 Years	Adults 18 Years +	Total Per Dwelling Unit
Detached Single Family							
2 Bedroom	0.113	0.143	0.041	0.184	0.020	1.700	2.017
3 Bedroom	0.292	0.422	0.120	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.644	0.184	0.828	0.360	2.158	3.764
5 Bedroom	0.283	0.461	0.132	0.593	0.300	2.594	3.770
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.106	0.030	0.136	0.038	1.752	1.990
3 Bedroom	0.212	0.227	0.065	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.370	0.106	0.476	0.173	2.173	3.145
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.100	0.028	0.128	0.046	1.693	1.914
3 Bedroom	0.052	0.278	0.079	0.357	0.118	2.526	3.053

Note:

There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single family dwelling units, only one category is provided. The same is true with apartments; thus, only one category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

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Illinois School Consulting Service
Associated Municipal Consultants,
Naperville, Illinois

TABLE 1

DEMOGRAPHICS

Existing Kendall County Public School Sites

Schools Grouped by Type		Enrollment 18-19	Average # Students	Acres Per Site	Average Acreage/Site	Acres Per Student
Existing High School Sites						
Plainfield #202	Plainfield South H.S.	2,521		80.00		
Yorkville #115	Yorkville H.S.	1,917		67.00		
Yorkville #115	Yorkville High School Academy	487		21.10		
Plano #88	Plano H.S.	729		40.00		
Oswego #308	Oswego H.S.	2,774		116.70		
Oswego #308	Oswego East H.S.	2,708		100.75		
Newark H. S. #18	Newark H.S.	167		8.79		
		11,303	1,614.71	434.34	62.05	0.0384
Existing Jr. High Sites						
Oswego #308	Thompson Jr. H.S.	823		19.68		
Oswego #308	Traughber Jr. H.S.	1,136		21.84		
Oswego #308	Karl Plank Jr. H.S.	825		14.48		
Oswego #308	Murphy Jr. H.S.	774		30.50		
Plainfield	Aux Sable M.S.	994		26.50		
Plano #88	Plano M.S.	369		12.41		
Yorkville #115	Yorkville M.S.	991		21.60		
Newark #66	Millbrook Jr. H.S.	94		8.49		
		6,006	750.75	155.50	19.44	0.0259
Existing Elementary School Sites						
Oswego #308	East View G.S.	125		18.25		
Oswego #308	Hunt Club Elementary	694		14.35		
Oswego #308	Boulder Hill G.S.	616		12.00		
Oswego #308	Old Post G.S.	458		17.60		
Oswego #308	Long Beach Elementary	470		9.20		
Oswego #308	Lakewood Creek Elem. School	752		18.00		
Oswego #308	Prairie Point Elem.	449		15.80		
Oswego #308	Churchill Elementary	544		23.81		
Oswego #308	Brokaw Early Learning Center (ag	359				
Oswego #308	Grande Park Elementary	565		36.95		
Oswego #308	Southbury Elementary	568		21.25		
Oswego #308	Fox Chase G.S.	538		12.00		
Lisbon G.S. #90	Lisbon Grade School	108		5.31		
Newark #66	Newark Grade School	144		5.00		
Minooka #201	Jones Elementary School	619		15.00		
Plainfield	Thomas Jefferson Elem.	629		11.78		
Plainfield	Charles Reed Elementary	564		14.47		
Plano #88	PH Miller	342		10.51		
Plano #88	Centennial	311		6.33		
Plano #88	Emily G Johns School Elem.	537		15.05		
Yorkville #115	Yorkville Intermediate	639		10.00		
Yorkville #115	Yorkville G.S.	186		4.00		
Yorkville #115	Circle Center Grade School	467		16.40		
Yorkville #115	Bristol Grade School	219		4.36		
Yorkville #115	Autumn Creek Elementary	666		16.00		
Yorkville #115	Bristol Bay Elementary	573		14.75		
Yorkville #115	Grande Reserve Elementary	548		12.00		
		12,690	470.00	360.17	13.34	0.0284

TABLE 2

Kendall County Public Schools

Existing School Site Acreage and Design Capacity Statistics

Grouped By School Type		Design Capacity	Average Ave. Capacity	Acres Per Site	Average Acreage/Site	Acres Per Student
High School						
Plainfield #202	Plainfield South H.S.	2400.00		80.00		
Yorkville #115	Yorkville H.S.	1500.00		67.00		
Yorkville #115	Yorkville H.S. Academy	600.00		21.10		
Plano #88	Plano H.S.	1000.00		40.00		
Oswego #308	Oswego H.S.	2400.00		116.70		
Oswego #308	Oswego East H.S.	3200.00		100.75		
Newark H. S. #18	Newark H.S.	400.00		8.79		
		<u>11500.00</u>	1642.86	<u>434.34</u>	62.05	0.0378
Middle School						
Oswego #308	Karl Plank Jr. H.S.	1000.00		14.48		
Oswego #308	Thompson Jr. H.S.	1125.00		19.68		
Oswego #308	Traughber Jr. H.S.	1200.00		21.84		
Oswego #308	Murphy Jr. H.S.	1200.00		30.50		
Plainfield	Aux Sable M.S.	900.00		26.50		
Plano #88	Plano M.S.	500.00		12.41		
Yorkville #115	Yorkville M.S.	1200.00		21.60		
Newark #66	Millbrook Jr. H.S.	240.00		8.49		
		<u>7365.00</u>	920.63	<u>155.50</u>	19.44	0.0211
Elementary School						
Oswego #308	East View G.S.	750.00		18.25		
Oswego #308	Hunt Club Elementary	900.00		14.35		
Oswego #308	Boulder Hill G.S.	750.00		12.00		
Oswego #308	Old Post G.S.	600.00		17.60		
Oswego #308	Long Beach Elementary	750.00		9.20		
Oswego #308	Lakewood Creek School	900.00		18.00		
Oswego #308	Prairie Point Elem.	750.00		15.80		
Oswego #308	Fox Chase G.S.	900.00		12.00		
Oswego #308	Churchill Elementary	750.00		23.81		
Oswego #308	Brokaw Early Learning	500.00				
Oswego #308	Grande Park Elementary	725.00		36.95		
Oswego #308	Southbury Elementary	900.00		21.25		
Lisbon G.S. #90	Lisbon Grade School	245.00		5.31		
Minooka #201	Jones Elementary School	750.00		15.00		
Newark #66	Newark Grade School	275.00		5.00		
Plainfield	Thomas Jefferson Elem.	850.00		11.78		
Plainfield	Charles Reed Elementary	850.00		14.47		
Plano #88	PH Miller	650.00		10.51		
Plano #88	Centennial	600.00		6.33		
Plano #88	Emily G Johns School Elem.	600.00		15.05		
Yorkville #115	Yorkville Circle Center	600.00		16.40		
Yorkville #115	Yorkville Intermediate	750.00		10.00		
Yorkville #115	Autumn Creek Elementary	750.00		16.00		
Yorkville #115	Bristol Bay Elementary	650.00		14.75		
Yorkville #115	Yorkville G.S.	300.00		4.00		
Yorkville #115	Grand Reserve	650.00		12.00		
Yorkville #115	Bristol G.S.	425.00		4.36		
		<u>18120.00</u>	671.11	<u>360.17</u>	13.85	0.0206

TABLE 3

Land Cash Donation Calculation Sheet - (2014)(2019)

Unit Type: Two-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Total Population per Unit) x } \frac{10.0 \text{ acres}}{1,000 \text{ population}} \text{ x } (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \text{ x } (2.017) \text{ x } (0.010) \text{ x } (\$72,680) = \mathbf{\$1,465.96} \\
 \textcolor{red}{(1 \text{ unit}) \text{ x } (2.017) \text{ x } (0.010) \text{ x } (\$47,121) = \mathbf{\$950.43}}
 \end{array}$$

School Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Students per Unit by Grade) x } \frac{\text{\# acres per school type}}{\text{school capacity by school type}} \text{ x Fair Market Value} \\
 \text{(#Dwelling Units) x (Students per Unit by Grade) x school capacity by school type x } (\$72,680) \textcolor{red}{(\$47,121)} = \text{Contribution per Unit}
 \end{array}$$

Elementary

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.143) \text{ x } (0.021) \text{ x } (\$72,680) = \$ \mathbf{218.26} \\
 \textcolor{red}{(1 \text{ unit}) \text{ x } (0.143) \text{ x } (0.021) \text{ x } (\$47,121) = \$ \mathbf{141.50}}
 \end{array}$$

Middle School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.041) \text{ x } (0.027) \text{ x } (\$72,680) = \$ \mathbf{80.46} \\
 \textcolor{red}{(1 \text{ unit}) \text{ x } (0.041) \text{ x } (0.021) \text{ x } (\$47,121) = \$ \mathbf{40.57}}
 \end{array}$$

High School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.020) \text{ x } (0.034) \text{ x } (\$72,680) = \$ \mathbf{49.42} \\
 \textcolor{red}{(1 \text{ unit}) \text{ x } (0.020) \text{ x } (0.038) \text{ x } (\$47,121) = \$ \mathbf{35.81}}
 \end{array}$$

Total School Contribution

$$\begin{array}{l}
 \text{-----} \\
 = \$ \mathbf{348.14} \\
 \textcolor{red}{= \$ \mathbf{217.88}}
 \end{array}$$

Forest Preserve Contribution

$$\$ \mathbf{1,465.96} \textcolor{red}{(\$950.43)}$$

+ Total School Contribution

$$\textcolor{red}{+ \$ \mathbf{348.14} (\$217.88)}$$

Total Contribution per 2- Bedroom Unit

$$\$ \mathbf{1,814.10} \textcolor{red}{(\$1,166.38)}$$

TABLE 4 (Page 1 of 4)

Land Cash Donation Calculation Sheet - (2014)(2019)

Unit Type: Three-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Total Population per Unit) x } \frac{10.0 \text{ acres}}{1,000 \text{ population}} \text{ x } (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \text{ x } (2.899) \text{ x } (0.010) \text{ x } (\$72,680) = \$ 2,106.99 \\
 (1 \text{ unit}) \text{ x } (2.899) \text{ x } (0.010) \text{ x } (\$47,121) = \$1,366.04
 \end{array}$$

School Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Students per Unit by Grade) x } \frac{\text{\# acres per school type}}{\text{school capacity by school type}} \text{ x Fair Market Value} \\
 \text{per Unit} \\
 (\$72,680) (\$47,121) = \text{Contribution}
 \end{array}$$

Elementary

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.422) \text{ x } (0.021) \text{ x } (\$72,680) = \$ 644.09 \\
 (1 \text{ unit}) \text{ x } (0.422) \text{ x } (0.021) \text{ x } (\$47,121) = \$ 417.58
 \end{array}$$

Middle School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.120) \text{ x } (0.027) \text{ x } (\$72,680) = \$ 235.48 \\
 (1 \text{ unit}) \text{ x } (0.120) \text{ x } (0.021) \text{ x } (\$47,121) = \$ 118.74
 \end{array}$$

High School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.184) \text{ x } (0.034) \text{ x } (\$72,680) = \$ 454.69 \\
 (1 \text{ unit}) \text{ x } (0.184) \text{ x } (0.038) \text{ x } (\$47,121) = \$ 329.47
 \end{array}$$

Total School Contribution	-----	= \$ 1,334.26
		\$ 865.79
Forest Preserve Contribution		\$ 2,106.99 \$1,366.04
+ Total School Contribution		+ \$ 1,334.26 \$865.79
Total Contribution per 3 - Bedroom Unit		\$ 3,441.25 \$2,231.83

TABLE 4 (Page 2 of 4)

Land Cash Donation Calculation Sheet - (2014)~~(2019)~~(\$47,121)

Unit Type: Four-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

		<u>10.0 acres</u>			
(#Dwelling Units) x (Total Population per Unit) x		1,000 population		x (\$72,680) = Contribution per Unit	
(1 unit) x	(3.764)	x	(0.010)	x (\$72,680) =	\$ 2,735.68
(1 unit) x	(3.764)	x	(0.010)	x (\$47,121) =	\$ 1,773.63

School Donation:

		<u># acres per school type</u>		x Fair Market Value	
(#Dwelling Units) x (Students per Unit by Grade) x school capacity by school type x				(\$72,680) (\$47,121) = Contribution per Unit	

Elementary

(1 unit) x	(0.644)	x	(0.021)	x (\$72,680) =	\$ 982.92
(1 unit) x	(0.644)	x	(0.021)	x (\$47,121) =	\$ 637.26

Middle School

(1 unit) x	(0.184)	x	(0.027)	x (\$72,680) =	\$ 361.07
(1 unit) x	(0.184)	x	(0.021)	x (\$47,121) =	\$ 182.08

High School

(1 unit) x	(0.360)	x	(0.034)	x (\$72,680) =	\$ 889.60
(1 unit) x	(0.360)	x	(0.038)	x (\$47,121) =	\$ 644.62

Total School Contribution	=	\$ 2,233.59
----------------------------------	---	--------------------

\$ 1,463.96

Forest Preserve Contribution

\$ 2,735.68 \$1,773.63

+ Total School Contribution

+ \$ 2,233.59 \$1,463.96

Total Contribution per 4- Bedroom Unit

\$ 4,969.27 \$3,237.65

TABLE 4 (Page 3 of 4)

Land Cash Donation Calculation Sheet- (2014)(2019)

Unit Type: Five-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{rclclcl}
 & & & \frac{10.0 \text{ acres}}{1,000 \text{ population}} & & \\
 (\# \text{ Dwelling Units}) \times (\text{Total Population per Unit}) \times & & & & \times (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \times & (3.770) & \times & (0.010) & \times & (\$72,680) = \$ 2,740.04 \\
 \textcolor{red}{(1 \text{ unit})} \times & \textcolor{red}{(3.770)} & \times & \textcolor{red}{(0.010)} & \times & \textcolor{red}{(\$47,121)} = \$ 1,776.46
 \end{array}$$

School Donation:

$$\begin{array}{rclclcl}
 & & & \frac{\# \text{ acres per school type}}{\text{school capacity by school type}} & \times \text{Fair Market Value} & \\
 (\# \text{ Dwelling Units}) \times (\text{Students per Unit by Grade}) \times & & & & \times (\$72,680) & \textcolor{red}{(\$47,121)} = \text{Contribution per Unit}
 \end{array}$$

Elementary

$$\begin{array}{rclclcl}
 (1 \text{ unit}) \times & (0.461) & \times & (0.021) & \times & (\$72,680) = \$ 703.62 \\
 \textcolor{red}{(1 \text{ unit})} \times & \textcolor{red}{(0.461)} & \times & \textcolor{red}{(0.021)} & \times & \textcolor{red}{(\$47,121)} = \$ 456.18
 \end{array}$$

Middle School

$$\begin{array}{rclclcl}
 (1 \text{ unit}) \times & (0.132) & \times & (0.027) & \times & (\$72,680) = \$ 259.03 \\
 \textcolor{red}{(1 \text{ unit})} \times & \textcolor{red}{(0.132)} & \times & \textcolor{red}{(0.021)} & \times & \textcolor{red}{(\$47,121)} = \$ 130.62
 \end{array}$$

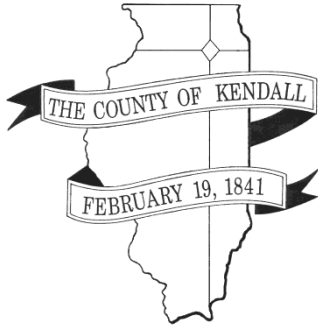
High School

$$\begin{array}{rclclcl}
 (1 \text{ unit}) \times & (0.300) & \times & (0.034) & \times & (\$72,680) = \$ 741.34 \\
 \textcolor{red}{(1 \text{ unit})} \times & \textcolor{red}{(0.300)} & \times & \textcolor{red}{(0.038)} & \times & \textcolor{red}{(\$47,121)} = \$ 537.18
 \end{array}$$

$$\text{Total School Contribution} \quad \text{-----} \quad = \$1,703.99$$

$$\begin{array}{rcl}
 \text{Forest Preserve Contribution} & & \$1,123.98 \\
 + \text{Total School Contribution} & & \$ 2,740.04 \textcolor{red}{\$1,776.46} \\
 \hline
 \text{Total Contribution per 5- Bedroom Unit} & & + \$ 1,703.99 \textcolor{red}{\$1,123.98} \\
 & & \hline
 & & \$ 4,444.03 \textcolor{red}{\$2,900.44}
 \end{array}$$

TABLE 4 (Page 4 of 4)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: September 3, 2019
Re: Bed and Breakfast Regulations

Following the July Planning, Building and Zoning Committee on this topic, Staff was instructed to draft changes to the Kendall County Zoning Ordinance pertaining to bed and breakfast establishments and short-term rentals. Bed and breakfast establishments are special uses in the A-1, R-1, RPDs, and R-2 zoning districts. The proposed changes are as follows:

Amendment to Section 3.02

BED AND BREAKFAST ESTABLISHMENTS - ~~A lodging establishment, generally in a single family dwelling and/or detached guesthouse, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.~~ An operator-occupied residence providing accommodations for a charge to the public with no more than five (5) guest rooms for rent, in operation for more than ten (10) nights in a twelve (12) month period. Breakfast may be provided to the guests only. Bed and breakfast establishments shall not include motels, hotels, boarding houses, or food service establishments. Bed and bed breakfast establishments shall meet the criteria set forth in the Illinois Bed and Breakfast Act.

HOTEL, MOTEL, ~~OR INN OR AUTO COURT.~~ An establishment containing lodging accommodations designed for use by transients, or travelers or temporary guests. Facilities provided may include maid service, laundering of linen used on the premises, telephone and secretarial desk service, restaurants, cocktail lounges, meeting rooms, and ancillary retain uses provided access to such uses are from the exterior of the principal use. **Short-term rentals of a maximum thirty (30) days in a dwelling, one family or dwelling, two family or accessory structures with residentially allowed occupancy permits shall not be considered hotels.**

Section 7.01.D.11 is amended by the following:

1. Bed and breakfast establishments are permitted subject to the following conditions:
 - a. Shall have no more than five (5) guest rooms for rent.
 - b. Shall be in operation for not less than six (6) nights in a six (6) month period. B&B Act says more than ten (10) nights in a twelve (12) month period.**
 - c. Shall maintain a guest register which shall be available at all times for inspections.
 - d. Shall be located in a single family detached dwelling, not an accessory building or garage.
 - e. Shall satisfy all requirements of the Kendall County Health Department in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance and Building Department prior to the issuance of occupancy permits.
 - f. In addition to the parking requirements for a single family detached dwelling, the bed and breakfast establishment shall provide one (1) additional space for each guest room. The off-street parking for a bed and breakfast

establishment shall not be located in any required yard, but it shall be screened from adjacent properties by a landscape screen of at least fifty (50) percent capacity.

- g. Only one (1) sign shall be permitted for each bed and breakfast establishment. The maximum size of such sign shall be four (4) square feet per sign face.
- h. Each guest room may have its own private bath. No guest room shall have any kitchen facilities.
- i. Guest room shall mean sleeping room intended to serve no more than two (2) adult transient guests per night.
- j. Accommodations shall be provided in guest rooms only. The length of stay in a bed and breakfast establishment shall be a maximum of One (1) week.
- k. Any application for a special use shall include, in addition to all other documents required for a special use application, floor plans drawn to scale accurately showing the guest rooms in relation to the rest of the single family detached dwelling.

Sections 8.02.C.4. and Section 8.03.H.2.b are amended to have the same language as Section 7.01.D.11.

Staff recommends that any changes to the bed and breakfast regulations be included as part of the larger Zoning Ordinance project.

If you have any questions, please let me know.

Thanks,

MHA

Matt Asselmeier

From: Matthew G. Prochaska
Sent: Wednesday, September 4, 2019 10:49 AM
To: Matt Asselmeier
Subject: Fwd: [External]Short Term Rentals
Attachments: Batavia Short Term Rental One Pager.docx

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Alex Finke <afinke@illinoisrealtors.org>
Date: 9/4/19 10:16 AM (GMT-06:00)
To: "Matthew G. Prochaska" <mprochaska@co.kendall.il.us>
Subject: [External]Short Term Rentals

Morning, Matt -

Please see the attachment I wrote for Batavia. You can skip over the Batavia specifics at the top, but the rest applies generally. And honestly, if you want a ballpark for Kendall Co., just take all the Batavia numbers and divide them by .333.

Let me know if you need anything further.

Respectfully,

Alex Finke

Government Affairs Director

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Representing:

REALTOR® Association of the Fox Valley, HomeTown, Illini Valley Associations of REALTORS®, & Quad City Area REALTOR® Association

708.567.3452 (c)

afinke@illinoisrealtors.org

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Batavia IL Short-Term Rental Overview and Data

Snapshot of Airbnb Activity in Batavia

- There were 10 hosts in the city in 2017
- The average age of a host was 58
- The vast majority of hosts were women
- The typical host earned \$10,700 in 2017
- 640 people stayed at an Airbnb in the city in 2017
- The average stay was 4 nights
- The majority of hosts are on the property with their guests
- The average person staying at an Airbnb spends just over \$170/day locally
- In 2017 Airbnb generated just over \$40,000 in tax revenue for the city

Overview of Short-Term Rentals

Why do people choose Short-Term Rentals?

It is undeniable that, like Uber and other market disrupters, short-term rental housing is fulfilling a market demand. In 2012, 12 percent of Americans stayed in short-term rental housing and the number is growing. In just August 2015, more than 17 million people throughout the world stayed at an Airbnb listing (this figure does not even include listings on other sites). Short-term renters are attracted to the extra living space, lower rates than hotels, and better amenities – short term rentals have been cited as being about 50 percent per square foot less expensive than hotels.

Short-term rentals are used for more than weekend jaunts. The average stay using Airbnb is 6.4 nights. They serve a broad variety of needs including providing housing for families renovating their home, people in-town for business, patients and their families in-town for extended medical care, out-of-town relatives visiting family for an extended period of time, families that had to vacate their home but are unable to move into their new home, and much more.

Why do people rent their properties on a short-term basis?

The money generated by short-term rentals is most often viewed by hosts as extra spending money or supplementary income that the host relies upon. A study commissioned by Airbnb for the NY City market concluded that Airbnb generate \$632 million in economic activity in one year and supported 4,580 jobs. In many cases, the supplementary money is used to make home improvements. In other more extreme cases, property owners are experiencing significant financial hardship and are renting out their house to pay the mortgage or put food on the table.

For more information or Questions, please contact Alex Finke (Government Affairs Director) afinke@illinoisrealtors.org

2019 VIOLATIONS

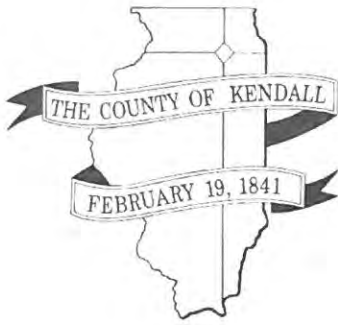
Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V19-001	Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Junk & Debris	12/19/2018	1/13/2019			2/21/2019
19-002	Peaslee	03-09-108-011	148 Circle Dr East	Boulder Hill	Zoning Violation - Fence	12/21/2018	2/1/2019			2/21/2019
19-003	Staggs	02-31-477-005	4 Poplar Rd	Foxlawn	Chickens in R-4 Zoning	12/28/2018	1/11/2019			1/11/2019
19-004	Whitlock	03-04-476-035	82 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-005	Butz	03-04-476-030	72 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	2/28/2019			2/28/2019
19-006	Alfaro/Vargas	03-04-477-009	61 Paddock St.	Boulder Hill	Prohibited parking - trailer	1/3/2019	1/18/2019			1/18/2019
19-007	Kubica/Mszal	03-04-376-057	74 Sierra	Boulder Hill	Prohibited pkg com vehicles	1/3/2019	3/28/2019			4/11/2019
19-008	Fletcher	03-03-351-001	63 Sonora Dr	Boulder Hill	Prohibited Motor Home pkg	1/3/2019	1/29/2018			1/28/2019
19-009	Green/Gaither	03-04-329-013	33 Whitney Way	Boulder Hill	Prohibited pkg com vehicle	1/3/2019	1/18/2019			1/18/2019
19-010	Jordan	03-04-480-011	130 Saugatuk	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-011	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Multiple Violations	1/3/2019	1/18/2019			1/19/2018
19-012	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	1/3/2019	4/15/2019			4/8/2019
19-013	Amador	03-05-404-017	134 Boulder Hill Pass	Boulder Hill	Prohibited parking/surface	1/4/2019	1/29/2019			1/11/2019
19-014	ERB Properties, LLC	09-13-400-006	276 Route 52		Possible Landscape Business	1/10/2019	6/18/2019			6/20/2019
19-015	Sasso	09-36-300-004	660 Holt Rd		Possible Landscape Business	1/10/2019	2/15/2019			2/14/2019
19-016	Hardekopf	03-04-253-010	44 Ingleshire Rd	Boulder Hill	Junk & Debris	1/11/2019	9/9/2019			
19-017	Lozano/Nolasco	03-05-404-023	146 Boulder Hill Pass	Boulder Hill	Illegal parking / Commercial vehicle	2/17/2019	2/21/2019			3/14/2019
19-018	Hagemeyer	03-04-352-021	172 Boulder Hill Pass	Boulder Hill	Prohibited Parking - rec vehicle	2/17/2019	2/21/2019			2/13/2019
19-019	Bodnar	08-29-200-005	16296 Route 47		Junk & Debris	2/18/2019	9/23/2019			
19-020	Kline	03-04-277-017	247 Fernwood Rd	Boulder Hill	Junk & Debris	3/17/2019	3/21/2019			3/22/2019
19-021	Penley	03-04-377-014	7731 Plattville Rd	Boulder Hill	Prohibited Parking - Semi Truck	3/11/2019	3/25/2019			3/25/2019
19-022	Flores	08-11-100-014	7701 Plattville Rd		Multiple Violations	3/13/2019	4/22/2019			7/10/2019
19-023	May/hugh	03-04-377-009	63 Sierra Rd	Boulder Hill	Prohibited Trailer Parking	3/26/2019	4/22/2019			4/16/2019
19-024	Cerbrus SFR Holdings	03-04-377-015	75 Sierra Rd	Boulder Hill	Prohibited Trailer Parking	3/26/2019	5/24/2019			5/22/2019
19-025	Ruiz	03-03-352-001	132 Saugatuk Rd	Boulder Hill	Prohibited Commercial Vehicle parking	3/26/2019	5/1/2019			5/15/2019
19-026	Hornbaker	03-04-377-018	31 Saugatuk Rd	Boulder Hill	Prohibited Boat Parking	3/27/2019	9/9/2019			8/27/2019
19-027	Espino / Castillo	03-04-351-012	22 Durango Rd	Boulder Hill	Prohibited Semi Parking	3/28/2019	4/11/2019			4/11/2019
19-028	Graham	03-04-306-004	52 Circle Dr E	Boulder Hill	Junk & Debris	3/28/2019	5/23/2019			5/28/2019
19-029	Del Toro	03-04-305-016	52 Circle Dr E	Boulder Hill	Prohibited Trailer Parking	3/29/2019	4/22/2019			4/29/2019
19-030	Swanson	03-08-202-003	44 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	4/12/2019	8/12/2019		6/24/2019	8/12/2019
19-031	Old 2nd/Tanner	03-07-231-006	101 Harbor Dr	Manna Terrace	Junk & Debris	4/16/2019	4/30/2019			4/29/2019
19-032	Sharp	03-09-155-009	139 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	4/15/2019	4/29/2019			5/3/2019
19-033	C. Motter Properties	02-35-300-013	7842 Route 71		Illegal Banner Sign	4/15/2019	5/8/2019			5/6/2019
19-034	Zedrow	03-08-230-015	19 Somerset Rd	Boulder Hill	Building w/o Permit	4/15/2019	4/29/2019			4/23/2019
19-035	Hansen	03-08-230-011	7 Somerset Rd	Boulder Hill	Inoperable Vehicle	4/16/2019	7/15/2019			8/14/2019
19-036	Gonzalez	03-09-152-019	14 Ridgefield Rd	Boulder Hill	Prohibited Trailer parking	4/16/2019	4/30/2019			5/3/2019
19-037	Roman	03-04-378-023	50 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019
19-038	Reyes	03-04-378-026	56 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019
19-039	Michel	07-18-400-001	17510 Fern Dell Rd		Accessory Bldg w/o Permit	4/29/2019	6/1/2019			6/3/2019
19-040	Hall	03-09-151-010	32 Somerset Rd	Boulder Hill	Prohibited Trailer Parking	4/30/2019	6/1/2019			6/4/2019
19-041	Gujosa	07-24-200-003	15285 Route 52		Building w/o Permit	4/30/2019	6/1/2019			5/29/2019
19-042	Marmalejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Prohibited Trailer Parking	5/1/2019	6/30/2019			7/9/2019
19-043	Ericksen	03-08-230-021	35 Somerset Rd	Boulder Hill	Prohibited Boat Parking	5/1/2019	6/18/2019			7/24/2019
19-044	Kavulich	02-35-380-002	5575 Fields Dr	FOFC	Prohibited Boat Parking	5/8/2019	6/3/2019			6/4/2019
19-045	Garay / Juarez	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	8/1/2019	Matt 7/31/19		
19-046	Muniz	09-18-300-016	14674 Brisbin Rd		Multiple Violations	5/9/2019	8/1/2019			7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019			6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	9/1/2019			

2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019		
19-051	Uker	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 Ceboit Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019		6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019		5/23/2019
19-055	Henn	03-08-280-008	16 Ceboit Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019		6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019		7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019		6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019		8/28/2019
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019		6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019		6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019		6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019		6/3/2019
19-067	Void								
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019		6/5/2019
19-069	C T&T# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019		6/5/2019
19-070	Akers	03-04-379-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019		
19-071	Garcia	03-09-155-005	131 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019		6/28/2019
19-072	Persons	02-03-400-005	522 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019		7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019		6/28/2019
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019		7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019		6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019		6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019		7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019		7/30/2019
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019		7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019		7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019	reopened 8/7/18	
19-082	Cerny/Gzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parked in required front yard	6/12/2019	7/24/2019		7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019		7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019		7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019		7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/1/2019
19-087	Malley Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/24/2019	Mat 8/16/19	
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019		7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019		7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019		8/23/2019
19-092	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Trailer parking	7/23/2019	9/9/2019		8/22/2019
19-093	Rangel	02-34-276-003	8042 Van Emmon Rd.	Boulder Hill	Multiple Violations	7/24/2019	8/7/2019		8/14/2019
19-094	White	01-25-378-001	12573 Woodview St	Schaefer Woods N	Inoperable Vehicle	7/24/2019	8/18/2019		8/13/2019
19-095	Morelli	03-04-352-025	180 Boulder Hill Pass	Boulder Hill	Prohibited Trailer Parking	7/24/2019	8/7/2019		8/8/2019
19-096	Boif	03-04-328-013	50 Longbeach Rd	Boulder Hill	Prohibited Boat Parking	7/24/2019	8/7/2019		8/8/2019
19-097	McNeilly	03-04-326-001	44 Marnel Rd	Boulder Hill	Prohibited Camper Parking	7/25/2019	8/8/2019		8/12/2019
19-098	McBroom	03-04-305-025	20 Wyndham Dr	Boulder Hill	Multiple Violations	7/25/2019	9/5/2019		

2019 VIOLATIONS

19-099	Duque	03-04-303-022	26 Marnel Rd	Boulder Hill	Prohibited Trailer Parking	7/25/2019	8/22/2019	Matt 8/23/19		
19-100	Kavulich	03-35-380-002	5755 Fields Dr	FOC	Prohibited Boat Parking	8/7/2019	8/21/2019			8/23/2019
19-101	Graham	03-04-306-004	57 Circle Dr E	Boulder Hill	Prohibited camper & Trailer pkg	8/12/2019	9/9/2019			
19-102	St. Laurent	03-08-228-002	22 Codorus Rd	Boulder Hill	Inoperable Vehicle	8/13/2019	9/9/2019			
19-103	Sittig	03-04-251-029	200 Fernwood Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/8/2019			
19-104	Cabrera	03-04-306-027	44 Hampton rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/9/2019			
19-105	Smith	03-05-453-011	149 Boulder Hill Pass	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/19/2019			
19-106	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/17/2019			
19-107	Stricker	03-04-178-010	11 Ingleshire Rd.	Boulder Hill	Prohibited Boat Parking	8/14/2019	8/28/2019			8/29/2019
19-108	Filice	03-04-352-034	69 Hampton Rd.	Boulder Hill	Prohibited Camper/RV parking	8/14/2019	8/28/2019			8/29/2019
19-109	Wright	03-04-177-029	28 Ingleshire Rd	Boulder Hill	Prohibited Camper Parking	8/14/2019	8/28/2019			8/22/2019
19-110	Boottz	03-04-253-016	56 Ingleshire Rd	Boulder Hill	Prohibited Trailer Parking	8/14/2019	10/3/2019			
19-111	Dano	03-04-402-006	24 Winrock Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019			8/29/2019
19-112	Zepeda/Tijerina	03-09-154-007	30 Pickford Rd	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019			8/29/2019
19-113	Geweniger/Zidlicky	03-08-278-010	102 Circle Drive W	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019			8/29/2019
19-114	Fecarotta	03-05-428-015	10 Hampton Rd.	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019			8/29/2019
19-115	Evans	03-05-277-026	18 Briarcliff Rd	Boulder Hill	Remodel w/o Permit	8/26/2019	9/9/2019			8/29/2019
19-116	Semovski/Reshidi	03-04-404-002	87 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	8/29/2019	9/12/2019			
19-117	Ejima									



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Date

7/23/19

Violation #

V19-099

Address of Violation:

218 Marnel Rd

City & Zip:

Montgomery 60538

Subdivision:

Boulder Hill

Unit

10

Lot

25

Parcel Number:

03-04-303-022

Zoning:

R-6

Owner or Tenant:

Dugue, David Jr. + Jennifer

Description of Complaint:

Trailer parked in required front yard setback

Complainant's Name:



Contact Info:

Inspector

B.L.H.

Date

7/25/19

Field Notes

Trailer parked in required front yard setback

Photos Taken?

☒ Yes

☐ No

Section of Applicable Code

11.05 (A)(1)(b)(ii)

NOTES:

1st Notice 7/25/19

2nd Notice 8/12/19

PPZ 8/23/19 - obtain F/U photo 9/9/19

DATE CLOSED:

Kendall County Planning, Building and Zoning

(630) 553-4141

07/25/2019

DUQUE DAVID JR & JENNIFER E



Violation # 19099

Parcel # 03-04-303-022

26 MARNEL RD
MONTGOMERY, IL 60538 -

It is often easy in our busy schedule to overlook the condition of our property. We sometimes do not even realize that an ordinance requiring safety procedures may be in effect.

In an effort to prevent problems, your County Board Members have passed ordinances which require certain procedures to be followed in an effort to protect the well being and health of the citizens of Kendall County. An Inspection of your property conducted as of this date revealed the following violation:

ZONING ORDINANCE 11.05 (A)(1)(b)(ii) VIOLATION

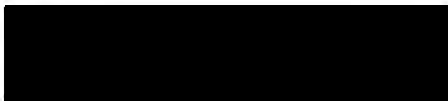
PROHIBITED TRAILER PARKING IN REQUIRED FRONT YARD SETBACK

Since most residents are not aware of such code violations, the County allows the property owner a fourteen (14) day period in which to correct this situation. Please contact our office by Thursday, August 08, 2019.

Kendall County can only continue to prosper through its citizen's positive attitude towards home, neighborhood, and community. Your prompt attention and cooperation in this matter would be appreciated. Should you have any questions, please contact this office at the above number.

If said violation is not corrected, this matter will be forwarded to the Kendall County States Attorney's Office for prosecution and the possible imposition of fines.

Sincerely,



Kendall County Planning, Building & Zoning

Kendall County Planning, Building and Zoning

(630) 553-4141

08/12/2019

DUQUE DAVID JR & JENNIFER E



Violation # 19099

Parcel # 03-04-303-022

26 MARNEL RD
MONTGOMERY, IL 60538 -

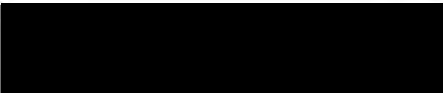
The attached letter was sent to you recently. As of today's date, the following violation still exists:

ZONING ORDINANCE 11.05 (A)(1)(b)(ii) VIOLATION

PROHIBITED TRAILER PARKING IN REQUIRED FRONT YARD SETBACK

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Thursday, August 22, 2019.

Sincerely,



Kendall County Planning, Building & Zoning



08/23/2019 09:29

08/12/2019 09:51



07/25/2019 09:45

Non Violations 2019

Date	Name	Address	Subdivision	PIN #	Description	Date Inspected	Violation Y/N
12/3/2018	Perez	22 Cayman Dr	Boulder Hill	03-09-103-002	Trailer parked in front yard	1/3/2019	N
12/3/2018	Hurtado	116 Longbeach Rd	Boulder Hill	03-04-408-037	Trailer parked in front yard	1/3/2019	N
12/3/2018	Schanz	67 Saugatuck Rd	Boulder Hill	03-04-454-017	Truck parked on grass/prohibited trailer parking	1/3/2019	N
12/7/2018	Medgyesi	2588 I Rock Creek Rd	Solitude Lakes	01-14-325-003	Build 3 season room w/o permit	1/3/2019	N
12/13/2018	Grogan	14 Maple St	Foxlawn	05-05-103-002	5 Inoperable Vehicles	12/20/2018	N
12/21/2018	Pratt	74 W. Rickard Dr		02-14-428-001	Possible Inoperable Vehicles	1/17/2019	N
12/28/2018	Tapia	99 Clark Ave Oswego	Clark's	02-13-277-003	Trash dumping onto property	1/2/2018	N
1/9/2019	Freda	5724 Minkler Rd		02-36-300-005	Possible Dog Grooming Business	1/12/2019	N
1/9/2019	Benes	2575 Wolf's Crossing Rd		03-15-126-004	Manure Pile affecting storm drain	1/18/2019	N
2/7/2019	Hideaway Lakes/Tanner	8045 Van Emmon Rd		03-42-226-001	Water issue - no water for campground	2/7/2019	Referred to HHD
2/11/2019	Waldron	8 Shagbark Ln	Foxhurst	04-09-377-002	Possible horses	2/14/2019	N
2/19/2019	Osterhoh	33 Scarsdale Rd	Boulder Hill	03-05-453-031	Building w.o permit	5/22/2019	Y-Permit approved
2/21/2019	Brown	39 Whitney Way	Boulder Hill	03-04-329-016	Possible inoperable vehicle	3/13/2019	N
2/28/2019	Diangelis	7520 Route 34		02-23-202-022	Burn Pile a concern	2/28/2019	N
2/28/2019	Waldron	8 Shagbark Ln	Foxhurst	04-09-377-002	Baby goats in backyard	3/6/2019	N
3/1/2019	Lauderdale	129 Braeburn	Boulder Hill	03-04-407-013	Junk & Debris	3/7/2019	N
3/1/2019	Wilson/Czaska	134 Braeburn	Boulder Hill	03-04-403-018	Junk & Debris	3/7/2019	N
3/7/2019	Lewis	78 N Linden Dr	Meyerbrook	01-16-401-002	Junk & Debris	3/19/2019	N
3/8/2019	Hideaway Lakes	8045 Van Emmon			Raw Sewage	3/8/2019	N-Health Dept.
3/13/2019	Freda	5724 Minkler Rd		02-36-300-005	Possible Dog Grooming Business	3/20/2019	N
3/14/2019	Schanz	67 Saugatuck	Boulder Hill	03-04-454-017	Illegal parking	3/27/2019	N
3/18/2019	Wheaton	5626 Minkler Rd	Squaw Valley	02-36-300-014	Box Truck & trailer in front yard	4/24/2019	N
3/19/2019	Francesconi	7646 Fairway Dr	Whitetail	06-07-402-003	Operating Food Business out of home	3/23/2019	Referred to HHD
3/21/2019	Horsely/Kassl	5920 Minkler Rd		02-35-400-011	Possible Dog Grooming Business	3/29/2019	Home Occup
3/22/2019	Gonzalez	38 Circle Dr E	Boulder Hill	03-05-427-009	Possible Inoperable Vehicle	3/28/2019	N
4/9/2019	Nelson	4 Circle Dr W	Boulder Hill	03-05-453-001	Possible Inoperable Vehicle	4/11/2019	N
4/9/2019	Cadena	140 Saugatuck Rd	Boulder Hill	03-03-352-004	Inoperable Vehicle	4/23/2019	N
4/9/2019	Paravola	21 Tomahawk Trl	Arrowhead Hills	03-31-478-006	Possible Business in R-3	5/6/2019	N
4/9/2019	Corona	3279 Route 52		09-16-200-015	Possible remodel & occupied RV	5/9/2019	N
4/9/2019	Macias	3610 Van Dyke Rd		09-04-300-005	Possible occupied structure/Livestock issue	5/17/2019	N
4/9/2019	Quiroz	4080 Van Dyke Rd		09-05-400-018	Possible occupied trailer and shed	5/17/2019	N
4/9/2019	Aguliar	3400 blk Route 52		09-16-400-010	Possible occupied trailers	5/17/2019	N
4/10/2019	Aguliar	4063 Van Dyke Rd		09-05-400-012	Possible occupied structures	5/17/2019	N
4/15/2019	Stone	10 Hillview Ct	Pavillion Hts	05-07-101-004	Semi parked in court	4/8/2019	N
4/17/2019	Hughes	50 Circle Drive E	Boulder Hill	03-04-305-016	Inoperable Vehicle	4/18/2019	N
4/18/2019	Madison Tr	10978 Crimmin Rd		04-03-400-013	Truck Dispatch business	5/2/2019	N
4/18/2019	Millington United Church	11090 Crimmin Rd		04-31-200-007	Hay Depot operation	5/2/2019	N
4/22/2019	Gervas	35 Old Post Rd	Boulder Hill	03-08-227-042	Trailer in front yard	4/23/2019	N
4/22/2019	White	23 Woodcliff Dr	Boulder Hill	03-05-277-033	2nd story door/no decking	4/23/2019	N
4/26/2019	Robbins	21 Fox Ct	Fox Station	04-01-401-001	Inoperable Vehicle/Junk & Debris	8/5/2019	N
4/30/2019	Coulouris	2480 A Bristol Ridge Rd		02-15-177-005	Shed - no permit	5/24/2019	Applied for BP

Non Violations 2019

5/2/2019	Schneeman / Bulter	20 Riverwood Ln	Riverwood	02-14-478-010	Stormwater issue/water gushing into creek	5/6/2019	N
5/6/2019	Amstadt	7796 Madeline Dr	FOFC	02-35-380-001	Prohibited RV Parking	5/21/2019	N
5/8/2019	Sullivan Lv Tr	20 Hillview Ct.	Pavillion Hts	05-07-101-002	Sump pump discharging onto 16 Hillview Ct.	5/8/2019	N
5/10/2019	Frescura	14565 Jughandle Rd	Langeland's	09-15-300-016	Commercial Bus./Occupied barn	6/11/2019	N
5/10/2019	Haase	15100 Jughandle Rd	Aux Sable Oaks	09-22-200-004	Dumping dirt. Construction w.o permit	5/10/2019	N
5/10/2019	Wright Sr	15130 Jughandle Rd	Aux Sable Oaks	09-22-200-005	Possible occupied garage	5/21/2019	N
5/15/2019	Borucki	9 Guilford Rd	Boulder Hill	03-08-202-027	RV parked in front yard	5/15/2019	N
5/17/2019	Gordon	28 Parkway Dr	River Edge	02-23-153-004	Accessory Structure - No permit	6/4/2019	Applied for BP
5/24/2019	James Williams Trust	64 Old Post Rd	Boulder Hill	03-09-152-013	Boat parking on non approved surface	7/1/2019	N
5/27/2019	Lacoursiers	16 Grove St	Vil of Bristol	02-15-157-004	Tree damage to power lines	6/26/2019	N
5/28/2019	Hamaker	5395 Half Round Rd	Old Reserve	03-32-132-003	Water issues in backyard from neighbor	6/11/2019	N
5/29/2019	Davidson	2 Dolphin Ct.	Marina Terrace	03-07-229-018	Driveway holding water	6/5/2019	Ref to Oswego Twship
5/29/2019	Bakos	31 W Anchor Rd	Marina Terrace	03-07-231-007	Trees growing in drainage	6/5/2019	Ref to Oswego Twship
5/29/2019		corner of Anchor & Dolphin	Marina Terrace		View at corner blocked by overgrown trees	6/5/2019	Ref to Oswego Twship
5/31/2019	Farrell	137 Dolores St	Shore Heights	03-07-430-015	Burning in back yard - daily poss. garbage	6/3/2019	Referred to HHD
5/31/2019	Kendall Land LLC	16505 Burr Oak Rd	Southfield	01-32-200-001	Pole Building - No Permit	6/25/2019	Applied for BP
6/3/2019	Blalock	1937 Winchester Ct	Boulder Hill	06-02-103-003	Possible stormwater violation	6/5/2019	N
6/3/2019	Hall	20 Longbeach Rd	Boulder Hill	03-04-307-018	Not given	6/5/2019	N
6/3/2019	Ochoa	73 Pueblo	Boulder Hill	03-04-378-014	Not given	6/5/2019	N
6/3/2019	Slack	41 Whitney Way	Boulder Hill	03-04-329-017	Not given	6/5/2019	N
6/3/2019	Collier	9 Woodridge Rd	Boulder Hill	03-04-303-004	Not given	6/5/2019	N
6/3/2019	Curless	22 Woodridge Rd	Boulder Hill	03-04-153-026	Not given	6/5/2019	N
6/10/2019	Grand Prairie Equestrian	3428 Roth Rd		03-23-277-004	Manner piling up	6/12/2019	N
6/17/2019	DeLaTorre	33 Old Post Rd	Boulder Hill	03-08-227-041	Trailer in Required Front Yard	6/18/2019	N
6/18/2019	Vasquez	1 Knollwood Dr	Boulder Hill	03-05-278-028	Junk & Debris - on public sidewalk	6/19/2019	Ref to Oswego Twship
6/20/2019	Badus	7405 Audrey Ave	Rose Hill	05-02-201-006	Drainage issue	6/26/2019	Ref to Kendall Twship
6/24/2019	Sec of Vet Affairs	14 Maple Street	Fox Lawn	05-05-103-002	Burning of household items	6/26/2019	Ref to HHD
7/2/2019	Eschbach	121 Heatthgate Rd	Boulder Hill	03-04-255-011	Bathroom fire	8/7/2019	No permit req
7/3/2019	Crisip	23 Oaklawn Ave	River Ridge	02-23-154-010	Tall Grass	7/3/2019	Ref to Bristol Twship
7/3/2019	American Elm / Crimmon	51 Paddock St.	Boulder Hill	03-04-477-004	Possible AirBNB	7/11/2019	N
7/8/2019	Cudebec	939 Heartland Dr		02-28-278-005	Possible stormwater issue	7/9/2019	Ref to Yorkville
7/10/2019	Guzman Jr.	13039 McKanna Rd		09-09-100-002	Possible occupied accessory bldg	7/11/2019	N
7/10/2019	Anderson	6759 Chicago Rd.	Plattville	08-12-102-009	Horses on property	8/1/2019	N
7/11/2019	Suzie's Bar/Chessre	4353 Tuma Rd	Mohrs	02-28-277-002	Fire	7/23/2019	N
7/16/2019	Cooper	Route 34 Plano		01-24-300-024	Off Premise advertising sign	7/23/2019	N
7/17/2019	Barragan	7 Sonora Dr	Boulder Hill	03-04-282-004	Accessory structure in setback	7/31/2019	N
7/22/2019	Richmond	11 Guilford Rd	Boulder Hill	03-08-202-026	Possible Halfway House	8/7/2019	N
7/23/2019	Braves Realty/Jarrett	37 Woodridge Rd	Boulder Hill	03-04-154-002	Prohibited Boat parking	7/23/2019	N
7/23/2019	Hagen	144 Laurie Ln	Shore Heights	03-07-427-009	Extensive House Fire	8/7/2019	Applied for BP
7/24/2019	Lamberty	17 Fieldpoint Rd	Boulder Hill	03-08-277-024	Possible rental of rooms	8/12/2019	N
7/24/2019	Pacyga	20 Ceboild Dr	Boulder Hill	03-08-280-010	Inoperable Vehicle	8/6/2019	N
7/24/2019	Henn	16 Ceboild Dr	Boulder Hill	03-08-280-008	Inoperable Vehicle	8/6/2019	N

Non Violations 2019

7/25/2019	Castle	311 Boulder Hill Pass	Boulder Hill	03-09-155-025	Remodeling without permit	8/7/2019	N
7/25/2019	Velazquez	2200 Route 52		09-15-400-016	Operating a bakery/church	7/31/2019	Ref to HHD
7/25/2019	Hughes	38 Afton Dr.	Boulder Hill	03-04-277-041	Vehicle parked on non approved surface	8/12/2019	N
7/26/2019	Adamovich	34 Afton Dr	Boulder Hill	03-04-277-039	Possible chickens/rooster on property	8/13/2019	N
7/29/2019	Stuck	5535 Jennifer ct.	FOFC	02-35-255-002	RV parked in front yard	8/23/2019	N
7/30/2019	Moore/Alexander	19 Cebold	Boulder Hill	03-08-253-024	Inspection/meeting - possible addition/setbacks	7/31/2019	N
7/31/2019	Steifbold	22 S. Bereman Rd	Boulder Hill	03-05-430-009	RV parked in front yard	8/1/2019	N
8/5/2019	Ratiu	56 Riverside Dr	Fox River Gardens	02-27-328-007	Junk & Debris/Dumping Dirt in corner	8/7/2019	N
8/5/2019	Hoak	604 Victoria Ave	Wackerlin	02-28-453-006	Junk & Debris	8/7/2019	N
8/5/2019	Amstadt	7796 Madeline Dr	FOFC	02-35-380-001	RV parked in front yard	8/7/2019	N
8/5/2019	Garcia	365 Emily Ct.	FOFC	05-02-102-014	Trailer parked in front yard	8/12/2019	N
8/5/2019	Reinert	13 Pickford Rd.	Boulder Hill	03-08-278-017	Parking in required front yard setback	8/13/2019	N
8/5/2019	Robles/ Del Rosario Beltran	32 Circle Dr. W	Boulder Hill	03-05-454-007	Parking in required front yard setback	8/13/2019	N
8/5/2019	Bolf	50 Longbeach Rd	Boulder Hill	03-04-328-013	Parking in required front yard setback	8/13/2019	N
8/5/2019	Knox	33 Seneca Dr	Boulder Hill	03-05-430-043	Parking in required front yard setback	8/13/2019	N
8/6/2019	Andersen	24 Oak Hill Dr	Oak Hill	02-13-453-006	Business out of home/Driveway w/o Permit	8/7/2019	N

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	14	1	0	0	1	4	4	1	3	0	0	0	0
Garage	7	0	0	1	2	0	0	2	2	0	0	0	0
Accessory Buildings	41	1	1	2	6	10	10	6	5	0	0	0	0
Additions	9	1	0	0	3	0	0	1	4	0	0	0	0
Remodeling	14	0	2	4	1	3	1	0	3	0	0	0	0
Commercial - B Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Barns/Farm Buildings	13	0	0	4	1	1	1	1	5	0	0	0	0
Signs	4	0	1	1	1	0	0	0	1	0	0	0	0
Swimming Pools	15	0	0	1	2	5	3	4	0	0	0	0	0
Decks	6	0	0	0	2	2	2	0	0	0	0	0	0
Demolitions	5	2	1	1	0	0	1	0	0	0	0	0	0
Electrical Upgrades	3	0	0	0	0	0	1	0	2	0	0	0	0
Change in Occupancy	5	0	1	1	1	1	0	1	0	0	0	0	0
Driveway	8	0	0	0	3	2	1	1	1	0	0	0	0
Fire Restoration	3	0	1	2	0	0	0	0	0	0	0	0	0
Patio	1	0	0	0	0	0	0	0	1	0	0	0	0
Generator	9	0	2	0	0	3	2	1	1	0	0	0	0
Solar	16	4	0	0	2	5	1	2	2	0	0	0	0
	174	9	9	17	25	37	27	20	30	0	0	0	0

2018 YTD - 15 House

160 Total Permits

August 2018 - 4 House

25 Total Permits

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	\$1,285,000	\$7,205	\$5,255
Garage	2	\$41,850	\$269	\$0
Accessory Buildings	5	\$48,500	\$1,046	\$0
Additions	4	\$117,500	\$1,258	\$0
Remodeling	3	\$50,000	\$970	\$0
Barns/Farm Buildings	5	\$799,500	\$0	\$0
Signs	1	\$12,499	\$134	\$0
Electrical Upgrades	2	\$187,750	\$570	\$0
Driveway	1	\$500	\$200	\$0
Patio	1	\$4,148	\$50	\$0
Generator	1	\$6,841	\$110	\$0
Solar	2	\$42,914	\$350	\$0
	30	\$2,597,002	\$12,163	\$5,255

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit Number					
8/14/2019	01 House	012019167	04-33-100-002	JOSEPH R. & KAREN G. AMODEA	15777 HUGHES RD. NEWARK, IL. 60541		
8/28/2019	01 House	012019175	06-18-200-004	ANDERSON JOSH M & HEATHER L	8360 GROVE RD YORKVILLE, IL 60560-		AM KITCHEN & BATH
8/19/2019	02 Garage	022019166	02-11-128-011	SAVINO JO ANN TRUST	62 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2	SELF
8/15/2019	03 Accessory Buildings	032019169	02-35-412-004	CZEPIEL KATHERINE & DAVID	5583 FIELDS DR YORKVILLE, IL 60560-	AMNDED PLAT	
8/28/2019	03 Accessory Buildings	032019176	05-08-353-004	BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SELF
8/26/2019	03 Accessory Buildings	032019178	01-21-100-005	LP NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-	TANGLEWOOD TRAILS	
8/1/2019	03 Accessory Buildings	032019151	03-04-282-004	BARRAGAN DAVID JR	7 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
8/26/2019	03 Accessory Buildings	032019177	01-21-100-005	LP NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		
8/1/2019	03 Accessory Buildings	032019157	03-32-326-006	TAYLOR BRAD R & HELEN J	55 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
8/6/2019	04 Additions	042019179	03-08-253-024	ALEXANDER, FRANCES	19 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
8/22/2019	04 Additions	042019171	04-21-127-005	KATH BRADLEY M & CHRISTINE N	15690 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Property Address	Subdivision	Contractor Name
		Category	Number				
8/28/2019	042019173	04 Additions	01-25-461-007	SOUMAR MILES B & KERRI E	12296 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	SAME
8/29/2019	042019182	04 Additions	02-35-103-003	ALLISON MICHAEL	55 COUNTRYVIEW DR YORKVILLE, IL 60560-	COUNTRY VIEW SUB	B & M BUILDERS INC
8/28/2019	052019174	05 Remodeling	03-04-283-002	KITTOE DONALD E	43 FALLCREEK CIR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 35	
8/14/2019	052019165	05 Remodeling	03-32-135-007	CASSADAY NICHOLAS & ERIN	5460 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	RELIABLE HOME IMPROVEMENT
8/8/2019	082019161	08 Barns/Farm Buildings	07-35-400-002	BLEUER ROBERT & PATRICIA	13168 HILL RD NEWARK, IL 60541-		
8/8/2019	082019160	08 Barns/Farm Buildings	07-35-400-002	BLEUER ROBERT & PATRICIA	13168 HILL RD NEWARK, IL 60541-		
8/7/2019	082019159	08 Barns/Farm Buildings	01-09-476-005	COFFMAN MARK A & DOROTHY L	1815 LITTLE ROCK RD PLANO, IL 60545-	OTTOS ASSESSMENT PLAT	
8/20/2019	082019170	08 Barns/Farm Buildings	09-04-300-005	MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-		
8/14/2019	092019164	09 Signs	01-14-176-002	7 MOUNTAINS CHURCH	9 SCHOMER LN PLANO, IL 60545-		DESIGNS & SIGNS BY ANDERSON
8/28/2019	152019181	15 Electrical Upgrades	01-09-300-002	ENBRIDGE ENERGY	15998 MILLER RD PLANO, IL 60545-		THE STATE GROUP IND
8/28/2019	152019180	15 Electrical Upgrades	09-06-300-003	ENBRIDGE ENERGY	5776 CHICAGO RD YORKVILLE, IL 60560-		THE STATE GROUP IND.

Permit Approval Date Report Kendall County

09/03/2019 09:13:24 AM

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit ID					
8/28/2019	18 Driveway	182019183	01-20-352-018	VELAZQUEZ MARIO NIETO	84 WOODLAND DR PLANO, IL 60545-		
8/14/2019	19 Fire Restoration	192019037	02-27-401-002	CASTLE BANK NA TR 2434	8045 VAN EMMON RD YORKVILLE, IL 60560-		
8/8/2019	20 Patio	202019162	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	CEMENTRIX CONCRETE
8/7/2019	23 Generator	232019158	05-07-127-010	KOESTER MICHAEL A & JUDITH M	54 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	LEE LEGLER CONSTRUCTION & ELECTRIC INC
8/22/2019	24 Solar	242019172	09-34-400-007	FLEMING THOMAS P & LILLIE	2018 HOLT RD MINOOKA, IL 60447-		VIVINT SOLAR DEVELOPER, LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
6/5/2019	012019117 01 House		07-18-400-001 MICHEL BRIAN J	17510 FERN DELL RD NEWARK, IL 60541-			
7/16/2019	012019134 01 House		06-05-402-005 BROWN LEVELLE	4308 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	CL DESIGN-BUILD, INC.	
6/21/2019	012019121 01 House		02-35-410-005 FORTIER BRIAN & SARAH	7692 COLE COURT YORKVILLE, IL. 60560	FIELDS OF FARM COLONY BART HOMES UNIT 3		
6/13/2019	012019086 01 House		02-11-300-007 CRAIG & DIANE ZIMMERMAN	7861 GALENA ROAD BRISTOL, IL. 60512		SAME	
5/8/2019	012019073 01 House		07-35-300-005 JAY AND MEGAN VINING	17561 SCOTT SCHOOL RD NEWARK, IL. 60541		BLACKJACK BUILDERS	
8/28/2019	012019175 01 House		06-18-200-004 ANDERSON JOSH M & HEATHER L	8360 GROVE RD YORKVILLE, IL 60560-		AM KITCHEN & BATH	
2/5/2019	012019017 01 House		03-32-326-003 FAZIO JOSEPH & BOWERS TRACY	67 CRESTVIEW DR OSWEGO, IL. 60543	CRESTVIEW WOODS	DJK CUSTOM HOMES INC.	
6/17/2019	012019094 01 House		05-12-277-005 MCCUE BUILDERS INC	7398 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE		
8/14/2019	012019167 01 House		04-33-100-002 JOSEPH R. & KAREN G. AMODEA	15777 HUGHES RD. NEWARK, IL. 60541			
7/1/2019	012019120 01 House		02-35-380-011 BANACH LUKASZ & HELENA	7562 MADELINE DRIVE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY LIV COMPANIES, LLC UNIT 3		
6/20/2019	012019070 01 House		05-12-228-017 MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LJ MORSE CONSTRUCTION CO.	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Permit Category	Owner Name					
4/11/2019	012019045 01 House		07-09-100-010 BENDER FAMILY LTD PARTNERSHIP % SOY CAPITAL ACCESSIONS	12961 SLEEZER RD NEWARK, IL 60541		CORE HOMES LLC		
7/3/2019	022019139 02 Garage		02-26-377-004 BRANDAU PETER W & SUSAN P	7609 B RIVER OAKS DR YORKVILLE, IL 60560-	FOX RIVER OAKS	DANLEY'S GARAGE WORLD		
3/13/2019	022019031 02 Garage		01-14-326-005 SECOR LAWRENCE C & DENISE M	2588 D ROCK CREEK RD PLANO, IL 60545-	SOLITUDE LAKES SETTLEMENT	COACH HOUSE OF YORKVILLE		
4/24/2019	022019064 02 Garage		05-18-153-001 MCCUSKER MICHAEL J & PAMELA K	64 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 4	SAME		
4/16/2019	022019059 02 Garage		01-10-101-003 PIERCE ERIC D & AMANDA N	1148 VILMIN RD PLANO, IL 60545-		SELF		
7/11/2019	022019137 02 Garage		05-08-251-002 LECHOWICZ ERIC ANTHONY & JEANETTE EVANS	125 NAWAKWA LN YORKVILLE, IL 60560-	NAWAKWA SUB	CLEARY BUILDING CORP.		
8/19/2019	022019166 02 Garage		02-11-128-011 SAVINO JO ANN TRUST % SMITH CLUBHOUSE M	62 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	SELF		
5/8/2019	032019078 03 Accessory Buildings		02-35-432-005 MCCABE MICHAEL & KRISTIE	5672 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4			
8/28/2019	032019176 03 Accessory Buildings		05-08-353-004 BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS			
5/8/2019	032019071 03 Accessory Buildings		04-02-226-005 ZBELLA JAMES E & ZBELLA KATHLEEN J	6165 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2			
8/1/2019	032019157 03 Accessory Buildings		03-32-326-006 TAYLOR BRAD R & HELEN J	55 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS			

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit Number					
7/11/2019	03 Accessory Buildings	032019143	03-04-327-010	MARTINEZ FILOMENA	35 SURREY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
4/29/2019	03 Accessory Buildings	032019066	03-08-280-027	ROGERSON ROBERT D & DEBRA S	3 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SAME
8/1/2019	03 Accessory Buildings	032019151	03-04-282-004	BARRAGAN DAVID JR	7 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
4/23/2019	03 Accessory Buildings	032019062	03-08-230-015	ZEDROW DONALD & LINDA	19 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SAME
8/26/2019	03 Accessory Buildings	032019177	01-21-100-005	LP NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		
8/26/2019	03 Accessory Buildings	032019178	01-21-100-005	LP NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		
6/27/2019	03 Accessory Buildings	032019136	02-13-453-006	ANDERSEN REBECCA & CHAD	24 OAK HILL DR OSWEGO, IL 60543-	OAK HILLS	
5/13/2019	03 Accessory Buildings	032019084	01-30-100-006	TOWNSEND JASON S	4505 SANDY BLUFF RD PLANO, IL 60545-		
4/11/2019	03 Accessory Buildings	032019055	05-07-253-003	BECKET CHARLES	11300 ROUTE 71 YORKVILLE, IL 60560-	ARCADIA ACRES	GAITHER QUALITY CONSTRUCTION
4/1/2019	03 Accessory Buildings	032019044	03-13-400-005	RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		Millennium Construction
6/21/2019	03 Accessory Buildings	032019131	03-08-279-004	LUKACH ROBERT J	14 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
6/19/2019	032019128	03 Accessory Buildings	03-01-351-008	EDWARDS PHILIP A TRUST	997 HARVEY RD OSWEGO, IL 60543-		
4/3/2019	032019048	03 Accessory Buildings	04-16-251-005	KAIL ROBERT & DEANNA S	25 SHERMAN ST MILLBROOK, IL 60536-		
6/4/2019	032019112	03 Accessory Buildings	02-23-153-004	GORDON MARK & MONICA C	28 PARKWAY DR YORKVILLE, IL 60560-		
6/3/2019	032019110	03 Accessory Buildings	09-18-200-005	MASKEL ROBERT A & VICKY J	14225 GROVE RD MINOOKA, IL 60447-		
3/21/2019	032019035	03 Accessory Buildings	01-05-201-002	HENDERSON ALEX	16469 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	SAME
5/24/2019	032019104	03 Accessory Buildings	02-15-177-005	COULOURIS, GREGORY L & DUBLIN, GREGORY L	2480 A BRISTOL RIDGE RD BRISTOL, IL 60512-		
6/17/2019	032019122	03 Accessory Buildings	03-19-126-002	MACKIE BRIAN G & LAURIE A	40 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
6/17/2019	032019123	03 Accessory Buildings	02-13-354-004	MUSSER BRETT R & AUBREY B	145 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	BOB LEE BUILDERS
6/25/2019	032019133	03 Accessory Buildings	01-32-200-001	KENDALL LAND LLC	16505 BURR OAK RD PLANO, IL 60545-		
1/4/2019	032019009	03 Accessory Buildings	06-33-300-004	WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
7/1/2019	032019132	03 Accessory Buildings	06-02-177-001	SHREVE STEPHEN D & CINDY JO	73 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	FBI BUILDINGS, INC.

Permit Approval Date Report Kendall County

Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
Issue Date	Permit Category	Owner Name	Owner Name			
6/12/2019	032019108	03-19-126-003	ERICKSON WILLIAM J & LYNNE E	48 RIVERVIEW CT OSWEGO, RIVERVIEW HEIGHTS IL 60543-		COACH HOUSE OF YORKVILLE
6/21/2019	032019129	04-16-204-010	MADDOX KAMUELA A & ANASTASIA D	8205 WHITFIELD RD MILLBROOK, IL 60536-		
5/24/2019	032019103	05-04-177-004	KLEI JAIMIE T & DENAULT ALICIA	37 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
7/3/2019	032019138	01-19-378-001	LITTLEFAIR KEVIN & DENISE	14 FRAZIER CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	
4/18/2019	032019060	03-18-451-005	MAYER PAUL H & CYNTHIA M	39 E PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	LEON BUILDERS
7/24/2019	032019149	09-21-300-005	TREDENNICK RON D & WENDY	3670 BELL RD MINOOKA, IL 60447-		CLEARY BUILDING CORP
2/5/2019	032019020	08-12-127-001	SHARP EDDIE W & GUYLA L	6720 CHICAGO RD YORKVILLE, IL 60560-		BOB LEE
4/25/2019	032019065	03-04-327-009	DALE GARY A & RITA J	33 SURREY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	TUFF SHED
8/15/2019	032019169	02-35-412-004	CZEPIEL KATHERINE & DAVID	5583 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY SELF UNIT 4	
7/30/2019	032019153	04-09-351-010	ANDERSON GREGORY J & DAWN M	6 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	ROBERT E LEE
5/23/2019	032019098	03-04-377-009	MAYHUGH BRUCE W & MARGARET J	63 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	

Permit Approval Date Report Kendall County

Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
Issue Date	Permit Category	Owner Name	Owner Name			
5/16/2019	032019090 03 Accessory Buildings	03-04-476-008 DENNIS BENJAMIN R & LINDA L	03-04-476-008 DENNIS BENJAMIN R & LINDA L	65 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 16	SAME
5/22/2019	032019099 03 Accessory Buildings	02-36-102-003 HENCZEL DAVID C DECL OF TRUST & DANIELA MEZA DENISE	02-36-102-003 HENCZEL DAVID C DECL OF TRUST & DANIELA MEZA DENISE	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	BACKYARD BUILDINGS
6/13/2019	032019087 03 Accessory Buildings	02-11-300-007 CRAIG & DIANE ZIMMERMAN	02-11-300-007 CRAIG & DIANE ZIMMERMAN	7861 GALENA ROAD BRISTOL, IL. 60512		SAME
7/19/2019	042019142 04 Additions	02-35-103-008 AVELAR, SALVADOR CASTRO & RAMIREZ, MADITUA	02-35-103-008 AVELAR, SALVADOR CASTRO & RAMIREZ, MADITUA	7921 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
5/1/2019	042019068 04 Additions	03-12-203-015 KAMES RICHARD K & JENNIFER L	03-12-203-015 KAMES RICHARD K & JENNIFER L	3 GASTVILLE ST AURORA, IL 60503-	GASTVILLE RESUB LOT 1	
5/1/2019	042019067 04 Additions	09-15-200-005 GUZMAN RAMIRO & GRACE	09-15-200-005 GUZMAN RAMIRO & GRACE	14021 ARBEITER RD MINOOKA, IL 60447-		
4/16/2019	042019058 04 Additions	07-16-100-003 LAPRAIRIE PETER J & ENGELBY SABINE	07-16-100-003 LAPRAIRIE PETER J & ENGELBY SABINE	14080 TOWNHOUSE RD NEWARK, IL 60541-		
1/22/2019	042019014 04 Additions	02-23-228-008 SHEEREN PATRICIA J	02-23-228-008 SHEEREN PATRICIA J	30 BRISTOL CT OSWEGO, IL 60543-	CHRISTIAN SUB	VAN DUZOR CONSTRUCTION CO., INC.
8/29/2019	042019182 04 Additions	02-35-103-003 ALLISON MICHAEL	02-35-103-003 ALLISON MICHAEL	55 COUNTRYVIEW DR YORKVILLE, IL 60560-	COUNTRY VIEW SUB	B & M BUILDERS INC
8/6/2019	042019179 04 Additions	03-08-253-024 ALEXANDER, FRANCES	03-08-253-024 ALEXANDER, FRANCES	19 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
8/28/2019	042019173 04 Additions	01-25-461-007 SOUAMAR MILES B & KERRI E	01-25-461-007 SOUAMAR MILES B & KERRI E	12296 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
8/22/2019	042019171	04 Additions	04-21-127-005	KATH BRADLEY M & CHRISTINE N	15690 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
8/28/2019	052019174	05 Remodeling	03-04-283-002	KITTOE DONALD E	43 FALLCREEK CIR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 35	
6/10/2019	052019119	05 Remodeling	03-07-429-012	FERGUSON TIMOTHY J & ANGELA N	138 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION, INC.
6/5/2019	052019100	05 Remodeling	03-32-376-006	KEYVAN NASER & MICHELLE	4624 RESERVATION RD OSWEGO, IL 60543-	ARROWHEAD HILLS	
5/21/2019	052019097	05 Remodeling	06-10-100-003	KELLER MARTIN J & NICOLE C	7426 B SCHLAPP RD OSWEGO, IL 60543-		DME ELEVATORS & LIFTS
5/24/2019	052019088	05 Remodeling	05-12-220-008	FUGLESTAD ALAN & KIM	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MEADOWS CONSTRUCTION
4/18/2019	052019061	05 Remodeling	03-09-155-012	WALT R PROPERTIES/CRAIG DOLE	7 CIRCLE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SAME
4/1/2019	052019043	05 Remodeling	03-13-400-005	RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		Millennium Construction
3/28/2019	052019040	05 Remodeling	02-21-151-015	KOZLOWICZ ROBERTA	10 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	ARTISAN ENTERPRISES
3/25/2019	052019039	05 Remodeling	03-08-103-009	US BANK TRUST NA LSF9 MASTER PART TRUST	103 HARBOR DR OSWEGO, IL 60543-	MARINA TERRACE APARTMENTS	ResiPro
3/20/2019	052019034	05 Remodeling	01-36-100-024	NAUMAN REVOCABLE GRANTOR TRUST	13010 C RIVER RD PLANO, IL 60545-	IL KAFORSKIS SUB	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Owner Name					
8/14/2019	052019165 05 Remodeling	03-32-135-007 CASSADAY NICHOLAS & ERIN	5460 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	RELIABLE HOME IMPROVEMENT		
2/26/2019	052019025 05 Remodeling	02-26-476-005 KOSKI JAMES E & CAROL ANN	44 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	CLEAN EDGE CONSTRUCTION INC.		
2/19/2019	052019024 05 Remodeling	09-15-100-007 RUSSELL CHARLES A JR & SAMIOS-RUSSELL MADON	2735 ROUTE 52 MINOOKA, IL 60447-		D'AMICO CONCRETE CO		
1/15/2019	062018189 06 Commercial - M Zone	03-07-227-002 UTILITY DYNAMICS CORPORATION	5327 LIGHT ROAD OSWEGO, IL, 60543		CLEARY BUILDING CORP.		
6/12/2019	072019101 07 Commercial - B Zone	03-05-176-002 FOX METRO WATER REC DIST	682 C ROUTE 31 OSWEGO, IL 60543-		WHITTACKER CONSTRUCTION & FOUNDATION INC		
8/20/2019	082019170 08 Barns/Farm Buildings	09-04-300-005 MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-				
8/8/2019	082019161 08 Barns/Farm Buildings	07-35-400-002 BLEUER ROBERT & PATRICIA	13168 HILL RD NEWARK, IL 60541-				
8/8/2019	082019160 08 Barns/Farm Buildings	07-35-400-002 BLEUER ROBERT & PATRICIA	13168 HILL RD NEWARK, IL 60541-				
8/7/2019	082019159 08 Barns/Farm Buildings	01-09-476-005 COFFMAN MARK A & DOROTHY L	1815 LITTLE ROCK RD PLANO, IL 60545-	OTTOS ASSESSMENT PLAT			
7/9/2019	082019141 08 Barns/Farm Buildings	08-06-400-004 HILLER FAMILY LTD PARTNERSHIP & DH TRUST #4	11408 NEWARK RD NEWARK, IL 60541-				
6/5/2019	082019116 08 Barns/Farm Buildings	07-18-400-001 MICHEL BRIAN J	17510 FERN DELL RD NEWARK, IL 60541-				

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Owner Name					
6/13/2019	08 Barns/Farm Buildings	082019105	07-24-200-003	GUIJOSA MAURA	15285 ROUTE 52 NEWARK, IL 60541-		
4/11/2019	08 Barns/Farm Buildings	082019054	02-19-200-001	LOFTUS ROBERT M & ILDEFONSA LIV TRUST	11159 FAXON RD YORKVILLE, IL 60560-		
3/29/2019	08 Barns/Farm Buildings	082019042	09-09-300-005	CABRAL, FIDENCIO	13724 MCKANNA RD MINOOKA, IL 60447-	BLEUERS SUB	
3/29/2019	08 Barns/Farm Buildings	082019041	05-32-200-006	KARALEES VIRGIL N DEC LIV TR & KARALEES VIRGIL N DEC LIV TR	11350 IMMANUEL ROAD YORKVILLE, IL. 60560		
3/25/2019	08 Barns/Farm Buildings	082019038	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
3/22/2019	08 Barns/Farm Buildings	082019036	09-07-200-023	FEECE TROY R & SUSAN	13403 GROVE RD MINOOKA, IL 60447-		
8/14/2019	09 Signs	092019164	01-14-176-002	7 MOUNTAINS CHURCH	9 SCHOMER LN PLANO, IL 60545-		DESIGNS & SIGNS BY ANDERSON
4/9/2019	09 Signs	092019046	03-18-451-001	AUTOSMART, INC.	5498 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	RGC DESIGNS
3/6/2019	09 Signs	092019028	03-05-301-005	KUHN RICHARD	585 ROUTE 31 OSWEGO, IL 60543-		RJ KUHN PLUMBING HEATING & COOLING
2/7/2019	09 Signs	092019022	03-05-401-003	JAMES MARTIN	89 BOULDER HILL PASS MONTGOMERY, IL 60538-		
7/24/2019	12 Swimming Pools	122019148	03-05-454-007	ROBLES JUAN L PENIA & BELTRAN MARIA DEL ROSARIO VASQUEZ	32 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	GREAT ESCAPE

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
7/16/2019	122019146	12 Swimming Pools	03-32-326-006	TAYLOR BRAD R & HELEN J	55 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
7/9/2019	122019140	12 Swimming Pools	05-06-226-013	BOYTOR MICHAEL J & LINDA L	61 FORD DR YORKVILLE, IL 60560-	FORD ACRES	SWIM SHACK INC.
6/5/2019	122019114	12 Swimming Pools	05-02-102-014	GARCIA KELLY	365 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	GREAT ESCAPE
6/5/2019	122019113	12 Swimming Pools	05-02-201-004	PLANK BRETT T & THERESA	6095 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	SWIM SHACK
6/3/2019	122019109	12 Swimming Pools	03-07-431-001	GRABOWSKI AMANDA B	133 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
5/21/2019	122019096	12 Swimming Pools	09-09-100-008	KAREKA STEPHEN A & JENNIFER J	13100 MCKANNA RD MINOOKA, IL 60447-		
5/21/2019	122019095	12 Swimming Pools	05-09-101-006	BOYER TIMOTHY M & SUSAN M	7250 B ROUTE 47 YORKVILLE, IL 60560-		
5/17/2019	122019092	12 Swimming Pools	02-35-413-018	GONZALEZ JOSE A	5791 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	
5/13/2019	122019085	12 Swimming Pools	02-22-102-009	DUNN PATRICK J & CONNIE L	57 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
5/16/2019	122019081	12 Swimming Pools	03-15-176-003	URBEALIS BRADLEY & IOBBI AMANDA	2373 DOUGLAS RD OSWEGO, IL 60543-	KEIERLEBER ACRES	PRECISION POOLS
7/16/2019	122019145	12 Swimming Pools	01-36-100-032	HAHN PAUL & AMANDA	12806 RIVER RD PLANO, IL 60545-	MINNETONKA SPRINGS SUB	

Permit Approval Date Report Kendall County

Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
Issue Date	Permit Category	Owner Name				
4/24/2019	122019063 12 Swimming Pools	04-02-226-002 PATTERMAN BLAKE		6233 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	
4/11/2019	122019053 12 Swimming Pools	02-35-432-005 MCCABE MICHAEL & KRISTIE		5672 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY SWIM SHACK UNIT 4	
3/6/2019	122019029 12 Swimming Pools	05-17-202-001 JENDRZEJCZYK MICHAEL SR & RACHEL		106 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES UNIT 2	Advanced Pool Installers
6/13/2019	132019124 13 Decks	04-08-200-026 FRIEDERS MARK & TRACY		7425 OAKBROOK RD NEWARK, IL 60541-		CFR BUILDERS
6/11/2019	132019118 13 Decks	02-18-200-001 FORTNER JEFFREY A & JENNIFER		2013 BEECHER RD PLANO, IL 60545-		GREEN T LANDSCAPING
5/21/2019	132019093 13 Decks	04-02-200-012 BARBIER MARCIA		13019 FOX RD YORKVILLE, IL 60560-	PINE GROVE SUB	
5/8/2019	132019080 13 Decks	04-02-226-003 MURRAY JOSHUA J & ABIGAIL M		6217 POLO CLUB DR YORKVILLE, IL 60560-		
4/16/2019	132019057 13 Decks	03-04-453-003 WOLTER WADE A & KORI		59 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	
4/16/2019	132019056 13 Decks	02-21-251-002 SCUMACI ROBERT & LISA M		20 LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	SAME
6/5/2019	142019115 14 Demolitions	07-18-400-001 MICHEL BRIAN J		17510 FERN DELL RD NEWARK, IL 60541-		
3/1/2019	142019027 14 Demolitions	09-07-200-023 FEECE TROY R & SUSAN		13403 GROVE RD MINOOKA, IL 60447-		TROUTMAN EXCAVATING

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Category	ID					
2/1/2019	142019018	14 Demolitions		02-16-476-001	STEVE KANNEY	2776 CANNONBALL TRL BRISTOL, IL 60512-		SAME
1/22/2019	142019015	14 Demolitions		01-01-400-002	BARBARA S. SEARS	951 ELDAMAIN RD PLANO, IL 60545-		
1/14/2019	142019013	14 Demolitions		03-12-100-009	NAVARRO SALVADOR	-		SAME
8/28/2019	152019181	15 Electrical Upgrades		01-09-300-002	ENBRIDGE ENERGY	15998 MILLER RD PLANO, IL 60545-		THE STATE GROUP IND
8/28/2019	152019180	15 Electrical Upgrades		09-06-300-003	ENBRIDGE ENERGY	5776 CHICAGO RD YORKVILLE, IL 60560-		THE STATE GROUP IND.
7/8/2019	152019127	15 Electrical Upgrades		06-01-100-008	ZIMNY DOUGLAS R & PATRICIA D	902 PLAINFIELD RD OSWEGO, IL 60543-		BLACKHAWK POWER SOLUTIONS
7/30/2019	172019154	17 Change in Occupancy		03-05-401-006	TOWNSHIP OF OSWEGO	99 BOULDER HILL PASS MONTGOMERY, IL 60538-		
5/16/2019	172019089	17 Change in Occupancy		03-05-401-003	ROBERT WEBBER (TENANT)	79-81 BOULDER HILL PASS MONTGOMERY, IL 60538-		
4/9/2019	172019047	17 Change in Occupancy		03-18-451-001	AUTOSMART, INC.	5498 ROUTE 34 OSWEGO, IL RIVERVIEW HEIGHTS 60543-		
2/7/2019	172019021	17 Change in Occupancy		03-05-401-003	JAMES MARTIN	89 BOULDER HILL PASS MONTGOMERY, IL 60538-		SAME
7/18/2019	182019147	18 Driveway		03-08-227-012	CONOVER JESSICA R & CONOVER MARTHA J	46 CODORUS RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	CONCRETOS VAZQUEZ INC.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Permit Category	Permit Number					
6/21/2019	182019130 18 Driveway			03-07-402-011 MILLER STEPHEN A & BARBARA A	105 KRISTINE ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2		
5/13/2019	182019083 18 Driveway			03-05-431-022 COOK JOSEPH T & LISA	16 DURANGO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4		LIBERTY PAVING CO
5/8/2019	182019072 18 Driveway			03-04-476-003 AGUILAR JOSE LUIS & ALEJANDRA	55 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24		ALFONSO VAZQUEZ
5/1/2019	182019069 18 Driveway			03-03-352-004 CADENA LORENZO JR & MIROSLAVA	140 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22		
4/9/2019	182019052 18 Driveway			03-09-104-009 ORTIZ YOLANDA & ORTIZ ISIDRO	63 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25		CONCRETOS - VASQUES
8/28/2019	182019183 18 Driveway			01-20-352-018 VELAZQUEZ MARIO NIETO	84 WOODLAND DR PLANO, IL 60545-			
4/3/2019	182019049 18 Driveway			03-18-403-006 STANISZEWSKI DWAYNE P	107 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB		
8/14/2019	192019037 19 Fire Restoration			02-27-401-002 CASTLE BANK NA TR 2434	8045 VAN EMMON RD YORKVILLE, IL 60560-			
5/22/2019	192019032 19 Fire Restoration			03-05-453-032 OSTERHOH KYLE	33 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7		OMNICON, INC.
2/28/2019	192019026 19 Fire Restoration			03-07-279-001 LIGHT ROAD LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-			SYNERGY CONSTRUCTION CORPORATION
8/8/2019	202019162 20 Patio			03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE		CEMENTRIX CONCRETE

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
8/7/2019	232019158 23 Generator		05-07-127-010 KOESTER MICHAELA & JUDITH M	54 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
7/24/2019	232019150 23 Generator		02-16-127-009 REILLY ROBERT J TRUST & REILLY CANDACE TOLUET	9562 CORNELIS RD BRISTOL, IL 60512-	BRISTOL WOODS	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
6/18/2019	232019126 23 Generator		05-18-203-010 MELLECKER KATHERINE	26 MAPLE RIDGE CT YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION & ELECTRIC INC	
6/18/2019	232019125 23 Generator		02-15-277-013 HENLEY CARL E & MONICA	86 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
5/8/2019	232019077 23 Generator		06-05-403-001 WILSON WILLIAM W & PAMELA	4423 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
5/8/2019	232019076 23 Generator		04-16-126-011 JANSKY JAMES P & JANICE K	16 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
5/8/2019	232019075 23 Generator		02-35-227-005 TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
2/14/2019	232019023 23 Generator		04-20-227-006 KUTAY EDWARD J & JANET R	16082 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
2/4/2019	232019019 23 Generator		02-11-129-003 PAPASIDERIS FAMILY TRUST	29 BROOKSIDE LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	LEE LEGLER CONSTRUCTION & ELECTRIC INC	
7/30/2019	242019152 24 Solar		02-23-228-010 DICKSON FRED & CONSTANCE	29 RIVERWOOD CT OSWEGO, IL 60543-	RIVER WOOD FARMS	BRIGHT PLANET SOLAR	
7/12/2019	242019144 24 Solar		03-18-401-003 WEIDERT GERALD L & BETTY L	114 OSAGE CT OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	CHRISTOPHER T. BUDDÉ	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Property Address	Subdivision	Contractor Name
		Category	Number				
6/27/2019	242019135 24 Solar	Category	Number	03-04-278-008 TORRES MARIA Y	15 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	GENRENEW LLC
6/4/2019	242019107 24 Solar	Category	Number	07-35-300-008 ZABEL BRIAN & TRACY	13986 HILL RD NEWARK, IL 60541-		EFS ENERGY INC.
5/29/2019	242019106 24 Solar	Category	Number	08-13-400-013 HOGAN THOMAS & WANDA	14975 BRISBIN RD MINOOKA, IL 60447-		KAPITAL ELECTRIC, INC.
5/23/2019	242019102 24 Solar	Category	Number	02-15-157-003 CERVANTES ISRRAEL	8 GROVE ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	VIVINT SOLAR DEVELOPER 11000 N. HUNTSVILLE AVE. HUNTSVILLE, AL 35894
5/17/2019	242019091 24 Solar	Category	Number	09-34-400-002 MCDANIEL PAUL & GAYLE LYNN	2200 HOLT RD MINOOKA, IL 60447-		RETHINK ELECTRIC
5/1/2019	242019074 24 Solar	Category	Number	01-25-454-009 SLEEZER GARY & AMY	12406 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	SUNRUN INSTALLATION SUNRUN.COM
4/9/2019	242019051 24 Solar	Category	Number	09-35-100-008 FURTO JAMES A & MARGARET	17123 HARE RD MINOOKA, IL 60447-		BLUE RAVEN SOLAR LLC
4/9/2019	242019050 24 Solar	Category	Number	01-25-461-012 GREEN ROBERT A & KRISTINA	12322 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	SUNRUN INSTALLATION SUNRUN.COM
1/25/2019	242019016 24 Solar	Category	Number	04-17-395-002 SCHULTZ CHRSTOPHER A & AUDIETV	9020 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	RETHINK ELECTRIC, LLC
1/15/2019	242019012 24 Solar	Category	Number	03-05-255-007 DAVIS JOSEPH	4 E ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	SUNRUN INSTALLATION SUNRUN.COM
1/15/2019	242019011 24 Solar	Category	Number	03-08-281-001 VALDEZ JAN J & DANIELLE M	105 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SUNRUN.COM

Permit Approval Date Report

Kendall County

Issue Date	Permit ID		Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category					
8/22/2019	242019172 24 Solar		09-34-400-007 FLEMING THOMAS P & LILLIE	2018 HOLT RD MINOOKA, IL 60447-		VIVINT SOLAR DEVELOPER, LLC
1/15/2019	242019010 24 Solar		03-04-407-002 LOPEZ DAVID	103 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION SERVICES

PLANNING BUILDING & ZONING RECEIPTS 2019

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY19	TOTAL FY19	MONTHLY FY 18	TOTAL FY18
December	\$4,836.48	\$2,625.00	\$9,834.36	\$2,000.00	\$19,295.84	\$19,295.84	\$2,288.40	\$2,288.40
January	\$3,617.44	\$525.00	\$0.00	\$0.00	\$4,142.44	\$23,438.28	\$12,520.13	\$14,808.53
February	\$2,785.20	\$0.00	\$876.19	\$0.00	\$3,661.39	\$27,099.67	\$8,037.67	\$22,846.20
March	\$7,488.08	\$2,092.50	\$4,856.78	\$0.00	\$14,437.36	\$41,537.03	\$21,314.78	\$44,160.98
April	\$7,323.96	\$435.00	\$0.00	\$0.00	\$7,758.96	\$49,295.99	\$11,771.49	\$55,932.47
May	\$4,979.92	\$190.00	\$0.00	\$0.00	\$5,169.92	\$54,465.91	\$7,987.60	\$63,920.07
June	\$16,478.64	\$2,645.00	\$13,103.81	\$2,000.00	\$34,227.45	\$88,693.36	\$19,226.05	\$83,146.12
July	\$9,412.40	\$45.00	\$10,850.26	\$1,000.00	\$21,307.66	\$110,001.02	\$14,137.16	\$97,283.28
August	\$4,323.15	\$95.00	\$1,814.10	\$0.00	\$6,232.25	\$116,233.27	\$7,091.31	\$104,374.59
September							\$19,862.73	\$124,237.32
October							\$21,049.54	\$145,286.86
November							\$10,219.42	\$155,506.28
TOTAL	\$61,245.27	\$8,652.50	\$41,335.50	\$5,000.00	\$116,233.27		\$155,506.28	