

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, December 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 November 12, 2019 Meeting (Pages 3-22)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 23-24)

Review of Fiscal Year 2018-2019 End of Year Report

Review of Fiscal Year 2018-2019 End of Year Escrow Report

PETITIONS:

1. **19 – 42 – Kendall County Planning, Building and Zoning Department (Pages 25-80)**
Request: Building Code Update
Purpose: Updates Kendall County's Building Codes to the 2018 International Building Code, 2018 International Residential Code Including Appendix A, B, C, E, F, G, H, J, O, and Q, 2017 National Electric Code, Illinois Plumbing Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 International Existing Building Code, Illinois Energy Conservation Code, and Illinois Accessibility Code
2. **19 – 43 – Kendall County Historic Preservation Commission (Discussion Only) (Pages 81-111)**
Request: Amendments to the Kendall County Historic Preservation Ordinance
Purpose: Proposal Amends Definition of Historic District, Clarifies Definition of Super Majority Vote, Amends the Commission's Responsibilities Related to Review of Demolition Permits and Administration of Property, Amends the Application Procedures for Landmark and Historic District Designation, Adds an Application Fee, Amends the Location of the Official Map, Amends Information Required for Post-Demolition Plans, Amends Economic Hardship Provisions, Amends the Penalty Provision, and Corrects Typographical Errors
3. **19 – 45 – Carolyn Meinzer on Behalf of Landscape Depot Yorkville, LLC and William Savoree on Behalf of D Construction (Pages 112-134)**
Request: Request for a Temporary Use Permit for Portable Concrete Crushing, Screening, and Stockpiling of Dirt, Crushed Concrete, and Recycled Asphalt Pavement
PIN: 05-04-400-003
Location: 9211 Route 126, Kendall Township
Purpose: Petitioners Request Permission to Engage in Portable Concrete Crushing and Stockpiling of Dirt, Crushed Concrete, and Recycled Asphalt Pavement for Work Related to the Route 71 Highway Project; Property is Zoned A-1 Agricultural

NEW BUSINESS:

1. Approval of Setting a Date and Time for a Second Meeting of the Planning, Building and Zoning Committee in the Month of December 2019
2. Discussion of Zoning Related Application Fees; Committee Could Recommend Amendments to the Fee Schedule (Pages 135-136)

OLD BUSINESS:

1. Zoning Ordinance Project Update
2. Discussion of 1983 Recreational Vehicle and Campground Regulations; Committee Could Recommend Amendments to the Regulations (Pages 137-141)
3. Discussion of Illinois Mobile Home Regulations (Pages 142-175)
4. Update on Filling Part-Time Code Enforcement Officer Position

REVIEW VIOLATION REPORT (Pages 176-181):

1. Review of Annual Inspection Report (Pages 182-186)
2. Update on 45 Cheyenne Court

REVIEW NON-VIOLATION COMPLAINT REPORT (Pages 187-190):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 191-217):

REVIEW REVENUE REPORT (Pages 218-219):

CORRESPONDENCE:

1. November 26, 2019 Emails Regarding United City of Yorkville's Comprehensive Plan For Properties Near Eldamain Road (Page 220)

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

None

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

6:30 p.m.

Meeting Minutes of November 12, 2019 – Unofficial until approved

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Elizabeth Flowers (arrived at 6:45 p.m.), Scott Gengler, Matthew Prochaska (Chairman), and Robyn Vickers

Committee Members Absent: Judy Gilmour and Matt Kellogg (Vice-Chairman)

Also Present: Matt Asselmeier (Senior Planner), Thomas Zurliene, Tyler Zurliene, Caitlin Paloian, Dr. Amaal Tokars, and Steve Gengler

With two (2) members of the Committee present, Chairman Prochaska exercised County Rule 14.D and appoint Member Vickers to create a quorum.

APPROVAL OF AGENDA

Member Gengler made a motion, seconded by Member Vickers, to approve the agenda with an amendment to move Petition 19-35 to the second item under Petitions. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gengler made a motion, seconded by Member Vickers, to approve the minutes of the October 7, 2019, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

Review of Expenditures from the Prior Month

The Committee reviewed the Expenditure Report. Member Gengler made a motion, seconded by Member Vickers, to forward the expenditures to the Finance Committee. With a voice vote of four (4) ayes, the motion carried.

PETITIONS

19 – 26 – Edward Baltz and Robert Baltz on Behalf of Erb Properties (Owner) and Thomas and Zurliene and Tyler Zurliene on Behalf of TZ Landscaping (Tenant)

Mr. Asselmeier summarized the request.

Edward and Robert Baltz, on behalf of Erb Properties, LLC, and Thomas and Tyler Zurliene, on behalf of TZ Landscaping, LLC are requesting an A-1 Special Use to operate their landscaping business at the subject property.

In January 2019, a complaint was filed with the Planning, Building and Zoning Department that a
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landscaping business was operating at the subject property without a special use permit. The Petitioners desire to lawfully operate a landscaping business at the subject property.

TZ Landscaping, LLC wants to purchase the property from the current owners. The landscaping business currently does not have access to the house on the property.

The area subject to the special use permit is approximately ten (10) acres in size, but the business will be operating only on a small portion of the property.

The property is zoned A-1 and is used as an agricultural/farmstead. The future land use of the property is commercial.

Route 52 is a State maintained highway. The City of Joliet has a trail planned along Route 52.

No floodplains or wetlands are present.

The adjacent land uses and zoning classifications are agricultural, with residential uses planned in the future.

A new Minooka School District High School was planned at the northeast corner of Route 52 and Line Road.

The A-1 SU to the east is for fertilizer sales and storage and the A-1 SU to the west is probably for an airstrip.

The EcoCAT Report was submitted and consultation was terminated.

The Natural Resource Inventory application was submitted on June 17, 2019. The LESA Score was 214 indicating a medium level of protection.

Petition information was sent to Seward Township on June 24, 2019. The Seward Township Planning Commission met on July 22, 2019. Discussion occurred regarding burning of material onsite, the placement of a berm along Route 52, the placement of trees along the east, west, and south sides, organization and storage of materials, maintenance of buildings, proper parking, and well and septic concerns. The Petitioner told the Commission that they will clean up the property. The Seward Township Planning Commission recommended approval with one (1) member absent. The Seward Township Board also met on July 22, 2019 and discussed similar concerns as the Seward Township Planning Commission. Discussion occurred regarding placing a berm on three (3) sides of the property and demolishing one (1) of the barns and replacing it with a new barn. The Seward Township Board recommended approval with one (1) member absent.

Petition information was sent to the Village of Shorewood on June 24, 2019. On July 2, 2019, the Village of Shorewood submitted objections to the proposal. They requested an eight foot (8') tall privacy fence to fully screen the materials stored outdoors, properly maintain the existing structures and cleanup debris, and ensure adequate stormwater management of existing and impervious surfaces. The Village opposed any variances to the sign ordinance.

Petition information was sent to the City of Joliet on June 24, 2019. They declined to submit comments per their boundary agreement with the Village of Shorewood.

Petition information was sent to the Minooka Fire Protection District on June 24, 2019. To date,

no comments have been received.

ZPAC reviewed this proposal at their meeting on July 2, 2019. Greater specificity was needed regarding the location and size of berms and other screening. Concerns were expressed regarding stormwater runoff control. The Kendall County Health Department requested that the septic field be located. The Petitioners withdrew their request for a sign variance; they intend to install a two (2) sided sign. The consensus of ZPAC members was to forward the proposal to the Kendall County Regional Planning Commission.

The Kendall County Regional Planning started their review of this proposal at their meeting on July 24, 2019. Discussion occurred regarding the nature, location, and timing of installation of fencing, berming, and plantings. Discussion also occurred regarding the location and timing for construction of a new pole barn on the building. The Petitioners requested a layover in order to add greater specificity to their site plan and landscaping.

On August 23, 2019, the Petitioners submitted a revised site plan, which was provided. Also on August 23, 2019, Staff responded with an email outlining several defects with the site plan and with additional questions. This email was provided. The matter was laid over until the September meeting.

On September 18, 2019, the Petitioners submitted another revised site plan, which was provided. This site plan did not include contours and the proposal was laid over until the October meeting.

On October 15, 2019, the Petitioners submitted another revised site plan, which was provided. The Kendall County Regional Planning Commission reviewed this Petition at their meeting on October 23, 2019, with the revised site plan of October 15th. The Petitioners agreed with the proposed Findings of Fact and conditions proposed by Staff. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition. Two (2) members of the Commission were absent.

The Kendall County Zoning Board of Appeals opened the public hearing on this proposal on July 29, 2019. Because of site plan defects, the hearing was continued until September 30, 2019, and October 28, 2019. The minutes of the July 29th and September 30th hearings for this Petition only were provided. At the October 28, 2019, portion of the hearing, nobody testified in opposition to the request and the Petitioners agreed to follow the proposed conditions and restrictions. The Kendall County Zoning Board of Appeals recommended approval with conditions proposed by Staff with a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing/meeting were provided.

The Petitioners submitted revised site plans on September 18th and October 15th. According to these site plans, the Petitioners will demolish the crib on the east side of the property and construct a new sixty foot by one hundred twenty foot (60'X120') building at approximately the same location as the crib. The new building will be approximately thirty-one feet (31') feet off of the eastern property line. Restrooms will be placed inside the building; portable restrooms will be used until completion of the new building. No date was provided regarding the demolition of the crib. The construction of the new building will occur within three (3) years of the landscaping business acquiring ownership of the property.

The site plans also provided for storage area for sand, rock, gravel, soil, and mulch. The concrete storage area will be ninety feet by fifteen feet by six feet (90'X15'X6') and will be

installed by March 2020. Two (2) shipping containers will be onsite. The containers will each be eight feet by forty feet (8'X40'). A brick area will be thirty feet by thirty feet (30'X30'). A thirty foot by sixty foot (30'X60') debris area is also planned to store concrete waste, brick waste, grass clippings, and branches. This debris eventually will be hauled offsite. The debris area will use the same type of encasements as the gravel, soil, and mulch area. A new gas area measuring ten feet by fifteen feet (10'X15') will be installed.

Any new buildings constructed onsite will require building permits. If the existing buildings are going to be used for storage and not repair of vehicles or office operations, no change in occupancy is required.

The site plan shows parking east of the existing house. This parking area will need to comply with the one hundred fifty foot (150') setback requirement in the A-1 Zoning District. The parking area will be gravel. The parking area will be forty-five feet by sixty feet (45'X60'). No customers will come to the property.

Currently, one (1) pole light and one (1) exterior barn light are located on the property. The Petitioners plan to install security lights with the new building. No specifics about the lights was provided.

The Petitioners plan to install one (1) five foot by six foot (5'X6') sign north of the berm. No information was provided regarding the height of the sign.

According to the site plans, the Petitioners plan to install one hundred twenty-four (124) Techny Arborvite along the western, eastern, and southern portions of the site. The Arborvitae will be three feet (3') in height at the time of planting. They will be planted approximately ten feet (10') apart and will be fifteen to twenty feet (15'-20') from the property line. They will grow approximately fifteen feet (15') in height. Planting will occur by October 2020.

None of the existing trees along Route 52 will be removed.

A berm three feet (3') in height and six feet (6') in width will be installed for a length of fifty feet (50') east of the driveway. The berm will be made of dirt and seed. The berm will be installed by October 2020.

The property drains to the south of the proposed business operations. The Petitioners did not provide any additional information regarding contours, drainage, or dimensions of impervious surface. A stormwater management permit will be required.

The approved Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided that landscaping materials are properly stored, that appropriate screening is installed, that the well and septic systems are operational and sized to handle the proposed use, and that applicable building and stormwater permits are secured, the proposed use will not be detrimental to or endanger the public, health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general

area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property is shown as commercial on the future land use map. Provided that landscaping materials are properly stored and that appropriate screening is installed, the proposed use should not adversely impact adjacent uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Route 52 is a State maintained highway that can handle loads of at least seventy-three thousand two hundred eighty pounds (73,280 lbs.). The location and size septic field are unknown. The Petitioners may have to upgrade the septic system because of the new use of the property.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. Provided the Petitioners comply with all applicable laws, the proposed business and site plan conform to all other applicable regulations of the A-1 Zoning District.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The LRMP encourages agriculture and agribusiness (Page 3-3). The proposed use is consistent with the purpose and objectives of the LRMP.

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

1. The site shall be developed substantially in accordance with the attached site plan (dated October 14, 2019).
2. Any new structures constructed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
3. One (1) business related five foot by six foot (5'X6') sign shall be allowed on the subject property as shown on the attached site plan. The sign will not be illuminated.
4. The parking area shown on the site plan shall be located to comply with the Kendall County Zoning Ordinance, shall be gravel, and shall be approximately forty-five feet by sixty feet (45'X60') in size.
5. A berm three feet (3') in height as measured from the top of the berm to the base of the berm shall be erected east of the driveway as shown on the site plan. The berm shall be six feet (6') wide at the base, shall extend approximately fifty feet (50'), and shall be made of dirt and seed. The berm shall be installed by October 2020.
6. One hundred twenty-four (124) Techny Arborvitae shall be planted in substantially the locations shown on the attached site plan. The arborvitae shall be three feet (3') tall at the time of planting and shall grow to approximately fifteen feet (15'). The arborvitae shall be installed by October 2020. Damaged or dead arborvitae shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

7. Any materials associated with the landscaping business stored outdoors, including the debris area and brick area, must be stored on concrete pads with blocks on three sides of the materials in substantially the same locations as shown on the site plan. The concrete pads must be installed by March 2020.
8. Equipment and vehicles related to the business may be stored outdoors.
9. Within sixty (60) days of the approval of this special use permit, the Petitioners shall supply the Kendall County Health Department with the locations of the existing well and septic systems on the property. This deadline may be extended by mutual agreement between the Petitioners and the Kendall County Health Department.
10. No landscape waste generated off the property can be burned on this site.
11. A maximum of fifteen (15) employees of the business allowed by this special use permit may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
12. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
13. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 8:00 p.m. between the months of April and November. The business allowed by this special use permit may operate at any time between the months of December and March.
14. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

A draft ordinance was provided.

Chairman Prochaska asked if Erb Properties, LLC agreed to these conditions. One of the Zurlienes responded that they (TZ Landscaping) intends to purchase the property. They agreed with the proposed conditions.

Member Vickers made a motion, seconded by Member Gengler, to forward this Petition to the County Board.

The votes were as follows:

Yeas (3): Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None

Absent (3): Flowers, Gilmour, and Kellogg

The motion carried. The proposal will go to the County Board on November 19, 2019.

19 – 35 – John and Laura Gay

Mr. Asselmeier summarized the request.

John and Laura Gay would like to establish a kennel, The Pets Home Pet Resort and Spa, at the subject property which they own at 3601 Plainfield Road. They are also requesting a variance to allow the kennel to be approximately thirty feet, six and one half inches (30'-6 ½") from property zoned other than residential at the kennel's closest point with neighboring property.

The property is approximately five (5) acres in size and the special use area is approximately four point seven (4.7) acres in size.

The existing land use is agricultural and single-family residential. The future land use is suburban residential. There are no trails planned in the area. There are no floodplains or wetlands on the property, but Morgan Creek runs along the northern boundary of the property.

The adjacent land uses are agricultural, farmstead, and single-family residential. The adjacent zoning is A-1. The Land Resource Management Plan calls for the area to be suburban residential with commercial to the south of the property. The adjacent zonings are A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on July 22, 2019, and found no protected species or sites in the vicinity.

NRI application submitted on September 12, 2019. The LESA Score was 170 indicating a low level of protection.

Oswego Township was emailed information on September 23, 2019. On October 9, 2019, Oswego Township submitted comments regarding this proposal. They do not object to the proposal, but would like adequate screening around the property.

Oswego Fire Protection District was emailed information on September 23, 2019. They requested the building to be fire alarmed. They requested the building to be sprinkled. They also requested turn-around capabilities for fire apparatus on the subject property. The Petitioners agreed to amend their site plan to have a turn-around area and submitted a revised site plan to that effect.

The Village of Oswego was emailed information on September 23, 2019.

ZPAC met on this proposal on October 1, 2019. Discussion occurred regarding the Oswego Fire Protection District's requests. The Petitioners stated they would examine the Oswego Fire Protection District's requests. The Highway Department requested a fifteen foot (15') right-of-way dedication along the entire existing frontage of Plainfield Road to be used as Plainfield Road right-of-way. Discussion occurred regarding the number of vehicle trips at the property. The

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Health Department requested to work with the Petitioners regarding their well and septic systems. ZPAC recommended approval by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The ZPAC minutes were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 23, 2019. Discussion occurred about future land uses in the area, the need for appropriate screening and fencing, having the animals inside after dusk to reduce noise, and the number of employees at the site during and after hours of operation. A neighbor, John Constantine, requested that the Commission approve the requested special use permit. The Kendall County Regional Planning Commission recommended approval of the requested special use permit and variance with the conditions proposed by Staff with a vote of seven (7) in favor and zero (0) in opposition. Two (2) members of the Commission were absent.

The Kendall County Zoning Board of Appeals held a public hearing on this request on October 28, 2019. No members of the public testified in favor or in opposition to the request. The Kendall County Zoning Board of Appeals recommended approval with conditions by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of this hearing/meeting were provided.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance is required to the distance from the kennel to non-residentially zoned property.

According to the information provided to the County, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the site plan, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. The building shall consist of fourteen (14) rooms including a lobby, manager's office, restroom, bathroom, break room, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the southeast and northeast. The fenced area would be approximately six hundred twenty (620) square feet in size and serve as a play area for the pets.

Building and Occupancy Permits will be required for the new building.

The Petitioner indicated that they are working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road and curb cut already exists for the proposed driveway for the kennel. The Petitioners are going to remove an existing driveway connection on the property. If this removal occurs, there would be one (1) dedicated entrance for the residence and one (1) dedicated entrance for the kennel.

The Petitioners believe most of the traffic generated by the proposed business will occur in the

morning and early evening when patrons drop-off and pick-up their pets.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible. The parking lot would access Plainfield Road through a twenty-two foot (22') wide asphalt driveway.

The Petitioners plan to installed three (3) lights along the driveway and in the parking lot. These lights are twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Four (4) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that might be installed were provided. The exact light fixtures are not known.

The Petitioners plan to have one (1) sign along Plainfield Road.

The Petitioners plan to install eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials. The specific location of the plants can be found on the site plan.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install an eight foot by ten foot (8' X 10') refuse enclosure at the northeastern end of the parking lot. The enclosure is proposed to be six feet (6') tall surrounded by brick with a steel gate for access. Refuse will be picked up weekly.

If approved, this would be the fifth active special use permit for a kennel in unincorporated Kendall County.

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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

will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related to stormwater, drainage, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. Provided that the variance is approved regarding distance to non-residentially zoned or use properties, the special use would conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement "... of locally owned businesses."

The approved Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is triangular in shape and combined with its size of approximately five (5) acres makes it difficult for any use to be greater than one hundred fifty feet (150') from any non-residentially zoned property.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The configuration of this property is unique among A-1 zoned properties. Most A-1 zoned properties are larger and more rectangular in shape than the subject property giving them more space for uses to be away from non-residentially zoned property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners did not create the configuration of the subject property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the site is developed as proposed, the granting of the variation will not be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Provided all applicable permits are secured, no threats to public safety should arise. The proposed use will not cause an impairment of light or air to adjacent property.

Increased traffic congestion is not anticipated. If developed as proposed, property values should not be impaired.

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

1. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan (provided in the application materials). The site plan shall be adjusted to accommodate a turn-around area for emergency vehicles (shown in the revised site plan). The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in condition 2.
2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
5. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan (provided in the application materials). The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in condition 2.
6. A maximum of one hundred (100) pets may be on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.

14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance was provided.

The Petitioners had two (2) changes to the site plan, one (1) regarding the fence and the other change regarded the turn-around area.

Member Flowers arrived at this time (6:45 p.m.).

Caitlin Paloian, Attorney for the Petitioners, explained that the Petitioners wanted to install an eight foot (8') tall vinyl fence instead of a six foot (6') tall wood fence around the pet play area. The Petitioners believe that this change is in harmony with Oswego Township's request for proper screening. The fence would be a vinyl cover over wood. The fence would be white in color. The Petitioners would like to retain the turn-around area. No new access onto Plainfield Road would be required and no additional traffic would be generated by retaining the turnaround area. The Petitioners also do not want to back out of their driveway onto Plainfield Road.

The building will be alarmed and sprinklered.

Member Flowers made a motion, seconded by Member Gengler, to recommend approval of the Petition with the conditions proposed by Staff, the fence amendment requested by the Petitioner, and the access amendment requested by the Petitioner.

The votes were as follows:

Yeas (4): Flowers, Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Gilmour and Kellogg

The motion carried. The Petitioners will revise their site plan for the County Board meeting. The proposal will go to the County Board on November 19, 2019.

19 – 31 – Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

On June 25, 2019, the Governor signed the Cannabis Regulation and Tax Act (Public Act 101-027). This Act legalized certain recreational cannabis uses and allowed the County to enact reasonable zoning regulations related to these uses.

On August 9, 2019, the Governor signed an Act related to Banking-Cannabis Businesses (Public Act 101-363). Among other actions, this Act amended the Compassionate Use of Medical

Cannabis Pilot Program Act by removing the expiration deadline of medical cannabis related uses and changing the location where a medical cannabis dispensary may locate.

On August 26, 2019, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Kendall County Zoning Ordinance pertaining to medical and recreational cannabis uses. The Committee wanted medical cannabis related uses to be regulated similarly as recreational cannabis uses from a zoning perspective. The Committee also wanted to have these regulations in place by January 1, 2020.

In summary the changes are as follows:

1. The previously adopted zoning regulations for medical cannabis uses are repealed in their entirety.
2. Definitions of Adult-Use Cannabis Business Establishment, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Transporting Organization or Transporter, Medical Cannabis Cultivation Center or Cultivation Center, and Medical Cannabis Dispensing Organization or Dispensing Organization or Dispensary were added to the Zoning Ordinance. These definitions come from the Cannabis Regulation and Tax Act and the Compassionate Use of Medical Cannabis Program Act.
3. Adult-Use Cannabis Craft Growers are proposed to be special uses in the A-1, M-1, M-2 Zoning Districts. They are to be at minimum one thousand feet (1,000') from the property lines of pre-existing public or private nursery schools, preschools, primary or secondary schools, day care centers, day care homes, residential care homes, pre-existing properties zoned or used for residential purposes, pre-existing forest preserves, public parks, and places of worship. This distance requirement is the same distance requirement for outdoor shooting ranges.
4. Adult-Use Cannabis Cultivation Centers and Medical Cannabis Cultivation Centers are proposed to be special uses in the M-1 and M-2 Zoning Districts and will be minimum two thousand five hundred feet (2,500') from the protected uses listed in number 3 previously. Medical Cannabis Cultivation Centers are currently special uses in the M-1 and M-2 Zoning Districts. The distance requirement was set by the Compassionate Use of Medical Cannabis Program Act.
5. Adult-Use Cannabis Dispensing Organizations and Medical Dispensing Organizations are proposed to be special use in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand feet (1,000') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. Public Act 101-363 removed the distance requirements for Medical Dispensing Organizations. Onsite consumption of cannabis by the public is not allowed. Hours of operation will be from 6:00 a.m. until 8:00 p.m.
6. Adult-Use Cannabis Infuser Organizations are proposed to be special use in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property.

7. Adult-Use Cannabis Processing Organizations are proposed to be special use in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property.
8. Adult-Use Cannabis Transporting Organizations are proposed to be special use in the M-1 and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. They can only transport cannabis unless allowed by the special use permit.
9. The proposal updates Appendix 9 to reflect the addition of cannabis related uses and correct citation errors caused by adding these uses to the Zoning Ordinance.

At least one (1) Planning, Building and Zoning Committee member favored having cannabis uses in stand-alone buildings.

ZPAC met on this proposal on September 3, 2019. ZPAC issued a neutral recommendation and requested that information regarding surveillance, security, and security related structural requirements be added to the proposed amendment. ZPAC also requested that cannabis uses not be allowed in the B-3 District. The vote was five (5) in favor and one (1) in opposition. Fran Klaas said the County should not create zoning regulations for cannabis because it is illegal federally. The minutes of this meeting were provided.

On September 10, 2019, the Kendall County Regional Planning Commission and Planning, Building and Zoning Committee held a combined meeting. The changes made to the proposal were as follows:

1. Fix the incorrect section reference for craft growers (special uses in the A-1 is Section 7.01.D not Section 7.01.C as was found in the original proposal).
2. Clarify that craft growers may co-locate with dispensing organizations and infuser organizations in the M-1 and M-2 Districts only.
3. Clarify that dispensing organizations may co-locate with craft growers and infuser organizations in the M-1 and M-2 Districts and only with infuser organizations in the B-3 District.
4. Clarify that infuser organizations may co-locate with craft growers and dispensing organizations in the M-1 and M-2 Districts and only with dispensing organizations in the B-3 District.

The minutes of the September 10th meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 25, 2019. The consensus of the Commission was to have stricter regulations in place as a starting point. These regulations could be relaxed at some point in the future, if deemed appropriate (i.e. it is easier to grant a land use right than to take away a land use right). The

Kendall County Regional Planning Commission unanimously recommended approval of the proposal with an amendment that all cannabis uses allowed on B-3 zoned property (adult-use and medical dispensing organizations, adult-use infuser organizations, and adult-use processing organizations) be located a maximum one thousand feet (1,000') from an interstate highway. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 30, 2019. Planning, Building and Zoning Committee Chairman Matthew Prochaska, Commander Jason Langston of the Kendall County Sheriff's Department, and Kendall Township Supervisor Steve Gengler were the only members of the public in attendance. The Zoning Board of Appeals recommended approval of the proposal with the amendment that cannabis business be in stand-alone buildings and that certain cannabis uses be in the B-3 District. The minutes of the meeting were provided.

Townships were notified of this proposal and a combined meeting of the Regional Planning Commission and Planning, Building and Zoning Committee scheduled for September 10th on August 28, 2019. On October 1, 2019, the townships were notified of the recommendation of the Kendall County Zoning Board of Appeals and their right to file a formal objection to this proposal. No township filed a formal objection. However, Oswego Township requested that no cannabis sales related business be located in Boulder Hill. Kendall Township requested that adult-use cannabis businesses not be allowed in the B-3 District, but they had no objection to medical cannabis business being allowed in the B-3 District. The correspondence from Oswego Township and Kendall Township were provided.

It has come to Staff's attention that the Cannabis Regulation and Tax Act set the hours of operation for adult-use cannabis dispensing organization at 6:00 a.m. until 10:00 p.m. Accordingly, we request that the proposal be amended to remove the hours of operation of 6:00 a.m. until 8:00 p.m.

The proposed changes to the Kendall County Zoning Ordinance with changes proposed by ZPAC, changes made at the September 10th meeting, the change proposed by the Kendall County Regional Planning Commission, and the recommendation of the Kendall County Zoning Board of Appeals were provided.

Maps showing the potential location of cannabis uses were provided.

Dr. Amaal Tokars, Kendall County Health Department, provided information on cannabis dispensary locations in California.

Steve Gengler, Kendall Township Supervisor, said a that neighbor to the township building is considering a cannabis related business license.

The consensus of the Committee was that setbacks be measured from the cannabis use and not the property line of the cannabis use.

Chairman Prochaska left the meeting at this time and Member Flowers assumed the Chair (7:10 p.m.).

Chairman Prochaska returned to the meeting at this time (7:12 p.m.).

Chairman Prochaska made a motion, seconded by Member Flowers to have cannabis uses in

stand-alone buildings only. Discussion occurred regarding the variance process and the text amendment process. Discussion occurred regarding security for stand-alone buildings. Discussion occurred regarding possible locations for cannabis uses and the availability of stand-alone buildings. The consensus of the Committee was craft growers should be in stand-alone buildings. The Committee did not take a formal position on stand-alone buildings for other cannabis uses.

The consensus of the Committee was to include the language requested by the Kendall County Sheriff's Department regarding security systems in each cannabis use.

The consensus of the Committee was to approve craft growers as special uses in the A-1, M-1, and M-2 Districts and the setback should be one thousand feet (1,000') as measured from the cannabis use.

The consensus of the Committee was to add public libraries and game arcades to which admission is not restricted to persons twenty-one (21) years of age or older to the list of protected establishments.

The consensus of the Committee was to have setbacks be two thousand five hundred feet (2,500') as measured from the cannabis use for adult-use cannabis cultivation centers and medical cannabis cultivation centers.

The consensus of the Committee was to remove the barbed wire fencing requirement; the fence would remain at eight feet (8') in height for adult-use cannabis cultivation centers and medical cannabis cultivation centers.

The majority opinion of the Committee was that adult-use cannabis cultivation centers and medical cannabis cultivation centers should be special uses in the M-1 and M-2 Districts. The minority report of the Committee was that adult-use cannabis cultivation centers and medical cannabis cultivation centers should also be a special use in the A-1 District in addition to the M-1 and M-2 Districts.

The consensus of the Committee was to change the hours of operation for adult-use cannabis dispensing organizations and medical dispensing organizations to 6:00 a.m. until 10:00 p.m. to comply with State law.

The consensus of the Committee was to have the setbacks be one thousand feet (1,000') from protected uses and two hundred fifty feet (250') from residentially zoned or used properties as measured from the cannabis use for adult-use cannabis dispensing organization and medical dispensing organizations.

The consensus of the Committee was to have the setbacks be one thousand five hundred feet (1,500') from protected uses and two hundred fifty feet (250') from residentially zoned or used properties as measured from the cannabis use for adult-use cannabis infuser organizations, adult-use cannabis processing organizations, and adult-use cannabis transporting organizations.

The consensus of the Committee was to have adult-use cannabis dispensing organizations, medical dispensing organizations, adult-use cannabis infuser organizations, and adult-use cannabis processing organizations as special uses in the M-1 and M-2 Districts.

Chairman Prochaska favored that cannabis uses on B-3 zoned properties should be within one

thousand feet (1,000') of an interstate highway interchange. Member Gengler favored not allowing certain cannabis uses in the B-3 District entirely. Members Vickers and Flowers favored allowing certain cannabis uses in the B-3. A minority report will be prepared regarding the placement with the one thousand foot (1,000') location restriction or outright restriction of adult-use cannabis dispensing organizations, medical dispensing organizations, adult-use infuser organizations, and adult use cannabis processing organizations as special uses in the B-3 District.

The consensus of the Committee was not to allow onsite consumption of cannabis products by members of the public.

Steve Gengler, Kendall Township Supervisor, reminded the Committee that cannabis uses were never considered when the County zoned certain properties B-3.

The consensus of the Committee was that adult-use cannabis transporting organizations should be special uses in the M-1 and M-2 Districts with setbacks be at fifteen hundred feet (1,500') from protected uses and two hundred fifty feet (250') from residentially zoned and used properties as measured from the cannabis use. The Committee also agreed that this use can only transport cannabis unless allowed by the special use permit.

Member Flowers made a motion, seconded by Member Vickers, to issue a neutral recommendation and inclusion of the minority reports.

The votes were as follows:

Yeas (4): Flowers, Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Gilmour and Kellogg

The motion carried. The proposal will go to the Committee of the Whole on November 14, 2019.

NEW BUSINESS

Recommendation on 2019 Noxious Weed Annual Report

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

The votes were as follows:

Yeas (4): Flowers, Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Gilmour and Kellogg

The motion carried. The proposal will go to the Committee of the Whole on November 14, 2019.

Review of Fiscal Year 2019-2020 Application Timetable

The Committee reviewed the application timetable.

Member Flowers made a motion, seconded by Member Gengler, to approve of the application timetable.

The votes were as follows:

Yeas (4): Flowers, Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Gilmour and Kellogg

The motion carried.

Approval of Plumbing Inspection Contract Between Kendall County and Randy Erickson, D.B.A. Erickson Construction

Mr. Asselmeier summarized the request.

Kendall County's contract with Randy Erickson, D.B.A Erickson Construction expires in December 2019.

The redlined and clean copies of the contract were provided. The proposed contract is for three (3) years with an additional one (1) year option.

The only change from the current contract is the insurance language. As was discussed with the Committee in June and July. Mr. Erickson would need to raise his fee from One Hundred Forty Dollars (\$140) per inspection to One Hundred Fifty Dollars (\$150) per inspection. Accordingly, the County would need to raise the plumbing inspection fee to One Hundred Sixty Dollars (\$160) to cover the Ten Dollar (\$10) difference. This fee increase will be discussed when the Building Codes are reviewed later this winter.

Member Flowers made a motion, seconded by Member Gengler, to forward the contract to the County Board with the inspection fee increase amendment.

The votes were as follows:

Yeas (4): Flowers, Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Gilmour and Kellogg

The motion carried. The proposal will go to the County Board on November 19, 2019.

Approval to Authorize the Chairman of the Planning, Building and Zoning Committee to Send a Letter to the United City of Yorkville Requesting that the United City of Yorkville Amend Their Future Land Use Map for Properties Along Eldamain Road

Chairman Prochaska summarized the issue.

Due to the Illinois Department of Transportation's funding of the Eldamain Road bridge, Chairman Prochaska felt sending the request to the United City of Yorkville was appropriate.

Member Vickers made a motion, seconded by Member Gengler, to authorize the Chairman to send the letter as requested.

The votes were as follows:

Yeas (4): Flowers, Gengler, Vickers, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Gilmour and Kellogg

The motion carried.

OLD BUSINESS

Zoning Ordinance Project Update

Mr. Asselmeier has completed his review of the document. The Comprehensive Land Plan and Ordinance Committee has reviewed Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 12; they will be reviewing Sections 11, 13, and 14 at their meeting in December.

Update on Amendment to Zoning Ordinance Pertaining to Citation Authority

The Committee reviewed the proposed changes and felt that the procedure outlined in the proposal was satisfactory, including abolishing the Code Hearing Unit. They also felt that having the enforcement and fine information in one (1) location in the Zoning Ordinance was preferred.

Without objection, the Committee agreed to initiate a text amendment to the Zoning Ordinance as outlined in the proposal.

NEW BUSINESS

Approval of Setting a Date and Time for a Second Meeting of the Planning, Building and Zoning Committee in the Month of November 2019

A second meeting was not necessary.

REVIEW VIOLATION REPORT

The Committee reviewed the Violation Report. The Committee requested an update on 45 Cheyenne Court.

REVIEW NON-VIOLATION COMPLAINT REPORT

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Illinois Historic Preservation Agency completed their review of the Historic Preservation Ordinance and the Historic Preservation Commission will be meeting on November 18th to discuss the comments.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

Mr. Asselmeier noted that the Land Cash Ordinance will be discussed at the Committee of the Whole on November 14, 2019.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Gengler, to adjourn. With a voice vote of four (4) ayes, the motion carried. Chairman Prochaska adjourned the meeting at 8:13 p.m.

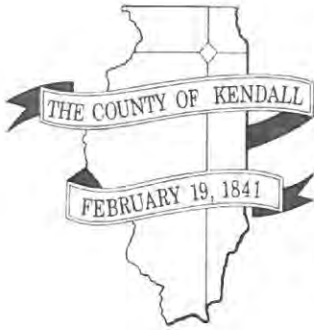
Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

firmPrctClaim	Kendall County	Year End Claims Listing	11/19/19	9:13:01 AM	Page 001		
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 110565	KENDALL PRINTING	19-1113	COUNTY INSPECTION FO	11/19/19	01020026200	OFFICE SUPPLIES	74.50
2 191522	SOURCE ONE OFFICE PRODUCTS	440321	OFFICE SUPPLIES - EA	11/19/19	01020026200	OFFICE SUPPLIES	149.85
							224.35*
3 020541	BUILDING & ZONING PETTY CASH	11/13/19	IACZO MEETING LUNCH	11/19/19	01020026204	CONFERENCES	18.34
4 020541	BUILDING & ZONING PETTY CASH	11/15/19	CMAP TRAIN & PARKING	11/19/19	01020026204	CONFERENCES	18.50
							36.84*
5 160189	PARADISE CAR WASH	224002	PBZ TRUCK - CAR WASH	11/19/19	01020026217	VEHICLE MAINT/REPAIRS	15.00
							15.00*
6 230933	WBK ENGINEERING, LLC	20700	COUNTY REVIEW SERVIC	11/19/19	01020026363	CONSULTANTS	806.62
							806.62*
7 120542	LEO'S	1573	HISTORIC PRESERVATIO	11/19/19	01020026383	HISTORICAL PRESERVATION C	10.00
							10.00*
Total BUILDING AND ZONING							1,092.81*
ENGINEERING/CONSULTING ESCROW ACCT							
8 230933	WBK ENGINEERING, LLC	20701	FOX METRO EXPANSION	11/19/19	59020000046	FOX METRO WATER REC DIST	386.21
							386.21*
9 230933	WBK ENGINEERING, LLC	20708	FOX METRO O&M BUILDI	11/19/19	59020000065	FOX METRO O&M BUILDING	338.63
							338.63*
10 230933	WBK ENGINEERING, LLC	20716	LOTS 6-10 LIGHT RD	11/19/19	59020000073	LOTS 6-10 IN LIGHT RD IND	582.00
							582.00*
11 230933	WBK ENGINEERING, LLC	20736	7821 ROUTE 71	11/19/19	59020000075	SMRZ OUTDOOR STORAGE PET	97.00
							97.00*
Total ENGINEERING/CONSULTING ESCROW							1,403.84*
GRAND TOTAL							2,496.65**

frmPrclm	Vendor #	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
Kendall County								
		BUILDING AND ZONING						
1 020541		BUILDING & ZONING PETTY CASH	YORALIN8623	CODE OFFICIAL CELL P	11/01/19	01020026200	OFFICE SUPPLIES	32.46
2 191522		SOURCE ONE OFFICE PRODUCTS	5 VARIOUS	OFFICE SUPPLIES	11/01/19	01020026200	OFFICE SUPPLIES	45.99
3 191522		SOURCE ONE OFFICE PRODUCTS	5 VARIOUS	OFFICE SUPPLIES	11/01/19	01020026200	OFFICE SUPPLIES	5.65
4 191522		SOURCE ONE OFFICE PRODUCTS	5 VARIOUS	OFFICE SUPPLIES	11/01/19	01020026200	OFFICE SUPPLIES	57.01
5 191522		SOURCE ONE OFFICE PRODUCTS	5 VARIOUS	OFFICE SUPPLIES	11/01/19	01020026200	OFFICE SUPPLIES	24.99
6 191522		SOURCE ONE OFFICE PRODUCTS	5 VARIOUS	OFFICE SUPPLIES	11/01/19	01020026200	OFFICE SUPPLIES	29.15
								195.25*
7 090304		ICC CERTIFICATION & TESTING DE NOVEMBER 1, 201	CODE OFFICIAL - WEB	11/01/19	01020026204	CONFERENCES	441.00	
8 090304		ICC CERTIFICATION & TESTING DE NOVEMBER 1, 201	CODE OFFICIAL - WEB	11/01/19	01020026204	CONFERENCES	481.00	
9 090304		ICC CERTIFICATION & TESTING DE NOVEMBER 1, 201	CODE OFFICIAL - WEB	11/01/19	01020026204	CONFERENCES	98.00	
								1,020.00*
10 220620		VERIZON	9840532518	CELL PHONE - CODE OF	11/01/19	01020026207	CELLULAR PHONE	56.28
								56.28*
11 190816		SHAW MEDIA	101910101009	LEGAL ZONING NOTICES	11/05/19	01020026209	LEGAL PUBLICATIONS	122.14
								122.14*
12 012290		AUTOMOTIVE SPECIALTIES INC	23821	2017 PBZ TRUCK SERVI	11/05/19	01020026217	VEHICLE MAINT/REPAIRS	247.81
13 110531		KENDALL CO HIGHWAY DEPT	OCTOBER 2019	PBZ TRUCK FUEL - OCT	11/05/19	01020026217	VEHICLE MAINT/REPAIRS	129.80
								377.61*
14 261005		RANDY ERICKSON	OCTOBER 2019	PLUMBING INSPECTIONS	11/04/19	01020026261	PLUMBING INSPECTIONS	2,240.00
								2,240.00*
15 110545		KENDALL COUNTY RECORDER	123	SEPTEMBER 2019 RECOR	11/01/19	01020026370	RECORDING EXPENSE	159.00
								159.00*
16 030809		SCOTT CHERRY	11/1/19	3 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	27.84
17 031217		KAREN CLEMENTI	11/1/19	7 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	73.08
18 061528		CLIFF FOX	11/1/19	6 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	6.96
19 120395		TOM LECUYER	11/1/19	6 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	45.24
20 131353		RANDY MOHR	11/1/19	6 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	10.44
21 200812		DICK THOMPSON	11/1/19	6 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	104.40
22 230851		DICK WHITFIELD	11/1/19	3 MEETINGS 2019 MILE	11/01/19	01020026381	ZONING BOARD OF APPEALS	34.80
								302.76*

Total BUILDING AND ZONING 4,473.04*

GRAND TOTAL 4,473.04**



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee

From: Brian Holdiman, Code Official

Date: November 25, 2019

Re: Building Code Update

I plan to use this memo as an outline for discussing the proposed update of Kendall County's Building Codes at the December 9, 2019 PBZ committee meeting:

1. Identify current Building Codes and discuss Insurance Services Office (score)
2. Identify proposed Building Codes (compare local jurisdictions)
3. Identify changes from 2012 to 2018 International Codes (highlight significant)
4. Fees (no proposed changes)

AMENDMENT TO THE KENDALL COUNTY BUILDING CODE

BUILDING CODE ADOPTION ORDINANCE

WHEREAS, in order to ensure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation, and fire safety; and

WHEREAS, in order to secure safety to life and property from all hazards incidental to the design, erection, repair, removal, demolition or occupancy of buildings, structures or premises; and

WHEREAS, in order to provide penalties for the violation of the Kendall County Building Code;

NOW THEREFORE, BE IT ORDAINED, **THAT THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:** the following published editions are HEREBY ADOPTED as the Building Code of the County of Kendall, State of Illinois, for the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions and terms of these documents hereby referred to are made a part of this ordinance as if fully set out in this ordinance with certain insertions, deletions and changes as listed in the Kendall County Building Code, attached hereto as Exhibit "A".

2018 International Building Code

2018 International Residential Code (Including Appendix A,B,C,E,F,G,H,J,O,Q)

2017 National Electric Code

Illinois Plumbing Code

2018 International Mechanical Code

2018 International Fuel Gas Code

2018 International Existing Building Code

Illinois Energy Conservation Code

Illinois Accessibility Code

ADOPTED this ____ day of _____, 2019

EFFECTIVE this 1 day of January, 2020

Scott Gryder
Chairman, County Board of Kendall County

ATTEST

Debbie Gillette
Kendall County Clerk

Exhibit " A "

KENDALL COUNTY BUILDING CODE

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SECTION 1 - IN GENERAL

ADOPTION

The County of Kendall adopts as the building code of the County, the following documents with certain insertions, deletions, amendments and changes as listed in the Kendall County Building Regulations and also other County Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Should a conflict arise between codes, then the most stringent requirement shall apply.

2018 International Building Code
2018 International Residential Code (Including Appendix A,B,C,E,F,G,H,J,O,Q)
2017 National Electric Code
Illinois Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Existing Building Code
Illinois Energy Conservation Code
Illinois Accessibility Code

SCOPE

The Kendall County Building Code shall be applicable to all buildings and structures constructed, enlarged, erected, repaired, altered, demolished, relocated or change of use or occupancy within the jurisdiction of the County of Kendall.

INTENT

The intent of the Building Code of Kendall County is to insure public safety health and welfare insofar as they are affected by building construction through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation and fire safety and, in general, to secure safety to life and property from all hazards incidental to the design, erection, repair, removal demolition or occupancy of buildings, structures or premises.

VIOLATION PENALTIES

Violations of this Code shall be processed in the manner prescribed for all other ordinance violations as established by the County Board. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Any person who shall continue any work in or about the structure after having been served

with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

Nothing herein shall prevent the Kendall County State's Attorney from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

MEANS OF APPEAL shall be replaced with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

SECTION 2- 2018 INTERNATIONAL BUILDING CODE

Section 101.1 **"Title"** Insert "Kendall County"

Section 101.4.3 **"Plumbing"** Delete - International Plumbing Code and insert State of Illinois Plumbing Code as most recently published.

Section 101.4.4 **"Property Maintenance"** Delete this section in its entirety

Section 101.4.5 **"Fire Prevention"** Delete this section in its entirety

Section 105.2 **"Work exempt from permit"** Delete 1. Under Building:

Section 105.5 **"Expiration"** shall be replaced in its entirety with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 113- **"Board of Appeals"** shall be replaced in its entirety with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning Building & Zoning subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the code official.

Section 114.4 "**Violation Penalties**" shall be replaced in its entirety by the following:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 115.3 "**Unlawful Continuance**" shall be replaced in its entirety with the following:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

Chapter 35- **Referenced Standards**

Change International Plumbing Code to Illinois Plumbing Code
Change International Electric Code to 2017 National Electric Code
Delete International Property Maintenance Code
Delete International Private Sewage Code
For all accessibility issues refer to Illinois Accessibility Code

SECTION 3- 2018 INTERNATIONAL RESIDENTIAL CODE

Section R101.1 **"Title"** Insert "Kendall County"

Section R105.2 **"Work exempt from permit"** This section shall be eliminated in its entirety.

Section R105.5 **"Expiration"** Shall be replaced in its entirety with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section R112 **"Board of Appeals"** -Amend to read:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee

members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zoning subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Section R113.4 **"Violation Penalties"** - Amend to read:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section R114.2 **"Unlawful Continuance"** - Amend to read:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

Table R301. 2(1) Climatic and Geographic Design Criteria, shall be completed with the following Insertions:

Ground Snow Load 25 lbs./ sq.ft.
Wind Design(Speed) 90 mph
Wind Design(Topographic effects) NO
Seismic Design Category B
Subject to Damage from (Weathering) Severe
Subject to Damage from(Frost line depth) 42" below grade
Subject to Damage from(Termite) Moderate to Heavy
Winter Design Temperature 5 degrees F
Ice Barrier Underlayment Required YES
Flood Hazards Refer to local designations

Section R313 **"Automatic Fire Sprinkler Systems"** – Delete in its entirety

For all accessibility issues refer to Illinois Accessibility Code.

Replace Chapters 25-34 Plumbing with Illinois Plumbing Code.

SECTION 4 – 2017 NATIONAL ELECTRIC CODE

NO AMENDMENTS, DELETIONS OR INSERTIONS.

SECTION 5 - ILLINOIS PLUMBING CODE

The Illinois Plumbing Code, as amended, published by the Illinois Department of Public Health, is adopted and incorporated by reference as the rules and regulations for the installation, repair and alteration of plumbing, private water supply systems, private storms drainage systems and private sewage disposal systems.

SECTION 6- INTERNATIONAL MECHANICAL CODE

Section 101.1 "**Title**" insert "Kendall County"

Section 106.4.3 "**Expiration**" Replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 106.5 "**Fees**" - Delete

Section 108.4 "**Violation Penalties**" Replace with the following:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109 "**Means of Appeal**" Replace with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ

committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Chapter 15 Referenced Standards - Change the following:

Change International Plumbing Code to Illinois Plumbing Code

Change International Electric Code to 2017 National Electric Code

SECTION 7 – 2018 INTERNATIONAL FUEL GAS CODE

Section 101.1 **"Title"** insert "Kendall County"

Section 106.5.3 **"Expiration"** Replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 106.6 **"Fees"** - Delete

Section 109 **"Means of Appeal"** Replace with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing

the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Chapter F Referenced Standards - Change the following:

Change International Electric Code to 2017 National Electric Code
Change International Plumbing Code to Illinois Plumbing Code

SECTION 8 – 2018 INTERNATIONAL EXISTING BUILDING CODE

Section 101.1 "**Title**" **Insert** "Kendall County"

Section 105.5 "**Expiration**" Replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 112 "**Board of Appeals**" See amended section 113 of 2018 International Building Code.

SECTION 9 - ILLINOIS ENERGY CONSERVATION CODE

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS 3105/ 10. 09- 5) in Title 71, Chapter 1, Subchapter d, Part 600 of the Illinois Administrative Code is adopted as the County's Energy Conservation Code to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair.

Section C101.1 and R101.1 **"Title"** insert "Kendall County"

Section C109 and R109 **"Board of Appeals"** See amended section 113 of 2018 International Building Code.

Chapter 5 **Referenced Standards** - Change the following:

Change International Electric Code to 2017 National Electric Code
Change International Plumbing Code to Illinois Plumbing Code

SECTION 10 – ILLINOIS ACCESSIBILITY CODE

Adopted. The regulations of the Illinois Accessibility Code, as published enforced by the State of Illinois, published in pamphlet form, are adopted as the regulations governing accessibility in the County with such amendments as are hereafter set forth in this Section.

SECTION 11 - INSPECTIONS

INSPECTIONS

The following listed inspections are generally required. The owner or contractor shall request the designated inspection 48 hours in advance of the time when such inspection is to be made. An approved set of building plans shall be on the job site for all inspections. Plans not available on the site will be reason for a failed inspection. For all inspections a representative of the property owners should be present.

Following is a list of the usual inspections required for new construction.

1. Site Inspection

At the time the permit is applied for the owner or builder shall put clearly visible stakes at the corners and offsets of all new construction and shall clearly mark the property boundary stakes. This inspection is conducted to satisfy the County zoning, flood plain and storm water management requirements before the permit is issued.

2. Footing Inspection

This inspection is conducted after excavation when all the footing forms are in place and ready for the concrete to be poured.

3. Foundation Wall Inspection

This inspection is conducted when forms are set and any reinforcement is in place before concrete walls are poured.

4. Backfill Inspection

This inspection is to be done not less than 7 days after concrete has been poured. Foundation walls must be stripped of forms. Damp proofing should be applied and visible down to the footing. Perimeter drain tile must be in place and covered with gravel as required by code. Drain tile should be uncovered and visible at one point on each wall and at point of distribution. Anchor bolts should also be in place and visible. During or after backfill an "as-built" (including top of foundation and distance to lot lines) survey must be submitted and approved by the Code Official prior to framing.

5. Electrical Service Inspection

This inspection is scheduled prior to power being provided by supplier.

6 Framing and Wiring

This inspection is done after the structure is framed; roofed and rough wiring is installed. This is done before any lath or inside wall covering or insulation is installed.

7. Underfloor Plumbing Inspection

This inspection is done when all the under concrete floor plumbing is installed. All underfloor plumbing must be left uncovered so that it can be visibly inspected.

8. Rough Plumbing

This inspection is done when all plumbing is installed and before insulation and drywall is in place.

9. Insulation Inspection

This inspection is done when all the insulation is installed. We will check to see all the insulation is installed as required for energy conservation. We would also check to see that all draft stopping is properly installed and complete at every level.

10. Slab inspection

This inspection is done prior to pouring concrete for a basement floor, garage floor or crawl space floor. The depth for concrete, placement of wire mesh and vapor barrier will be checked.

11. Final Plumbing Inspection before occupancy.

This inspection is done during the final occupancy inspection. All plumbing must be complete and operable.

12. Final or Occupancy Permit Inspection

Before calling the building office for a final inspection and occupancy permit, construction must be complete including heating, lighting, water and sanitary hookups, gutters, down spouts, steps, handrails, porches and all exterior finish. Final approvals of well, septic, and site development permits are also required before the release of the *Certificate of Occupancy*.

SECTION 12 - FEES

The following fee schedule shall be applicable to the Kendall County Building Code.

Please Note: a \$50.00 Zoning Certificate is required on ALL building permits.

1. Single Family Residential Construction	\$1,800.00
2. Accessory Structures -	
=/less than 120 sq.ft.	\$50.00 Zoning Certificate
121-599 square feet	\$150.00- Plumbing \$150.00/Insp
=/greater than 600 sq. ft.	\$50.00/inspection - Plumbing \$150.00/ Insp
(IRC)	+ .08/ sq.ft . for plan review
=/greater than 600 sq. ft.	\$75.00/inspection - Plumbing \$150.00/ Insp
(IBC)	+ .08/ sq.ft . for plan review
3. Signs -	
Non-illuminated	\$100.00 + 1.00 per square foot
Illuminated	\$150.00 + 1.00 per square foot
Temporary	\$50.00 Zoning Certificate
4. Deck	\$150.00
5. Swimming Pool	\$150.00
6. Demolition	\$100.00
7. Communication Tower	\$1,000.00
8. Moving or raising a structure	\$100.00
9. Service Upgrades	\$150.00
10. Driveway	\$50.00 Zoning Certificate
11. Patios - New & Enlarging (R-5, R-6, R-7 Only)	
12. Re-inspection Fee-	
Residential (IRC)	\$50.00
Commercial (IBC)	\$75.00
Plumbing	\$150.00
13. Other IRC (International	
Residential Code)	
Addition	.08/ sq.ft . for plan review+
Remodeling	\$50.00/inspection
Plumbing	\$50.00/inspection
	\$150.00/inspection

Electrical	\$50.00/ inspection
Miscellaneous	\$50.00/ inspection
14. Permits (BC International Building Code)	
Remodeling	.08/ sq.ft . for plan review
Plumbing	\$75.00/ inspect ion
Electrical	\$75.00/inspection
Miscellaneous	\$150.00/inspection
	\$75.00/inspection
	\$75.00/inspection
15. Change of Occupancy	\$150.00
16. Certificate of Occupancy	\$150.00
17. Zoning Certificate - REQUIRED ON ALL PERMITS	\$50.00

Notes to the Fee Schedule

The permit fees for an attached garage, deck, or a driveway and similar appurtenances constructed in conjunction with the construction of the house are included in the permit fee for the house.

The permit fee for a driveway constructed in conjunction with the construction of an accessory building is included in the permit fee for the accessory building.

Zoning Certificate Required

A zoning certificate shall be approved before a building permit may be issued and requires the payment of a separate fee.

Address Required

The fee for assigning an address to a property shall be \$50.00.

Time of Payment

All permit fees shall be due and payable prior to the beginning of construction. All re-inspection fees shall be due and payable prior to each inspection.

Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a building permit shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering or other special consultant. The applicant shall provide a deposit to cover the estimated consulting and review fees. Payment of the additional review fees shall be made prior to the issuance of the certificate of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the issuance of the certificate of occupancy.

Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning, Building and Zoning Committee of the County Board, EXCEPT, all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status as determined by the Planning, Building and Zoning department and that the permit be used only by the organization itself. All other government entities shall be charged half of the normal fee for permits as determined by the Code Official.

SECTION 13- MISCELLANEOUS COUNTY PROVISIONS

GUTTERS

All new dwellings are required to have gutters and down spouts unless in the opinion of the code official an acceptable alternate method of roof storm water runoff has been designed and installed.

PIERS - CONCRETE

Piers are acceptable for open porches and decks only. The minimum pier sizes in inches shall be 12" diameter by 42" deep for attached structures.

Exception - an enclosed screened room or porch will be allowed only if the prints are stamped and sealed by an Illinois State licensed architect or engineer.

PATIOS

Construction of new patios or expansions of existing patios which increase hard surface coverage in the R-5, R-6, and R-7 zoning districts shall require a building permit. Replacement of an existing patio that does not increase the size or amount of existing hard surface coverage will not require a permit.

POOL TEMPORARY FENCES

A temporary fence shall be installed around all in ground swimming pools during excavation and construction. The design should be approved by the code official.

PORTABLE TOILETS

Each new single or multi family dwelling and commercial structures under construction shall have a portable toilet on site or other means approved by the code official.

ON-SITE REFUSE/CONSTRUCTION DEBRIS CONTAINERS

In all Residential, Business and Manufacturing Districts, an appropriately sized refuse container shall be placed on new construction sites to contain construction debris in a neat and orderly manner and to prevent the blowing or washing away of materials onto surrounding properties or into the public way. The refuse container will need to be in place prior to approval of a foundation through completion of all construction activity and shall be emptied as needed to prevent overfilling and provide adequate waste containment during the construction process.

ELEVATORS

Permanent mechanical devices for the conveyance of passengers; including elevators, escalators, automobile lifts, man lifts, personnel hoists and moving sidewalks shall conform to all adopted codes of the County and the Office of the State Fire Marshall except as modified as follows:

The following shall be certified as conforming to all applicable codes.

1. Construction documents
2. Acceptance test
3. Periodic tests and inspections

Such certification shall be submitted by an 'approved agency'. Such agency is hereby defined as a certified member of the National Association of Elevator Safety Authorities, or the American Society of Mechanical Engineers, or an equivalent approved by the Code Official.

Periodic tests and inspections shall be done at intervals of not more than six months or as otherwise required by the Code Official.

Elevators in residential structures shall be exempted from the periodic test and inspection requirements.

AGRICULTURE AND FARM RESIDENCE EXEMPTIONS

All agricultural structures and buildings shall not be required to conform to the standards of the Kendall County Building Code nor shall they be required to pay any building fees pursuant to {ILCS} chapter 55 Section 5/5-12001. An owner affidavit is required to identify the agricultural use. A site plan is required from the owner to confirm setbacks and flood plain compliance.

Owners of exempt 'agriculture' and 'farm residence' to be constructed may choose to voluntarily conform to the Kendall County Building Code including plan submittal, inspections, certificate of occupancy, payment of fees, and all other procedures otherwise required of non-exempt construction.

CAMPGROUNDS

Decks and sheds located in approved campgrounds shall meet all applicable building codes, all applicable requirements of the Kendall County Campground Regulations and all requirements of the applicable Special Use Ordinance, but shall not require a building permit, and shall only be subject to an inspection during the annual campground inspection period.

CONCRETE TRENCH FOUNDATION

All trench foundations shall not be less than ten (10) inches in thickness, and forty-two (42) inches in depth and must bell out to twelve (12) inches at the base, and must be on clean, solid, undisturbed soil that will provide the required PSI's prescribed by code to sustain the superimposed structure placed upon which shall not exceed one story (fourteen feet) at the highest point.

PLATS OF SURVEY

All building permits will require two (2) original plats of survey, certified by an Illinois State Licensed Surveyor showing existing and proposed buildings. Structures, water well(s) and septic system envelope and well & septic systems that will serve the proposed new structures along with locations of existing adjacent well and septic systems demonstrating separation distances as required by State and County Health Codes and Ordinances. This may be waived at the discretion of Code Official if documents are not necessary to show compliance.

SITE PLANS

Where construction is to occur on a lot with a designated flood plain area, the code official may require the elevation of the first floor of proposed building be shown on the along with the Base Flood Elevation and its location on the site.

The Code Official shall have the authority to specify required foundation elevations on lots or parcels of land that have soils with seasonal high water tables, drainage problems, or that may be subject to localized flooding. In such a case, the Code Official shall also have the authority to require a site grading plan. The plan shall show existing topographic features, ground contours and drainage patterns as well as proposed building elevation(s), site improvements, ground contours and drainage design. Elevation information shall be on national geodetic vertical datum (NGVD). Verification of the finished improvements shall be drawn on a plat of survey showing the building location, finished foundation elevation(s), ground contours and drainage improvements.

AMENDMENT TO THE KENDALL COUNTY BUILDING CODE

BUILDING CODE ADOPTION ORDINANCE

WHEREAS, in order to ensure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation, and fire safety; and

WHEREAS, in order to secure safety to life and property from all hazards incidental to the design, erection, repair, removal, demolition or occupancy of buildings, structures or premises; and


WHEREAS, in order to provide penalties for the violation of the Kendall County Building Code;

NOW THEREFORE, BE IT ORDAINED, **THAT THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:** the following published editions are HEREBY ADOPTED as the Building Code of the County of Kendall, State of Illinois, for the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions and terms of these documents hereby referred to are made a part of this ordinance as if fully set out in this ordinance with certain insertions, deletions and changes as listed in the Kendall County Building Code, attached hereto as Exhibit "A".

International Building Code, 2012 Edition
International Residential Code, 2012 Edition Including Appendix F and G
National Electric Code, 2011 Edition
Illinois State Plumbing Code, (most recently published)
International Mechanical Code, 2012 Edition
International Fuel Gas Code, 2012 Edition
International Energy Conservation Code, 2012 Edition

ADOPTED this 15 day of April 2014.

EFFECTIVE this 1st day June, 2014.



John Shaw
Chairman, County Board of Kendall County

ATTEST



Debbie Gillette
Kendall County Clerk

Exhibit “A”

KENDALL COUNTY BUILDING CODE

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KENDALL COUNTY BUILDING CODE

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SECTION 1 - IN GENERAL

ADOPTION

The County of Kendall adopts as the building code of the County, the following documents with certain insertions, deletions, amendments and changes as listed in the Kendall County Building Regulations and also other County Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Should a conflict arise between codes, then the most stringent requirement shall apply.

International Building Code 2012

International Residential Code 2012, Including Appendix F and Appendix G

National Electric Code 2011

Illinois Plumbing Code as mandated by the State of Illinois

International Mechanical Code 2012

International Fuel Gas Code 2012

International Energy Conservation Code 2012 as mandated by the State of Illinois

Illinois Accessibility Code

SCOPE

The Kendall County Building Code shall be applicable to all buildings and structures constructed, enlarged, erected, repaired, altered, demolished, relocated or change of use or occupancy within the jurisdiction of the County of Kendall.

INTENT

The intent of the Building Code of Kendall County is to insure public safety health and welfare insofar as they are affected by building construction through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation and fire safety and, in general, to secure safety to life and property from all hazards incidental to the design, erection, repair, removal demolition or occupancy of buildings, structures or premises.

VIOLATION PENALTIES

Violations of this Code shall be processed in the manner prescribed for all other ordinance violations as established by the County Board. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Any person who shall continue any work in or about the structure after having been served

with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

Nothing herein shall prevent the Kendall County State's Attorney from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

MEANS OF APPEAL shall be replaced with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

SAVING CLAUSE

Nothing in this ordinance or in the building codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or

any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited on page 1 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

DATE OF EFFECT

July 1, 1994

SECTION 2 – INTERNATIONAL BUILDING CODE 2012

Section 101.1 "**Title**" Insert "Kendall County"

Section 101.4.3 "**Plumbing**" Delete - International Plumbing Code and insert State of Illinois Plumbing Code as most recently published.

Section 101.4.4 "**Property Maintenance**" Delete this section in its entirety

Section 105.2 "**Work exempt from permit**" Delete 1. Under Building:

Section 105.5 "**Expiration**" shall be replaced in its entirety with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 113- "**Board of Appeals**" shall be replaced in its entirety with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Section 114.4 "**Violation Penalties**" shall be replaced in its entirety by the following:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 115.3 "**Unlawful Continuance**" shall be replaced in its entirety with the following:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

Chapter 35- Referenced Standards

- Change International Plumbing Code to Illinois Plumbing Code
- Change International Electric Code to National Electric Code 2011
- Delete International Property Maintenance Code
- Delete International Existing Building Code
- Delete International Private Sewage Code
- For all accessibility issues refer to Illinois Accessibility Code

SECTION 3- INTERNATIONAL RESIDENTIAL CODE 2012

Section 101.1 **"Title"** Insert "Kendall County"

Section 105.2 **"Work exempt from permit"** This section shall be eliminated in its entirety.

Section 105.5 **"Expiration"** Shall be replaced in its entirety with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section R112 **"Board of Appeals"** – Amend to read:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee

members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Section R113.4 **"Violation Penalties"** – Amend to read:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section R114.2 **"Unlawful Continuance"** – Amend to read:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

Section 309.1 **"Opening Protection"** - Add the following sentence:

A four inch (4") masonry or concrete gas curb shall be provided between habitable space and garage.

Section R313 **"Automatic Fire Sprinkler Systems"** – Delete in its entirety

Section R501.3 **"Fire Protection of Floors"** – Delete in its entirety

Section E3902.12 **"Arc Fault Circuit Interrupter Protection"** – Change location to bedrooms only.

Section E3905.8 **"Boxes at Fan Outlets"** – Delete 2nd paragraph.

Section E4002.14 **"Temper Resistant Receptacle"** – Delete in its entirety.

For all accessibility issues refer to Illinois Accessibility Code.

Replace Chapters 25-34 Plumbing with Illinois State Plumbing Code.

SECTION 4 - NATIONAL ELECTRIC CODE 2011

Section 210.12(A) **“Arc Fault Circuit Interrupter Protection”** – Change location to bedroom only

Section 314.27(c) **“Boxes at Ceiling Suspended (Paddle) Fan Outlets”** – Delete paragraph 2

Section 406.12 **“Tamper Resistant Receptacles in Dwelling Units”** – Delete in its entirety

SECTION 5 - ILLINOIS PLUMBING CODE

AS MANDATED BY THE STATE OF ILLINOIS.

SECTION 6 – INTERNATIONAL MECHANICAL CODE 2012

Section 101.1 **“Title”** insert “Kendall County”

Section 106.4.3 **“Expiration”** Replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 106.5 **“Fees”** – Delete

Section 108.4 **“Violation Penalties”** Replace with the following:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109 **“Means of Appeal”** Replace with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ

committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Chapter 15 Referenced Standards – Change the following:

Delete – International Existing Building Code

Change International Plumbing Code to Illinois Plumbing Code

Change International Electric Code to National Electric Code 2011

SECTION 7 – INTERNATIONAL FUEL GAS CODE 2012

Section 101.1 **“Title”** insert “Kendall County”

Section 106.5.3 **“Expiration”** Replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 day after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

Section 106.6 **“Fees”** - Delete

Section 109 **“Means of Appeal”** Replace with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of the Kendall County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official. The Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning subcommittee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning subcommittee shall keep minutes of its proceedings hereunder, showing

the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zonings subcommittee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

Chapter F Referenced Standards – Change the following:

Delete International Existing Building Code

Change International Electric Code to National Electric Code 2011

Change International Plumbing Code to Illinois Plumbing Code

SECTION 8 – INTERNATIONAL ENERGY CONSERVATION CODE 2012

Section 101.1 **“Title”** insert “Kendall County”

Chapter 5 **Referenced Standards** – Change the following:

Change International Electric Code to National Electric Code 2011
Change International Plumbing Code to Illinois Plumbing Code

SECTION 9 - INSPECTIONS

INSPECTIONS

The following listed inspections are generally required. The owner or contractor shall request the designated inspection 48 hours in advance of the time when such inspection is to be made. An approved set of building plans shall be on the job site for all inspections. Plans not available on the site will be reason for a failed inspection. For all inspections a representative of the property owners should be present.

Following is a list of the usual inspections required for new construction.

1. Site Inspection

At the time the permit is applied for the owner or builder shall put clearly visible stakes at the corners and offsets of all new construction and shall clearly mark the property boundary stakes. This inspection is conducted to satisfy the County zoning, flood plain and storm water management requirements before the permit is issued.

2. Footing Inspection

This inspection is conducted after excavation when all the footing forms are in place and ready for the concrete to be poured.

3. Foundation Wall Inspection

This inspection is conducted when forms are set and any reinforcement is in place before concrete walls are poured.

4. Backfill Inspection

This inspection is to be done not less than 7 days after concrete has been poured. Foundation walls must be stripped of forms. Damp proofing should be applied and visible down to the footing. Perimeter drain tile must be in place and covered with gravel as required by code. Drain tile should be uncovered and visible at one point on each wall and at point of distribution. Anchor bolts should also be in place and visible. During or after backfill an "as-built" (including top of foundation and distance to lot lines) survey must be submitted and approved by the Code Official prior to framing.

5. Electrical Service Inspection

This inspection is scheduled prior to power being provided by supplier.

6. Framing and Wiring

This inspection is done after the structure is framed; roofed and rough wiring is installed. This is done before any lath or inside wall covering or insulation is installed.

7. Underfloor Plumbing Inspection

This inspection is done when all the under concrete floor plumbing is installed. All underfloor plumbing must be left uncovered so that it can be visibly inspected.

8. Rough Plumbing

This inspection is done when all plumbing is installed and before insulation and drywall is in place.

9. Insulation Inspection

This inspection is done when all the insulation is installed. We will check to see all the insulation is installed as required for energy conservation. We would also check to see that all draft stopping is properly installed and complete at every level.

10. Slab inspection

This inspection is done prior to pouring concrete for a basement floor, garage floor or crawl space floor. The depth for concrete, placement of wire mesh and vapor barrier will be checked.

11. Final Plumbing Inspection before occupancy.

This inspection is done during the final occupancy inspection. All plumbing must be complete and operable.

12. Final or Occupancy Permit Inspection

Before calling the building office for a final inspection and occupancy permit, construction must be complete including heating, lighting, water and sanitary hookups, gutters, down spouts, steps, handrails, porches and all exterior finish. Final approvals of well, septic, and site development permits are also required before the release of the *Certificate of Occupancy*.

SECTION 10 – FEES

The following fee schedule shall be applicable to the Kendall County Building Code.

Please Note: a \$50.00 Zoning Certificate is required on ALL building permits.

1. Single Family Residential Construction	\$1,800.00
2. Accessory Structures –	
≤ 120 square feet	\$50.00 Zoning Certificate
121-599 square feet	\$150.00 – Plumbing \$150.00/Insp
≥ 600 square feet (residential)	\$50.00/inspection – Plumbing \$150.00/Insp + .08/sq.ft. for plan review
≥ 600 square feet (commercial)	\$75.00/inspection – Plumbing \$150.00/Insp + .08/sq.ft. for plan review
3. Signs –	
Non-illuminated	\$100.00 + 1.00 per square foot
Illuminated	\$150.00 + 1.00 per square foot
Temporary	\$50.00 Zoning Certificate
4. Deck	\$150.00
5. Swimming Pool	\$150.00
6. Demolition	\$100.00
7. Communication Tower	\$1,000.00
8. Moving or raising a structure	\$100.00
9. Service Upgrades	\$100.00
10. Driveway	\$150.00
11. Patios – New & Enlarging (R-5, R-6, R-7 Only)	\$50.00 Zoning Certificate
12. Re-inspection Fee –	
Residential	\$50.00
Commercial	\$75.00
Plumbing	\$150.00
13. Other Residential/Agricultural	.08/sq.ft. for plan review +
Addition	\$50.00/inspection
Remodeling	\$50.00/inspection
Plumbing	\$150.00/inspection

Electrical	\$50.00/inspection
Miscellaneous	\$50.00/inspection
14. Permits other than Residential /Agricultural	.08/sq.ft. for plan review
Addition	\$75.00/inspection
Remodeling	\$75.00/inspection
Plumbing	\$150.00/inspection
Electrical	\$75.00/inspection
Miscellaneous	\$75.00/inspection
15. Change of Occupancy	\$150.00
16. Certificate of Occupancy	\$150.00
17. Zoning Certificate – REQUIRED ON ALL PERMITS	\$50.00

Notes to the Fee Schedule

The permit fees for an attached garage, deck, or a driveway and similar appurtenances constructed in conjunction with the construction of the house are included in the permit fee for the house.

The permit fee for a driveway constructed in conjunction with the construction of a garage is included in the permit fee for the garage.

Zoning Certificate Required

A zoning certificate shall be approved before a building permit may be issued and requires the payment of a separate fee.

Address Required

The fee for assigning an address to a property shall be \$50.00.

Time of Payment

All permit fees shall be due and payable prior to the beginning of construction. All re-inspection fees shall be due and payable prior to each inspection.

Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a building permit shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering or other special consultant. The applicant shall provide a deposit to cover the estimated consulting and review fees. Payment of the additional review fees shall be made prior to the issuance of the certificate of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the issuance of the certificate of occupancy.

Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning, Building and Zoning Committee of the County Board, EXCEPT, all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status as determined by the Planning, Building and Zoning department and that the permit be used only by the organization itself. All other government entities shall be charged half of the normal fee for permits as determined by the Code Official.

SECTION 11- MISCELLANEOUS COUNTY PROVISIONS

FRONT DOOR-ENTRY

The front entry door shall have at least a 4' x 5' concrete stoop with a concrete footing and foundation or wood equivalent. No wing walls.

GUTTERS

All new dwellings are required to have gutters and down spouts unless in the opinion of the code official an acceptable alternate method of roof storm water runoff has been designed and installed.

PIERS - CONCRETE

Piers are acceptable for open porches and decks only. The minimum pier sizes in inches shall be 12" diameter by 42" deep for attached structures.

Exception – an enclosed screened room or porch will be allowed only if the prints are stamped and sealed by an Illinois State licensed architect or engineer.

PATIOS

Construction of new patios or expansions of existing patios which increase hard surface coverage in the R-5, R-6, and R-7 zoning districts shall require a building permit. Replacement of an existing patio that does not increase the size or amount of existing hard surface coverage will not require a permit.

POOL TEMPORARY FENCES

A temporary fence shall be installed around all in ground swimming pools during excavation and construction. The design should be approved by the code official.

PORTABLE TOILETS

Each new single or multi family dwelling and commercial structures under construction shall have a portable toilet on site or other means approved by the code official.

ON-SITE REFUSE/CONSTRUCTION DEBRIS CONTAINERS

In all Residential, Business and Manufacturing Districts, an appropriately sized refuse container shall be placed on new construction sites to contain construction debris in a neat and orderly manner and to prevent the blowing or washing away of materials onto surrounding properties or into the public way. The refuse container will need to be in place prior to approval of a foundation through completion of all construction activity and shall be emptied as needed to prevent overfilling and provide adequate waste containment during the construction process.

ELEVATORS

Permanent mechanical devices for the conveyance of passengers; including elevators, escalators, automobile lifts, man lifts, personnel hoists and moving sidewalks shall conform to all adopted codes of the County and the Office of the State Fire Marshall except as modified as follows:

The following shall be certified as conforming to all applicable codes.

1. Construction documents
2. Acceptance test
3. Periodic tests and inspections

Such certification shall be submitted by an 'approved agency'. Such agency is hereby defined as a certified member of the National Association of Elevator Safety Authorities, or the American Society of Mechanical Engineers, or an equivalent approved by the Code Official.

Periodic tests and inspections shall be done at intervals of not more than six months or as otherwise required by the Code Official.

Elevators in residential structures shall be exempted from the periodic test and inspection requirements.

AGRICULTURE AND FARM RESIDENCE EXEMPTIONS

All agricultural structures and buildings shall not be required to conform to the standards of the Kendall County Building Code nor shall they be required to pay any building fees pursuant to (ILCS) chapter 55 Section 5/5-12001. An owner affidavit is required to identify the agricultural use. A site plan is required from the owner to confirm setbacks and flood plain compliance.

Owners of exempt 'agriculture' and 'farm residence' to be constructed may chose to voluntarily conform to the Kendall County Building Code including plan submittal, inspections, certificate of occupancy, payment of fees, and all other procedures otherwise required of non-exempt construction.

CAMPGROUNDS

Decks and sheds located in approved campgrounds shall meet all applicable building codes, all applicable requirements of the Kendall County Campground Regulations and all requirements of the applicable Special Use Ordinance, but shall not require a building permit, and shall only be subject to an inspection during the annual campground inspection period.

CONCRETE TRENCH FOUNDATION

All trench foundations shall not be less than ten (10) inches in thickness, and forty-two (42) inches in depth and must bell out to twelve (12) inches at the base, and must be on clean, solid, undisturbed soil that will provide the required PSI's prescribed by code to sustain the superimposed structure placed upon which shall not exceed one story (fourteen feet) at the highest point.

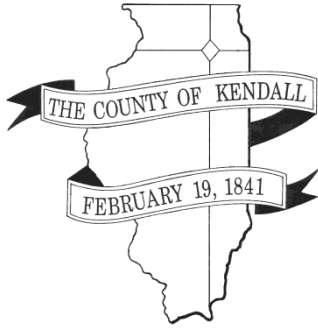
PLATS OF SURVEY

All building permits will require two (2) original plats of survey, certified by an Illinois State Licensed Surveyor showing existing and proposed buildings. Structures, water well(s) and septic system envelope and well & septic systems that will serve the proposed new structures along with locations of existing adjacent well and septic systems demonstrating separation distances as required by State and County Health Codes and Ordinances. This may be waived at the discretion of Code Official if documents are not necessary to show compliance.

SITE PLANS

Where construction is to occur on a lot with a designated flood plain area, the code official may require the elevation of the first floor of proposed building be shown on the along with the Base Flood Elevation and its location on the site.

The Code Official shall have the authority to specify required foundation elevations on lots or parcels of land that have soils with seasonal high water tables, drainage problems, or that may be subject to localized flooding. In such a case, the Code Official shall also have the authority to require a site grading plan. The plan shall show existing topographic features, ground contours and drainage patterns as well as proposed building elevation(s), site improvements, ground contours and drainage design. Elevation information shall be on national geodetic vertical datum (NGVD). Verification of the finished improvements shall be drawn on a plat of survey showing the building location, finished foundation elevation(s), ground contours and drainage improvements.



DEPARTMENT OF PLANNING, BUILDING & ZONING

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MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: November 20, 2019

Re: Petition 19-43 Historic Preservation Ordinance Update

For the majority of 2019, the Kendall County Historic Preservation Commission has been reviewing the Historic Preservation Ordinance in order to apply to the State to become a Certified Local Government. A sheet explaining the benefits of becoming a Certified Local Government is attached.

In summary the proposed changes to the Historic Preservation Ordinance are as follows:

1. Article I.2.U amends the definition of “historic district” to be the same as “preservation district” as defined by State law.
2. Article I.2 adds a definition of “Super Majority Vote” as at least three-fourths approval vote of the entire Kendall County Board.
3. Article II.2.M removes the requirement that the Commission review any application for demolition of structures older than fifty (50) years of age.
4. Article II.2.N changes the administration authority to County-owned property only.
5. Article III.3.A.d and Article III.3.B.e defines the procedure for contacting property owners of record if the applicant is not the current owner of record of a nominated landmark (3.A.d) or owner of record of a property in a nominated Historic District (3.B.e). In both cases, the applicant must provide evidence that the owner of record has been notified.
6. Article III.5, in the first paragraph, a typographical error is corrected.
7. Article III.12 adds the Kendall County website as a location for publishing the map of all landmarks and districts.
8. Article III.18 adds an application fee of Five Hundred Dollars (\$500) paid by the applicant due at the time of application submittal and requires the applicant to pay all associated fees the County incurs as a result of the application. The fees must be paid prior to the County Board's decision on the application. All fees would be waived if the applicant is the property owner. The Historic Preservation Commission had a question of the State's Attorney whether or not having two (2) application fees was allowable. The Illinois Historic Preservation Agency is against having application fees because they are viewed as a deterrent for applications for historic designation.
9. The final paragraph of Article IV.2.I defines post-demolition plans are required for properties in historic districts or for properties designated as landmarks.
10. Article IV.3.B is divided into two (2) subsections. The remainder of Article IV.3 is re-lettered to reflect this division.
11. Article IV.3.C (new) states that certain documents shall be submitted in cases of economic

hardship only if requested by the Planning, Building and Zoning Department or the Preservation Commission.

12. Article IV.3.D (new) deletes the requirement to offer to purchase properties in cases of economic hardship and re-letters the sub-section to reflect this deletion.

13. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

A redlined copy of the proposal is attached to this memo.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Certified Local Government Information
Redlined Proposal

CERTIFIED LOCAL GOVERNMENT PROGRAM

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the [State Historic Preservation Offices](#) (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

Why become a CLG? There are many reasons but the key reason is the access certification provides to the expert technical advice of the State Offices as well as the NPS. Partnerships with the [National Alliance of Preservation Commissions](#), [Preserve America](#), the [National Trust for Historic Preservation](#), and the [National Main Street Center](#) are also networks that CLGs have an opportunity to tap into. Of course, access to Federal funding is another benefit, making certified communities able to access the portion of Federal funds set aside by each SHPO for just CLGs annually. Being a CLG also shows your community's commitment to keeping what is significant from the past for future generations. As a certified town, city, or county seeking other opportunities, it becomes easy to demonstrate a readiness to take on a preservation project and be successful.

BENEFITS OF BECOMING A CERTIFIED LOCAL GOVERNMENT

- Special grants from the State Historic Preservation Officer
- Local historic preservation expertise recognized by state and Federal agencies
- Technical assistance and training from the State Historic Preservation Office
- Participation in nominations to the National Register of Historic Places
- National historic preservation assistance network: publications, professional assistance
- Information exchange with the State Historic Preservation Office
- Participation in statewide preservation programs and planning

RESPONSIBILITIES OF A CERTIFIED LOCAL GOVERNMENT

- Maintain a historic preservation commission
- Survey local historic properties
- Enforce state or local preservation laws
- Provide for public participation
- Other functions delegated or required by the state

ARTICLE I

PURPOSES, DEFINITIONS AND GENERAL PROVISIONS

1. PURPOSES & INTENT

The purposes and intent of this Ordinance are as follows:

- A) To identify, designate, protect, preserve, and encourage the restoration, rehabilitation, and adaptation for continued use of those properties and structures which represent or reflect the historic, cultural, artistic, social, economic, ethnic or political heritage of the United States of America, State of Illinois, or Kendall County or which may be representative of an architectural or engineering type inherently valuable for the study of style, period, craftsmanship, method of construction or use of indigenous materials;
- B) To safeguard the County's historic, aesthetic and cultural heritage as embodied and reflected in such structures and landscape features;
- C) To stabilize and improve the economic vitality and value of designated landmarks and historic districts in particular and of the County in general;
- D) To foster civic pride in the beauty and noble accomplishments of the past in order that both the pride and the accomplishments themselves may be passed on to future generations;
- E) To protect and enhance the County's attractions for tourists and visitors as well as to support and provide stimulus to business and industry;
- F) To strengthen the economy of the County;
- G) To promote the use of historic districts and landmarks for the education, pleasure, and welfare of the citizens of Kendall County and;
- H) To educate the general public, government officials and real estate interests about the value of historic preservation to the economy, and long-term quality of life for those who live and work in the County.

2. DEFINITIONS

For the purposes of this Ordinance, certain words, phrases, and terms shall have the following meanings:

- A) *Alteration*: Any act or process that changes one or more historic, architectural, or physical features of an area, site, landscape, place, and/or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities;

surface mining; and clearing, grading or other modification of an area, site or landscape that changes its current or natural condition.

B) *Architectural Significance*: Embodying the distinctive characteristics of a type, period, style or method of construction or use of indigenous materials, or representing the work of an important builder, designer, architect, engineer, or craftsman who has contributed to the development of the community, County, State or Nation.

C) *Archaeological Significance*: Importance as an area, site, place or landscape that has yielded or is likely to yield information concerning past patterns of human settlement, or artifacts or information concerning previous cultures in Illinois or previous periods of the present culture. Areas, sites or landscapes of archaeological significance may include, but are not limited to, aboriginal mounds, forts, earthworks, burial grounds, historic or prehistoric ruins, locations of villages, mine excavations or tailing.

D) *Building*: Any structure designed or constructed for residential, commercial, industrial, agricultural or other use.

E) *Certificate of Appropriateness*: A certificate issued by a Preservation Commission indicating its approval of plans for alteration, construction, demolition, or removal affecting a nominated or designated landmark or property within a nominated or designated historic district.

F) *Certificate of Economic Hardship*: A certificate issued by the Preservation Commission authorizing an alteration, construction, removal or demolition even though a Certificate of Appropriateness has previously been denied or may be denied.

G) *Commissioners*: Members of the Preservation Commission.

H) *Conservation Right*: A term that includes easements, covenants, deed restrictions or any other type of less than full fee simple interest as that term is defined in Illinois Revised Statutes, Section 1 of "An Act relating to conservation rights in real property," approved September 12, 1977, as amended.

I) *Construction*: The act of adding an addition to a structure or the erection of a new principal or accessory structure on a lot or property.

J) *Demolition*: Any act or process which destroys in part or in whole a landmark or a building or structure within a historic district.

K) *Demolition by Neglect*: Neglect in the maintenance of any landmark and/or building or structure within a preservation district resulting in the deterioration of that building to the extent that it creates a hazardous or unsafe condition as determined by the Kendall County Building and Zoning Department or the

Kendall County Department of Health.

L) *Design Criteria*: Standards of appropriate activity that will preserve the historic, architectural, scenic or aesthetic character of a landmark or historic district.

M) *Development Rights*: The development rights of a landmark or of a property within a historic district as defined in Section 11-48.2-1A of the Illinois Municipal Code.

N) *Development Rights Bank*: A reserve for the deposit of development rights as defined in Section 11-48.2-1A of the Illinois Municipal Code.

O) *Exterior Architectural Appearance*: The architectural character and general composition of the exterior of a building or structure, including but not limited to the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

P) *Historic Significance*: Character, interest or value as part of the development, heritage, or culture of the community, County, State or Nation; or as the location of an important local, County, State or national event; or through identification with a person or persons who made important contributions to the development of the community, County, State or Nation.

Q) *Landmark*: A property or structure designated as a "Landmark" by ordinance of the County Board, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, or preservation because of its historic, scenic, or architectural significance.

R) *Landscape*: A natural feature or group of natural features such as, but not limited to: valleys, rivers, lakes, marshes, swamps, forests, woods, or hills; or a combination of natural features and buildings, structures, objects, cultivated, fields, or orchards in a predominantly rural setting.

S) *Object*: Any tangible items, including any items of personal property, including, but not limited to: wagons, boats, and farm machinery that may be easily moved or removed from real estate property.

T) *Owner*: The person or corporation or other legal entity in whose name or names the property appears on the records of the County Recorder of Deeds.

U) *Historic district*: An area designated as a "historic district" by ordinance of the County Board and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties, areas, sites, landscapes or structures, while not of such historic, architectural or scenic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the district. **For the purposes of this definition,**

“historic district” shall be the same as “preservation district” as defined by State law.

V) *Removal*: Any relocation of a structure, object or artifact on its site or to another site.

W) *Repair*: Any change that is not construction, alteration, demolition, or removal and is necessary or useful for continuing normal maintenance.

X) *Scenic Significance*: Importance as a result of appearance or character that remains relatively unchanged from and embodies the essential appearance related to a culture from an earlier historic or prehistoric period; or as a result of a unique location, appearance, or physical character that creates an established or familiar vista or visual feature; or as a geologic or natural feature associated with the development, heritage, or culture of the community, County, State, or Nation.

Y) *Site*: The traditional, documented or legendary location of an event, occurrence, action, or structure significant in the life or lives of a person, persons, group, or tribe, including but not limited to cemeteries, burial grounds, campsites, battlefields, settlements, estates, gardens, groves, river crossings, routes, trails, caves, quarries, mines, or significant trees or other plant life.

Z) *Structure*: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including (but without limiting the generality of the foregoing) barns, smokehouses, advertising signs, billboards, backstops for tennis courts, bridges, fences, pergolas, gazebos, radio and television antennae, solar collectors, microwave antennae including supporting towers, roads, ruins or remnants (including foundations), swimming pools or walkways.

AA) *Survey*: The systematic gathering of information on the architectural, historic, scenic, and archaeological significance of buildings, sites, structures, areas, or landscapes through visual assessment in the field and historical research, for the purpose of identifying landmarks or districts worthy of preservation.

BB) *Super Majority Vote*: At least three-fourths approval of the vote of the entire Kendall County Board.

3. GENERAL PROVISIONS

The following are general provisions propounded to make more clear matters relative to scope and jurisdiction of this Ordinance.

A) No provision herein shall supersede the powers of other local legislative or regulatory bodies or relieve any property owner from complying with the requirements of any other state statute or code or ordinance of Kendall County or individual municipal ordinances or regulations, and any permit or license required

there under shall be required in addition to any Certificate of Appropriateness or Economic Hardship which may be required hereunder; provided, however, that where a Certificate of Appropriateness or Economic Hardship is required, no such other permit or license shall be issued by any other agency under the jurisdiction of the Kendall County Board before a certificate has been issued by the Commission as herein provided.

B) The use of property and improvements which have been designated under this Ordinance shall be governed by the Kendall County Zoning Ordinance, as amended.

C) If any particular section of this Ordinance is declared to be unconstitutional or void, only the particular section is affected, and all other sections of this Ordinance shall remain in full force and effect.

D) For purposes of remedying emergency conditions determined to be dangerous to life, health or property, the Commission may waive the procedures set forth herein and grant immediate approval for a Certificate of Appropriateness. The Commission shall state its reasons in writing for such approval.

E) No member of the Preservation Commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.

ARTICLE II

THE HISTORIC PRESERVATION COMMISSION

1. ORGANIZATION

A) *Appointment.* The Kendall County Board shall by ordinance appoint members to the Kendall County Preservation Commission from names submitted by the County Board Chair.

B) *Composition.* The Preservation Commission shall consist of five (5) members. All members shall be residents of Kendall County. The County Board Chair shall make a reasonable effort to nominate to the Preservation Commission at least one (1) attorney, one (1) historian or architectural historian, one (1) architect/engineer, and one (1) real estate professional knowledgeable in historic preservation; the other members shall be persons with a demonstrated interest in pre-history, history, or architecture. Commission vacancies shall be posted in a newspaper of general circulation within the county and on the county internet website. Included in the five (5) voting members, the County Board may appoint one of their members or staff to serve as a voting member of the Commission and liaison to the County Board (Amended 2.21.17).

C) *Terms.* Members shall serve for three year terms. All ex officio members shall serve the term of their elected or appointed office. All members shall serve until their successors are appointed. Vacancies shall be filled by the Kendall County Board from names submitted by the County Board Chair (Amended 2.21.17).

D) *Officers.* Officers shall consist of a Chair, Vice-Chair and a Secretary elected by the Preservation Commission. The Chair shall preside over meetings. In the absence of the Chair, the Vice Chair shall perform the duties of the Chair. If both the Chair and the Vice-Chair are absent, a temporary Chair shall be elected by those present. The Chair, Vice-Chair and secretary shall serve a term of one (1) year and shall be eligible for re-election. No member shall serve as an officer in the same capacity for more than three (3) consecutive years. Once the member has served in the same capacity for three (3) years a one (1) year hiatus from that office must be followed. The Chair shall ensure that the following duties are performed:

- i) That minutes are taken of each Preservation Commission meeting;
- ii) That copies of the minutes, reports, and decisions of the Preservation Commission be published and distributed to the members of the Preservation Commission.
- iii) The Kendall County Board Chair is advised of vacancies on the Preservation Commission and expiring terms of members; and
- iv) That there be prepared and submitted to the Kendall County Board a complete record of the proceedings before the Preservation Commission on any matters requiring County Board consideration. The Kendall County Planning, Building & Zoning Department shall be the official keeper of the records.

E) *Rules and Procedures.* The Historic Preservation Commission shall have the authority to develop and adopt rules and procedures necessary to carry out its functions under the provisions of this Ordinance.

F) *Meetings.* Meetings of the Preservation Commission shall be held no less than monthly, except in those months when no business is pending, and shall be held at such times and places within the County as the Commission shall decide. Special meetings may be called by the Chair or by the consent of two (2) members. All meetings of the Commission shall be open to the public, shall follow all provisions of the Open Meetings Act and shall adhere to Robert's Rules of Order. The Commission shall keep minutes of its proceedings, showing a vote of each member upon every question, or if absent or failing to vote, and shall also keep records of its official actions. Such minutes and records shall be open to the public for inspection at offices of the Kendall County Planning, Building & Zoning Department (Amended 2.21.17).

G) *Quorum*. A quorum shall consist of three (3) members. The transaction of business shall be made by a majority vote of those members in attendance while a quorum is present, except that the adoption, modification or rescission of any rule or part thereof shall require the affirmative vote of four (4) members (Amended 2.21.17).

H) *Compensation*. The members shall serve without compensation, but they shall be reimbursed for their expenses necessarily incurred in the performance of their duties as such and approved by the Director of the Planning, Building & Zoning Department, and if funds are available in the Historic Preservation Commission's reserves.

I) *Annual Report*. The Commission shall submit an annual report of its activities to the Kendall County Board.

2. POWERS & AUTHORITIES

The Preservation Commission shall have the following powers and authority.

A) To conduct an ongoing survey of the County to identify buildings, structures, areas, sites and landscapes that are of historic, archaeological, architectural, or scenic significance, and, therefore, potential landmarks or historic districts;

B) To hold public hearings and recommend to the County Board the designation of landmarks or historic districts;

C) To compile information concerning and prepare descriptions of the landmarks and historic districts identified and recommended for designation and the characteristics that meet the standards for designation;

D) To prepare, keep current, and publish a map or maps showing the locations and exact boundaries of proposed and designated landmarks and historic districts and, if the Commission so chooses, the locations and boundaries of designated state or federal landmarks or districts;

E) To keep a register of all designated landmarks and historic districts;

F) To establish an appropriate system of markers or plaques for all designated landmarks, historic districts, and for streets, roads, trails, and highways leading from one landmark or historic district to another and to confer recognition upon the owners of landmarks or property within historic districts by means of certificates, plaques, or markers;

G) To nominate, landmarks and historic districts to any state or federal registers of historic places;

- H) To advise and assist owners of landmarks and property within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on any state or federal register of historic places;
- I) To inform and educate the citizens of the County concerning the historic, archaeological, architectural, or scenic heritage of the County by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
- J) To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting landmarks or property within historic districts and issue or deny Certificates of Appropriateness for such actions;
- K) To consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has previously been denied;
- L) To develop specific criteria and guidelines for the proper alteration, construction, demolition, or removal of landmarks, or of property within historic districts;
- M) To review proposed amendments to zoning regulations and map amendments, applications for special uses or applications for zoning variations that affect any and all landmarks or historic districts. Proposed zoning amendments, applications for special use, or zoning variations that affect any landmark or historic district as defined in this ordinance ~~or any application for demolition of any structure which is more than 50 years old~~ shall be reviewed by support staff and forwarded to the Preservation Commission for review within seven (7) working days.
- N) To administer on behalf of the County Board any **County owned** property, or full or partial interest in real property, including a conservation right, by approval of the County Board;
- O) To accept and administer on behalf of the County Board gifts, grants, money or other personal property as may be appropriate for the purpose of this Ordinance. Such money may be expended for publishing maps and brochures, for hiring staff or consultants or performing otherwise appropriate functions for the purpose of carrying out the duties and powers of the Preservation Commission and the purposes of this Ordinance.
- P) To administer any system established by the County Board for the transfer of development rights;
- Q) To call upon available County agencies and staff as well as other experts for

technical advice; costs to be determined prior to activities and paid by petitioner except where included in the existing approved budget;

R) To retain specialists or consultants, or to appoint citizen, neighborhood or area advisory committees, as may be required, costs to be determined prior to activities and paid by petitioner except where included in the existing approved budget;

S) To testify before all boards, commissions, committees and municipalities on any matter affecting potential or designated landmarks or historic districts;

T) To periodically review any County Land resource management plan and to develop a preservation component in any comprehensive plan of the County and to recommend it to the Regional Plan Commission, the Planning, Building & Zoning Committee and the County Board;

U) To periodically consult the County zoning administrator, review any County zoning ordinance and building code, and to recommend to the County Board any amendments appropriate for the protection and continued use of landmarks or property within historic districts;

V) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or the implementation of the purposes of this Ordinance.

W) To recommend to the County Board the adoption of intergovernmental agreements between the County Board and Kendall County municipalities that allow for the nomination and designation by the County Board of individual landmarks and historic districts within incorporated areas and that afford the protection of landmarks and historic districts through the provisions of this Article, and

X) To periodically monitor designated landmarks and preservation districts for demolition by neglect and to refer negligent cases to the appropriate county agency for enforcement.

ARTICLE III

DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS

1. INVESTIGATION & RESEARCH

The Preservation Commission shall undertake an ongoing investigation and research effort in the County to identify areas, sites, structures, and objects that have historic, cultural, community, architectural or aesthetic importance, interest, or value. As part of the investigation, the Commission shall review and evaluate any prior surveys and studies by any unit of government, private organization or individual and compile appropriate descriptions, facts, and photographs.

The Commission shall make an effort to systematically identify potential landmarks and districts and adopt procedures to nominate them individually or in groups based upon the following criteria:

- a) The potential landmarks or districts in one township or distinct geographical area of the County;
- b) The potential landmarks associated with a particular person, event, or historical period;
- c) The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer, or craftsman; or of a particular building material.
- d) Such other criteria as may be adopted by the Preservation Commission to assure systematic survey and nomination of all potential landmarks within the County;

2. PRESERVATION PLAN

A) The Historic Preservation Commission shall, through the aforesaid surveys and research, so as to become thoroughly familiarized with buildings, structures, objects, sites, districts, areas and lands within the County which may be eligible for designation as historic landmarks or districts, prepare a "Historic Landmark and District Preservation Plan."

B) The Preservation Plan shall be presented to the Kendall County Planning, Building & Zoning Department for consideration and recommendation to the County Board for possible inclusion in the Kendall County Land Resource Management Plan as amended. From time to time, the Commission shall review the Plan and insert in the Historic Preservation Commission minutes a report of such review and take appropriate action on any amendments to the Plan deemed necessary.

3. NOMINATION OF LANDMARKS AND HISTORIC DISTRICTS

A.) Landmarks

The Preservation Commission or any person may propose landmarks for designation by the County Board by filing a nomination for any property or properties and structures located in an unincorporated area or in an incorporated area by intergovernmental agreement with the appropriate municipality within the geographical boundaries of Kendall County. Nomination forms shall be filed with the Kendall County Planning, Building & Zoning Department.

Such forms shall be provided by the Commission. Nomination forms submitted for landmarks or historic districts shall include or be accompanied by the following information:

- a) The name and address of the applicant and owner of record.
- b) The legal description and Common Street address of the property.
- c) A written statement describing the structure, building, or site and setting forth reasons in support of the proposed designation, including a list of significant exterior architectural features that should be protected.
- d) **If the applicant is not the current owner of record, w**Written documentation and evidence establishing that the applicant **notified is** the current owner of record of the nominated property and whether the owner of record consents or objects to the proposed landmark designation. Such documentation or evidence of record ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Historic Preservation Commission.
- e) An overall site plan and photographs of the landmark. The plan shall also include a front, side, and rear elevation drawing.
- f) Such other relevant information as requested by the Historic Preservation Commission.
- g) The County Board reserves the right to set appropriate fees for administering this ordinance.

B.) Historic Districts

The Preservation Commission or any person may propose historic districts for designation by the County Board by filing a nomination for any property or properties and structures located in an unincorporated area or in an incorporated area by intergovernmental agreement with the appropriate municipality within the geographical boundaries of Kendall County. Nomination forms shall be filed with the Kendall County Planning, Building & Zoning Department.

Such forms shall be provided by the Commission. Nomination forms submitted for historic districts shall include or be accompanied by the following information:

- a) The names and addresses of applicants.
- b) The names and addresses of all of the owners of record of buildings, structures, or sites in the area nominated for designation.

- c) A vicinity map delineating the boundaries of the area nominated for designation.
- d) A written statement describing the area and structures, buildings, or sites located in the area nominated for designation as an historic district and setting forth the reasons in support of the proposed designation, including a list and photographs of significant exterior architectural features of all structures, buildings, or sites in the district that should be protected.
- e) **If the applicant is not the current owner of record, w**Written documentation and evidence establishing that applicants **notified are** the current owners of record of property in the area nominated for designation and that such owner comprise the owners of record of at least fifty-one percent (51%) of all sites contained in the nominated area. Such documentation or evidence of record ownership shall include recent title policies in the names of the applicants or other evidence of record ownership acceptable to the Historic Preservation Commission.
- f) The name, address, and telephone number of one of the applicants who shall be the designated contact person and liaison for the purposes of the application. The name, address, and telephone number of an additional applicant to serve as an alternative contact person shall also be provided.
- g) Such other relevant information as requested by the Historic Preservation Commission.
- h) The County Board reserves the right to set appropriate fees for administering this ordinance.

4. CRITERIA FOR DESIGNATION

A.) Landmarks

The Commission may recommend to the County Board the designation of landmarks when a thorough investigation results in a determination that the property, structure, improvement or area so recommended meets one (1) or more of the following criteria:

- A) It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
- B) Its location is a site of a significant local, County, State, or National event;
- C) It is identified with a person or persons who significantly contributed to the development of the local community, the County, the State of Illinois, or the Nation;
- D) It embodies distinguishing characteristics of an architectural style valuable for

the study of a period, type, method of construction, or use of indigenous materials;

E) It is identified with the work of a master builder, designer, architect, engineer, or landscape architect whose individual work has influenced the development of the local area, Kendall County, the State of Illinois, or the Nation;

F) It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

G) It embodies design elements that make it structurally or architecturally innovative;

H) It has a unique location or singular physical characteristics that make it an established or familiar visual feature;

I) It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;

J) It is suitable for preservation or restoration;

K) It is included in the National Register of Historic Places and/or the Illinois Register of Historic Places.

L) It has yielded, or may be likely to yield, information important to pre-history, history or other areas of archaeological significance.

M) It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

B.) Historic Districts

The Commission may recommend to the County Board the designation of Historic Districts. Historic Districts shall only be recommended for designation when a thorough investigation results in a determination that the properties, structure, improvement or area so recommended meets one (1) or more of the following criteria:

A) It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;

B) Its location is a site of a significant local, County, State, or National event;

C) It is identified with a person or persons who significantly contributed to the development of the local community, the County, the State of Illinois, or the Nation;

- D) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- E) It is identified with the work of a master builder, designer, architect, engineer, or landscape architect whose individual work has influenced the development of the local area, Kendall County, the State of Illinois, or the Nation;
- F) It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- G) It embodies design elements that make it structurally or architecturally innovative;
- H) It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
- I) It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
- J) It is suitable for preservation or restoration;
- K) It is included in the National Register of Historic Places and/or the Illinois Register of Historic Places.
- L) It has yielded, or may be likely to yield, information important to pre-history, history or other areas of archaeological significance.
- M) It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

5. INITIAL REPORT & RECOMMENDATION OF PRESERVATION COMMISSION

The Preservation Commission shall, within thirty (30) calendar days from receipt of a completed application for designation, cause to be written an initial recommendation and report stating whether the nominated landmark~~—~~ **or** historic district does or does not meet the criteria for designation as provided for in Article III, Section 4 herein. The report shall contain the following information:

- A) An explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
- B) A description of the integrity or lack of integrity of the nominated landmark or historic district;
- C) A map showing the location of the nominated landmark or the boundaries of

the nominated historic district.

In addition, in the case of a nominated landmark found to meet the criteria for designation, the report shall include:

A) A description of the significant exterior architectural features of the nominated landmark that should be protected;

In the case of a nominated historic district found to meet the criteria for designation the report shall include:

A) A list of addresses and Permanent Index Numbers showing which properties are contributing and which are non-contributing;

B) A description of the types of significant exterior architectural features of the structures within the nominated district that should be protected;

In the case of a nominated landmark or historic district the recommendation and report shall be available to the public in the office of the County Planning, Building & Zoning Department.

6. NOTIFICATION OF NOMINATION

The Preservation Commission shall, within thirty (30) days from completion of the initial report and recommendation as described above in Article III, Section 5, cause to be scheduled a public hearing on the nomination. Notice of the date, time, place and purpose of the public hearing shall be sent by certified mail to the owner(s) of record and to the nominators at least fifteen (15) days prior to the date of the hearing. Such notice shall also be published in a newspaper having general circulation in the area surrounding the nominated property or district at least fifteen (15) days prior to the date of the hearing. All notices shall state the street, address and Permanent Index Number or legal description of a nominated landmark or the boundaries of a nominated historic district.

7. HEARING

A public hearing shall be scheduled, and notification made thereof, pursuant to Article III, Section 6, above. Oral or written testimony shall be taken at the public hearing concerning the nomination. The Preservation Commission may solicit expert testimony or present its own evidence regarding the historic, archaeological, or scenic significance of a proposed landmark or of any property within a proposed historic district relative to compliance with criteria for consideration set forth above in Section 4 of this Article. The hearing shall be closed upon completion of testimony.

8. RECOMMENDATION OF PRESERVATION COMMISSION

Within thirty (30) days following the close of the public hearing, the Commission shall make its determination upon the evidence whether the proposed landmark or historic district does or does not meet the criteria for designation. A recommendation to the County Board regarding the proposed landmark or historic district shall be passed by

resolution of the Preservation Commission. This recommendation shall be accompanied by a report stating the findings of the Preservation Commission concerning the historic, archaeological, architectural or scenic significance of the proposed landmark or historic district and also include if the property owner(s) objects to the designation. The Preservation Commission shall forward copies of the resolution and report to the applicant and the owner of the subject property or representative for petitioners of the subject area.

In the case of the property owner's (owners') objection to a landmark designation or historic district, the nomination would require the affirmative vote of a super majority of the full County Board.

9. DESIGNATION

The County Board, upon a recommendation from the Preservation Commission that the proposed landmark or historic district should be designated, shall review the report and recommendations of the Preservation Commission.

For individual landmarks or historic district applications, the County Board, after reviewing the report and recommendation, shall, within sixty (60) days from receipt of the recommendation of the Preservation Commission, take one of the following steps:

- A) Designate the landmark or historic district by ordinance; or
(In the case of the property owner(s) objection to a landmark designation or historic district, the nomination would require the affirmative vote of a super majority of the full County Board.)
- B) Refer the report and recommendation back to the Preservation Commission with suggestions for revisions, stating its reason for such action.
- C) Reject the nomination application.

Upon return of the report and recommendation to the Commission, the Commission shall review and prepare new findings within forty-five (45) days of the County Board's original decision. The County Board shall designate or not designate the landmark at the next regularly scheduled County Board meeting.

10. RESUBMISSION OF APPLICATION

Resubmission of any application for landmark or historic district designation may be made no sooner than ninety (90) days after County Board action on the nomination. Not more than one re-submission may be made within a twelve (12) month period.

11. NOTICE OF DESIGNATION

Notice of the action of the County Board, including a copy of the ordinance designating the landmark, historic district shall be sent by regular mail to all owners of record, including but not limited to each owner of record of a landmark or property within a historic district. Further, as soon as is reasonably possible, the County Board Chair shall

cause to be notified the Kendall County Planning, Building & Zoning Department, the Recorder of Deeds, the County Clerk, and the Kendall County Collector by forwarding to each a copy of the designation ordinance. The Recorder of Deeds shall ensure that the designation be recorded on all directly affected parcels.

12. PUBLICATION OF MAP

A map showing the location of all designated landmarks and historic districts shall be published and amended upon each designation. Copies of the map shall be available to the public at the Kendall County Planning, Building & Zoning office, **the Kendall County website, and** the same location and in the same manner as any County zoning map.

13. APPEALS

Adoption of an ordinance designating a landmark or historic district by the Kendall County Board shall be a final action reviewable under Section 3-101 of the Illinois Administrative Review Law.

14. INTERIM CODE

No building, zoning, site development, access, utility or other permit shall be issued by the Planning, Building & Zoning Department, the Highway Department or other County department without a Certificate of Appropriateness being issued in accordance with Article IV Section 2 for alteration, construction, demolition, or removal of a nominated landmark or the alteration of any physical feature of a property or structure within a nominated historic district from the date the nomination form is received by the County office until the final disposition of the nomination by the County Board unless such alteration, removal, or demolition is necessary for public health, welfare, or safety.

15. MARKING BY ATTACHMENT OF A PLAQUE

Each designated landmark or historic district may be marked by an appropriate plaque carrying a brief description and account of the historic significance of the property. The plaque shall be provided by the County at the expense of the property owner.

16. AMENDMENT & RESCISSION OF DESIGNATION

The County Board, upon recommendation of the Preservation Commission, may amend or rescind designation by the same procedure and according to the same standards and considerations set forth for designation. No amendment or rescission shall be made to a designation of a landmark or historic district based solely on a change in owner's consent.

17. TRANSFER OF JURISDICTIONAL CONTROL

Should a designated landmark or historic district be incorporated into a municipality with a preservation ordinance, that municipality's preservation ordinance shall govern. If a municipality annexes a designated landmark or historic district and does not have a preservation ordinance, the County's preservation ordinance will continue to govern.

18. APPLICATION FEE

All applicants for landmark or historic district designation shall pay an initial deposit of Five Hundred Dollars (\$500) at the time of application submittal. The applicant shall also pay any and all expenses incurred by Kendall County related to the application. These expenses shall be paid in full prior to the Kendall County Board's decision on the application. All fees shall be waived if the applicant is the property owner.

ARTICLE IV

ALTERATION, CONSTRUCTION, DEMOLITION, AND MAINTENANCE

1. SCOPE

Work on property and improvements so designated pursuant to this ordinance shall be regulated as follows:

A) *Landmarks*: No significant alterations, exterior construction or exterior demolition or interior alteration which may affect the exterior appearance may be performed on property and structures which have been designated under this ordinance as landmarks, except as shall be approved by a Certificate of Appropriateness.

B) *Historic districts*: No significant alterations, exterior construction or exterior demolition or interior alteration which may affect the exterior appearance may be performed on property and structures located within an area which is designated under this ordinance as a historic district, except as shall be approved by a Certificate of Appropriateness.

2. CERTIFICATE OF APPROPRIATENESS

A) A Certificate of Appropriateness from the Preservation Commission established pursuant to this Ordinance shall be required before any significant alteration, construction, demolition or removal that affects pending or designated landmarks or historic districts is undertaken. Such a certificate is required for all such actions from the date a nomination form is submitted to the Preservation Commission.

B) Applications for Certificates of Appropriateness.

i) Every application submitted to the Kendall County Planning, Building & Zoning Department for a permit wherein the applicant represents and/or delineates plans to commence any action as immediately described above in subsection (A) affecting any such property, improvements or areas therein described, shall be forwarded by the Director of Planning, Building and Zoning to a representative or representatives of the Preservation Commission, within five (5) business days following the receipt of said

application by the Planning, Building & Zoning Department.

The Planning, Building & Zoning Department shall not issue the building or demolition permit until a Certificate of Appropriateness has been issued by the Preservation Commission. Any applicant may request a meeting with the Preservation Commission before the application is sent by the Director of Planning, Building and Zoning to the Preservation Commission or during the review of the application.

ii) Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a Certificate of Appropriateness is required shall be made on a form prepared by the Preservation Commission and available at the office of Kendall County Planning, Building & Zoning Department. The Preservation Commission may schedule, provide notice and conduct a public hearing concerning the application in the manner previously described in Article III, Section 6 and 7.

iii) If a public hearing is not scheduled, the Commission may consider the completed application at its next regular meeting and may grant a Certificate of Appropriateness at that time. The Commission may further designate support staff to be responsible for reviewing routine applications for Certificates of Appropriateness when the proposed work is clearly appropriate and in accordance with the criteria set forth in Article IV, Sections 2(c) and (d) below, and the purposes of this Ordinance.

iv) The Commission may seek technical advice from outside its members on any application for a Certificate of Appropriateness. The applicant and each commissioner shall receive a copy of the consultant's written opinion at least seven (7) days before a determination is to be made on the application. The costs for this technical advice will be paid by petitioner unless included as part of the annual approved budget for the Commission.

v) The Commission shall act promptly and in a reasonable manner in its judgment of plans for new construction or for alteration, removal, or demolition of structures in historic districts that have little historic value, except where such construction, alteration, removal, or demolition would seriously impair the historic or architectural value of surrounding structures or the surrounding area.

C) Design Guidelines. The Commission shall consider the following factors in reviewing applications for Certificates of Appropriateness:

i) *Height*: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district.

ii) *Proportions of Windows and Doors*: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district.

iii) *Relationship of Building Masses and Spaces*: The relationship of a structure within a historic district to open space between it and adjoining structures should be compatible or similar to relationships commonly found between similar structures in the district.

iv) *Roof Shape*: The design of the roof should be compatible with the architectural style and character of the landmark and surrounding structures which are similar in design in a historic district.

v) *Landscaping*: Landscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in historic districts.

vi) *Scale*: The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.

vii) *Directional Expression*: Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures or of its stylistic design. The directional expression of a landmark after any alteration, construction, or partial demolition should be compatible with its original architectural style and character.

viii) *Architectural Details*: Architectural details, including materials and textures, should be treated so as to make a landmark compatible with its original architectural style or character.

D) Standards for Review. The Commission, in considering the appropriateness of any alteration, demolition, new construction, or removal to any property or structures designated or pending designation as a landmark, or any area designated or pending designation as a historic district, shall be guided by the following general standards and any design guidelines in the ordinance designating the landmark or historic district as well as conformance to applicable zoning classification, height, and area limitation:

i) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended

purpose.

ii) The distinguishing original qualities or character of a building, structure, site, and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided whenever possible.

iii) All buildings, structures, and sites shall be recognized as products of their time. Alterations that have no historical basis or that seek to create an earlier/later appearance shall be discouraged.

iv) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

v) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

vi) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

vii) The surface cleaning of structures shall be undertaken with the utmost care and consideration. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

viii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

ix) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

x) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

E) Determination by Preservation Commission. Within fifteen (15) business days after support staff review, or from the date of the regular meeting, or from the close of a public hearing concerning an application for a Certificate of Appropriateness, or within such further time as the applicant for said certificate (and/or permit) approves in writing, the Commission shall determine whether:

- i) The proposed construction, alteration, demolition, removal or other modification will be appropriate to the preservation of the particular landmark or historic district and a Certificate of Appropriateness may be issued; or
- ii) Such proposed modification is inappropriate to the preservation of the particular landmark or historic district and a Certificate of Appropriateness may be denied.

Written notice of the approval or denial of the application for a Certificate of Appropriateness shall be provided the applicant, sent by certified mail with return receipt requested, and to the Kendall County Planning, Building & Zoning Department within seven (7) days (Saturdays, Sundays, and legal holidays excluded) following the determination and shall be accompanied by a Certificate of Appropriateness in the case of an approval.

F) Denial of Certificate of Appropriateness. A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Preservation Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the difference(s) between the applicant and the Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Preservation Commission.

G) Decision Binding on Planning, Building & Zoning Department. The Director of the Kendall County Planning, Building & Zoning Department shall be bound by the determination of the Commission and approve, if in conformance with other provisions of the Building Code, or disapprove any application for the proposed construction, alteration, removal of an exterior architectural feature, or demolition of any building or structure in a historic district or any landmark in accordance with said determination.

H) Failure of Commission to Review Application in a Timely Manner. Failure of the Commission to act upon an application for Certificate of Appropriateness within ninety (90) days shall constitute approval and no other evidence shall be needed. This time limit may be waived only by mutual consent of the applicant and the Commission.

I) Demolitions. Pursuant to Article IV, Sections 2(c) and (d) above, the Preservation Commission may deny any application for a Certificate of Appropriateness where demolition is proposed upon a finding that such proposed action will adversely affect the historic, archeological, architectural, or scenic significance of a landmark or historic district. Upon receipt of an application for a Certificate of Appropriateness for demolition, the Preservation Commission shall as soon as possible make a determination, supported by written findings, whether one or more of the following criteria are met:

- i) The structure or visual resource is of such interest or quality that it would reasonably meet national, state or local criteria for designation as an historic or architectural landmark.
- ii) The structure or visual resource is of such unusual or uncommon design, texture or materials that it could not be reproduced, or could be reproduced only with great difficulty and expense.
- iii) Retention of the structure or visual resource would aid substantially in preserving and protecting another structure or visual resource which meets criteria (i) or (ii) hereinabove.

Where the Preservation Commission determines that one or more of these criteria are met, no Certificate of Appropriateness shall be issued and the application shall be denied.

In cases of historic districts or if structures remain a landmark, if a demolition permit is issued, the Preservation Commission shall require the applicant to submit for review and consideration post-demolition plans which shall include drawings and sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of any and all improvements incorporated in such plans.

J) Compliance with Certificate. A Certificate of Appropriateness will become void if:

- i) If there is any change in the scope of work pursuant to the approved application subsequent to the issuance of the Certificate; or
- ii) If twelve (12) months have elapsed after issuance of the Certificate and no building permit has been issued.

K) Appeals. A denial of a Certificate of Appropriateness is an administrative decision as defined in Section 3-101 of the Illinois Administrative Review Law, and it shall be subject to judicial review pursuant to provisions of said Administrative Review Law and all amendments and modifications thereof, and the rules adopted thereto.

3. ECONOMIC HARDSHIP

A) The Preservation Commission may issue a Certificate of Economic Hardship upon determination that the failure to issue a Certificate of Appropriateness has denied, or will deny the owner of a landmark or of a property within a historic district all reasonable use of, or return on, the property. Application for a Certificate of Economic Hardship shall be made on a form and in the manner as prescribed by the Preservation Commission. The Preservation Commission may schedule a public hearing concerning the application and provide notice in the same manner as prescribed in Article III, Section 6, of this Ordinance and conduct the hearing in the same manner as prescribed in Article III, Section 7, of this Ordinance.

B) The Preservation Commission may solicit expert testimony. ~~and C) The~~ applicant for a Certificate of Economic Hardship shall submit ~~all of~~ the following information **if requested by the Planning, Building and Zoning Department or the Preservation Commission** in order to assist the Preservation Commission in its determination on the application:

- i) An estimate of the cost of the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Preservation Commission for changes necessary for the issuance of a Certificate of Appropriateness;
- ii) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
- iii) Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; after any changes recommended by the Preservation Commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- iv) In the case of a proposed demolition, an estimate from a person or entity experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- v) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, of any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;
- vi) If the property is income-producing, the annual gross income from the

property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;

vii) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;

viii) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years;

ix) Assessed value of the property according to the two (2) most recent assessments;

x) Real estate taxes for the previous two (2) years;

xi) Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.

xii) Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the Preservation Commission to make a determination as to whether the property does yield or may yield a reasonable return to the owners.

€ D) Determination of Economic Hardship. Within sixty (60) days from receiving a request for a Certificate of Economic Hardship, the Commission, upon a determination that the denial of a Certificate of Appropriateness has denied, or will deny the owner of a landmark or of a property within a historic district all reasonable use of or return on the property, may undertake one of the following actions:

i) Offer the owner of the property reasonable financing, tax or other incentives sufficient to allow a reasonable use of, or return on, the property; or

~~ii) Offer to purchase the property at a reasonable price or institute eminent domain proceedings pursuant to Article VII of the Illinois Code of Civil Procedure; or~~

~~iii~~ ii) Issue a Certificate of Appropriateness for the proposed construction, alteration, demolition or removal.

Written notice of the determination shall be provided in the same manner as required by Article IV, Section 2(e) of this Ordinance. This time limit may be waived only by mutual consent of the applicant and the Commission.

D E) Appeals. A denial of a Certificate of Economic Hardship is an administrative decision as defined in Section 3-101 of the Illinois Administrative Review Law, and it shall be subject to judicial review pursuant to provisions of said law and all amendments and modifications thereof, and the rules adopted thereto.

4. MAINTENANCE OF HISTORIC PROPERTIES

Nothing in this Article shall be construed to prevent the ordinary maintenance of any exterior elements of a property or structures designated or nominated as a landmark or located within a designated or nominated historic district.

5. PUBLIC SAFETY EXCLUSION

None of the provisions of this ordinance shall be construed to prevent any measures of construction, alteration, or demolition necessary to correct or abate the unsafe or dangerous condition of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the Director, Kendall County Planning, Building & Zoning Department, the Kendall County Health Department or any Fire Protection District and where the proposed measures have been declared necessary, by such department or departments to correct the said condition; provided, however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this Section.

In the event any structure or other feature shall be damaged by fire or other calamity, or by Act of Nature or by the public enemy, to such an extent that, in the opinion of the aforesaid department or departments, it cannot reasonably be repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

6. DEMOLITION BY NEGLECT

It is the intent of this section to preserve from deliberate or inadvertent neglect the features of landmarks and contributing buildings and structures within designated historic districts.

Periodically, the Commission shall, in conjunction with its ongoing survey operations, survey the exterior of each designated landmark and each property within a historic district to ensure that the property is not suffering from demolition by neglect, as defined in the ordinance. The Commission's Secretary shall document the performance of each annual neglect survey.

Any owner who fails to maintain their building or structure in compliance with this section shall be subject to remedial procedures. Upon a finding by the Commission that a historic landmark or a contributing building or structure within a historic district is threatened by demolition by neglect, the Commission shall:

- (a) Notify the County Board so that they or the appropriate county agency will require the owner to repair all conditions contributing to demolition by neglect.
- (b) If the owner does not make repairs within a reasonable period of time the

County Board or their agents may make such repairs as are necessary to prevent demolition by neglect. The costs of such work shall be charged to the owner, and may be levied as a special assessment or lien against the property.

ARTICLE V

ENFORCEMENT, PENALTIES AND EQUITABLE RELIEF

1. ENFORCEMENT

The Kendall County Planning, Building & Zoning Department shall give written notification, sent by certified mail, return receipt, postage prepaid requested, of any violation of this Ordinance to the owner of record, lessor, the trustee, or other legally responsible party for such property, stating in such notification that they have inspected the property and have found it in violation of this Ordinance. They shall state in the notification, in clear precise terms, a description or explanation of the violation. The property owner of record, trustee, lessor, or legally responsible party shall have thirty (30) days from the date he receives the notice in which to correct such violation or to give satisfactory evidence that he has taken steps that will lead to correcting such violation within a stated period of time, which time must be agreeable to the Planning, Building & Zoning Department as being fair and reasonable.

Upon petition of the Preservation Commission, the Circuit Court for Kendall County may restrain and/or enjoin any construction, removal, alteration, or demolition in violation of this Act and may order the removal in whole or part of any exterior architectural feature existing in violation of this Ordinance and may further order such reconstruction as may be necessary or desirable to redress any alteration or demolition in said violation.

2. PENALTIES

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists enforcement of any provisions of this Ordinance, shall be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) for each offense. Each day a violation is permitted to exist after notification thereof shall constitute a separate offense.

In addition to the fine listed in the previous paragraph, a court of competent jurisdiction or a hearing officer in cases of administrative adjudication may direct the Kendall County Planning, Building and Zoning Department to withhold the issuance of a building property for period not to exceed five (5) years after the date of demolition in cases of unauthorized demolition of a landmark or any property within a designated preservation district at the property where the unauthorized demolition occurred.

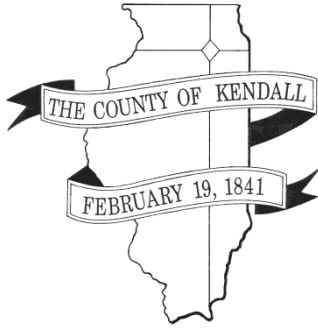
~~In the case of an unauthorized demolition of a landmark or any property within a designated preservation district, the Kendall County Building and Zoning Department will refuse to issue a building permit for the subject property for a period of five (5) years after the date of demolition.~~

The owner or tenant of any building, structure, or land, and any architect, planner, surveyor, engineer, realtor, attorney, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the County from taking such other lawful action as is necessary to prevent or remedy any violation.

3. EQUITABLE RELIEF

In addition to other remedies provided by law, Kendall County may institute any appropriate action or proceeding to prevent, restrain, abate or correct a violation of this Ordinance, including, but not limited to, requiring the restoration of property and improvements to its appearance prior to the violation.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

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: December 3, 2019
Re: Petition 19-45 – Request from Landscape Depot Yorkville, LLC and D Construction for a Temporary Use Permit for Portable Concrete Crushing Plant and Stockpiling Dirt as Part of a Construction Site at 9211 Route 126, Yorkville, Kendall Township

Landscape Depot Yorkville, LLC owns the parcel created by the T-intersection created by the intersection of Identa Road and Route 126 and addressed as 9211 Route 126 (PIN 05-04-400-003). The property is northeast of Identa Road and south of Route 126 and is a vacant farmstead zoned A-1 Agricultural.

D Construction was awarded a project by the Illinois Department of Transportation for work in the area and they contracted with the owner of the subject property to use the site for stockpiling and processing/recycling aggregates and crushing concrete for use on D Construction's Illinois Department of Transportation Project.

The application materials, including pictures, are attached.

Pursuant to Section 4.19.5 of the Kendall County Zoning Ordinance:

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District as long as the following conditions are met:

- a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
- b. The operation shall be located a minimum of seven hundred and fifty (750) feet from the lot line of any residential building and/or a minimum of three hundred (300) feet from the lot line from retail businesses.
- c. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit.
- d. The operation shall have hard surface road frontage. If located in an Agricultural District, the operation must have frontage onto an arterial or major collector roadway as depicted on the Kendall County Land Resource Management Plan.
- e. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise permitted.
- f. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.

As noted in the application materials, the old building foundations will be removed from the property.

Vehicles will enter and leave the property from Identa Road.

The project should be completed by July 2021.

The Petitioners agreed to the above conditions and agreed to submit an application for a stormwater management permit.

Petition information was sent to the United City of Yorkville and Kendall Township on December 2, 2019.

Because the requested temporary use permit is sought to expedite a public project on a highly trafficked State-maintained highway, Staff recommends approval of the temporary use permit subject to the

following conditions:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for two (2) successive one (1) year periods at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

The proposed temporary use permit is also attached for your consideration.

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

Thanks,

MHA

ENC: Application Material
Draft Temporary Use Permit



"D" Construction, Inc.

General Contractor

1488 South Broadway • Coal City, IL 60416
Office (815) 634-2555 • FAX (815) 634-8748

Tuesday, November 26, 2019

Kendall County Planning, Building and Zoning Department
111 West Fox Street
Yorkville, IL 60560

Re: IL Route 71 Reconstruction
Contract No. 66D24

Subj: Request for Temporary Use Permit

Dear Mr. Asselmeier

D Construction Inc. would like to request a temporary use permit for parcel number 05-04-400-003 aka 9211 Rt 126 Yorkville, IL 60560. For per use #5 below. As such we are submitting this letter and the \$100 application fee.

The site will have perimeter erosion control installed around the entire property line. The IDOT BDE 2290 form is attached to this application.

Per the IDOT General NPDES Permit No. ILR10

The crushing & screening of materials for the job that is located on or contiguous to a construction site and that provides material to the construction site that the it is located on or adjacent to is covered under the IDOT NPDES permit. We are submitting the Storm Water Management permit as a precaution if you deem additional measures may be required.

5. Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District as long as the following conditions are met:
 - a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
 - b. The operation shall be located a minimum of seven hundred and fifty (750) feet from the lot line of any residential building and/or a minimum of three hundred (300) feet from the lot line from retail businesses.
 - c. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit.
 - d. The operation shall have hard surface road frontage. If located in an Agricultural District, the operation must have frontage onto an arterial or major collector roadway as depicted on the Kendall County Land Resource Management Plan.

- e. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise permitted.
- f. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.

Sincerely,
D Construction Inc.



William D Savoree
Project Manager

Owner Statement of Support

To whom it may concern:

I (we), LANDSCAPE DEPOT YORKVILLE LLC, 27W130 NORTH AVE WEST CHICAGO, IL 60185

owner(s) of said property, located: Kandall Co SEC 4-36-7 NE COR SE 1/4 9211 RI 126 Yorkville, IL 60560

do hereby grant to the Contractor, D Construction Inc 1488 S Broadway Coal City, IL 60416

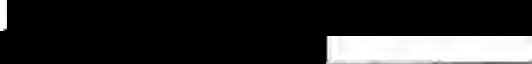
permission to request a Temporary Use Permit to use for recycling aggregates for use on the construction project (66D24) on my property.



(Signature of Property Owner)



(Name of Property Owner)



(Phone Number of Property Owner)

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION # _____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to the Countywide Stormwater Management Ordinance and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name _____

Owner Address _____

Phone _____

Agent: Name _____

Address _____

Phone _____

Site: Address or Location _____

Tax Parcel # _____

Zoning/Land Use/Acres _____

Proposed Development:

Attachments: Plat _____ Construction Plans _____

Soils _____ Landscaping _____

Grading _____ Phasing _____

Other _____

Fees \$ _____ Processing Fee (\$50.00)

\$ _____ Engineering Review Deposit (\$1,200.00 or 2% of estimated cost of the proposed improvements, whichever is greater.)

TOTAL \$ _____ One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the County Stormwater Management Ordinance. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application.

Owner's Signature _____ Date _____

Agent's Signature  _____ Date 11/26/19

Kendall County Planning, Building, & Zoning Department

111 West Fox Street, Room 203

Yorkville, Illinois 60560

Phone: (630) 553-4139, Fax (630) 553-4179

www.co.kendall.il.us



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

ENGINEERING CONSULTANT FEES

I, _____ understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
payment of services on _____ project. I authorize the consulting
Project Name
services to proceed.

IF THIS IS **NOT** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX
AND COMPLETE THIS SECTION:

I hereby submit a deposit of _____ payable to the **Kendall County Treasurer**
\$ Amount

to be used by Kendall County to reimburse consultant for charges invoiced for work
done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the
deposit to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate
of Occupancy as the case may be until I provide payment or proof of payment for the
engineering services.

Signature of Applicant: _____

Date: 11/26/19

STORMWATER MANAGEMENT REVIEW – ENGINEERING

Kendall County requires the engineering review of “development” to determine compliance with County ordinances including:

- [Countywide Stormwater Ordinance](#) (Includes Soil Erosion Control & Floodplain Protection)
- [Subdivision Control Ordinance](#)
- [Zoning Ordinance](#)

These ordinances can be viewed online at <http://www.co.kendall.il.us/planning-building-zoning/planning-and-zoning/> or purchased at the Planning, Building, and Zoning Office. For further information, please contact PBZ Staff.

Development is broadly defined as any activity that has potential for adverse effect on adjacent properties due to changes in stormwater runoff. A permit may be needed for some activities that do not require a land use, subdivision or zoning petition. Please check with the County Planning Building & Zoning Office (630-553-4139) prior to any significant grading or filling on your property.

The consulting firm of Wills Burke Kelsey, Ltd. assists the County with the review of engineering plans submitted by developers. WBK is a multi-disciplinary, full-service civil and environmental engineering and consulting firm. Their Project Manager assigned to Kendall County is:

Greg Chismark, P.E.
Wills Burke Kelsey, Ltd.
116 West Main Street, Suite 201
St. Charles, IL 60174
Phone: 630-443-7755
Email: GChismark@wbkengineering.com

WBK charges fees for their review and consultation services. The applicant/developer will be expected to open an escrow account with Kendall County at the time of application. WBK’s fees are in addition to the application fee charged by the County. Fees vary by project considering each project has different potential impacts and each development plan is different. If there is any question on fees, please contact the County Planning, Building, and Zoning Office (630-553-4139).

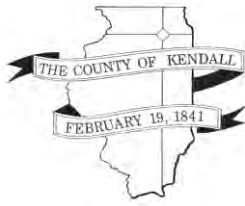
HIGHLIGHTS OF STORMWATER MANAGEMENT REGULATIONS

AUTHORITY: The County has statutory authority to regulate Stormwater Management and governing the location, width, course, and release rate of all stormwater runoff channels, streams and basins in the County.

OBJECTIVES: To protect upstream and downstream land owners from adverse impact of development activities. These impacts relate to stormwater quantity (flooding), soil erosion control, and floodplain and wetland protection.

EXEMPTIONS & LIMITATIONS: Most farming activities outside the floodplain and wetlands are exempt from the ordinance. A farming activity that results in a total of more than 43,560 square feet of impervious surfaces (old & new) will require a permit. Many projects, such as ponds, berms, shore stabilization where more than 43,500 square feet of ground is disturbed or three feet of fill is placed, require a Stormwater Permit. Some exceptions include driveways, some swimming pools, utilities, and public roadway projects.

PROCEDURES: The owner should do their best to read and understand the requirements of the ordinance prior to contacting the County and preparing an application. If the project involves impacts to floodplain or wetlands it may be necessary to seek guidance from a design professional. We encourage early communication to help determine permit requirements. A pre-application meeting is encouraged. In order for the meeting to be as productive as possible we recommend you bring a draft application, the engineering consultants fee deposit form, along with **two** copies of a concept grading plans that includes at a minimum, a location map, the extent of disturbance and a description of the change in ground elevation proposed. We recommend the applicant utilize the County GIS data in preparing initial project concepts <http://gis.co.kendall.il.us/pbzviewer/>. County staff and WBK will determine if additional data is needed and whether other agency permits/consultation is required.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

Phone (630) 553-4139

Fax (630) 553-4179

STORMWATER MANAGEMENT PERMIT

IF YOUR PROJECT...	THEN YOU NEED A STORMWATER MANAGEMENT PERMIT
Any development or a substantial improvement located in the regulatory floodplain or wetland or there is a regulatory floodplain or wetland within the property boundary.	
Any land disturbing activity to be performed in a water course or water body or crossing a water course or waterbody.	
Any fill that will exceed three (3) feet in vertical height at its highest point measured from the natural ground surface.	
Any land disturbing activity requiring a site runoff storage facility (stormwater detention).	
Any development that disturbs more than 43,500 square feet of ground cover, <u>unless</u> the development solely involves one or more of the following:	
a. Installation, renovation, or replacement of a septic system, potable water service line, or other utility to serve an existing structure	
b. Maintenance, repair, or at grade replacement of: Existing lawn, Garden or cultivated areas or Residentail Driveway	
c. Maintenance of an existing stormwater facility, not requiring other state or federal permits or approvals	
d. Excavation below final grade for tanks, vaults, tunnels, swimming pools, cellars, or for basements and/or footings of a single-family residence and appurtenant structures on a site that is part of an engineered and final platted subdivision or for which a building permit has been issued by the permitting authority, unless the site would otherwise require a Stormwater Management Permit	
e. Public roadway or bridge projects; consisting of improvement to an existing public roadway or public bridge sponsored by a public roadway agency and contracted as a public bid project	

The following activities shall be EXEMPT and shall not require a stormwater management permit:

<ul style="list-style-type: none"> Tilling of soil for fire protection purposes
<ul style="list-style-type: none"> Engaging in the following only if in connection with a farming or other agricultural or conservation enterprise, purpose, or use and only if there is no placement of fill within a floodplain: <ul style="list-style-type: none"> a. Construction of sod waterways b. Construction of terraces c. Construction of surface water diversions (but not across watershed boundaries) d. Construction of grade stabilization berms or systems e. Tilling of the soil f. The implementation of conservation measures included in a farm conservation plan approved by the Kendall County Soil and Water Conservation District
<ul style="list-style-type: none"> Agricultural use of land and development on un-platted residentially zoned property larger than three acres provided the total impervious area is less than or equal to 43,560 square feet and no structure(s) or any substantial improvement to a building is within a floodplain

ALL DEVELOPMENT SHALL SECURE ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS, INCLUDING, WITHOUT LIMITATION, AN IDNR-OWR FLOODWAY/FLOODPLAIN CONSTRUCTION PERMIT, A USACOE PERMIT AND AN IDNR-OWR DAM SAFETY PERMIT IF REQUIRED, MEETING ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS PRIOR TO THE ISSUANCE OF A STORMWATER MANAGEMENT PERMIT FOR PROPOSED WORK AND AREAS OF A SITE REQUIRING SUCH OTHER APPROVALS.

Table 502 Required Submittals (refer to Sections listed for specific material)							
	Section Number/ Description						
	502.2	502.3	502.4	502.5	502.6	502.7	502.8
	Application & Project Overview Plan	Erosion Control Plan Set Submittal	Engineering Plan Set Submittal	Stormwater Submittal	Floodplain Submittal	Performance Security	Maintenance Schedule & Funding
All Development Requiring a Permit	X	X					X
All Development Requiring Detention/Retention	X	X	X	X		X	X
All Development Requiring a Permit > 20 acres	X	X	X	X		X	X
All Developments on Sites with Floodplains	X	X	X		X	X	X
All Applications Requesting Variances	X	X	X	X	If on site	X	X



A. Submittal Date Contracting Agency ☒ District Office ☐ Aeronautics ☐ Local Agency ☐ Other Addendum #
Previous survey request(s) submitted for this site? ☐ Yes ☒ No Date(s) of prior submittal(s)
B. Route Marked County(ies) District
Section Project Number Job Number Contract Number
C. Will the use site require excavation more than 6 inches in depth? ☐ Yes ☒ No ☐ N/A
If yes, a written approval from the BDE Cultural Resources Unit is required.
D. ☐ Waste / ☒ Use Site (Legal Description - indicate section, subsection, township, range, and street address, if available.)

Latitude Longitude County(ies)
E. Waste/Use Site Size: acres (ha)
Current Land Use (Check each which applies): ☐ Timber ☐ Row Crops ☐ Pasture ☐ Other (Describe)

Tree Removal ☐ Yes ☒ No Number Acres
F. Name of Contractor Contact Person Phone
Address Name of District/Local Resident Engineer Phone
G. Has the site been cleared by IDOT for cultural resources within the past 5 years?
☐ Yes ☐ No ☒ Unknown
H. The request is number of requests for this project.

ATTACHMENTS REQUIRED:

1. Ground Level Color Photos
2. U.S.G.S. 7.5' Topo. Quad. Map
3. Aerial Photo
4. Landowner Agreement (See page 2)
5. Sketched Map with Landmarks

LEAVE THIS SPACE BLANK



To whom it may concern:

I (we),

LANDSCAPE DEPOT YORKVILLE LLC, 27W130 NORTH AVE WEST CHICAGO, IL 60185

(Name and Address of Property Owner)

owner(s) of said property, located:

Kendall Co SEC 4-36-7 NE COR SE 1/4 9211 Rt 126 Yorkville, IL 60560

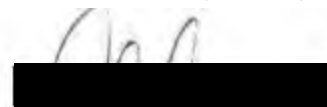
(Indicate location of property by county, section, sub-section, township, range)

do hereby grant to the Contractor,

D Construction Inc 1488 S Broadway Coal City, IL 60416

(Name and Address of Contractor)

permission to deposit said materials from the construction project (Contract # 66D24) on my property.



(Signature of Property Owner)

LANDSCAPE DEPOT OF YORKVILLE LLC

(Name of Property Owner)

9211 Route 126

(Street Address of Property Owner)

Yorkville IL 60560

(City, State, Zip Code of Property Owner)



(Phone Number of Property Owner)



05-C

Pt. 05-04-400-014
Pt. 74.57

126

Owner: LANDSCAPE DEPOT YORKVILLE LLC
05-04-400-003

-003
Acres **3.95**

YORKVILLE

701.4

CORP

444.1 R

LINE

-004
2.17

480 R LINE

Identa Rd

389.1 R

71

Parcel Number 05-04-400-003

Tax Code KE001

Class 0030

Owner Name: LANDSCAPE DEPOT YORKVILLE LLC

Site Address: 9211 ROUTE 126

City, State, ZIP: YORKVILLE IL 60560

Brief Legal: SEC 4-36-7 BEG NE COR SE 1/4, S 157', SW 444.1' TO C/LN RT 126, NW ALG C/LN 701.4' TO N LN
ST SE 1/4, E 889' TO POB (ROW TAKING DOC 06-16109)

Gross Acres 3.95

Tax Billed \$5340.4

122

228.53



July 31, 2019

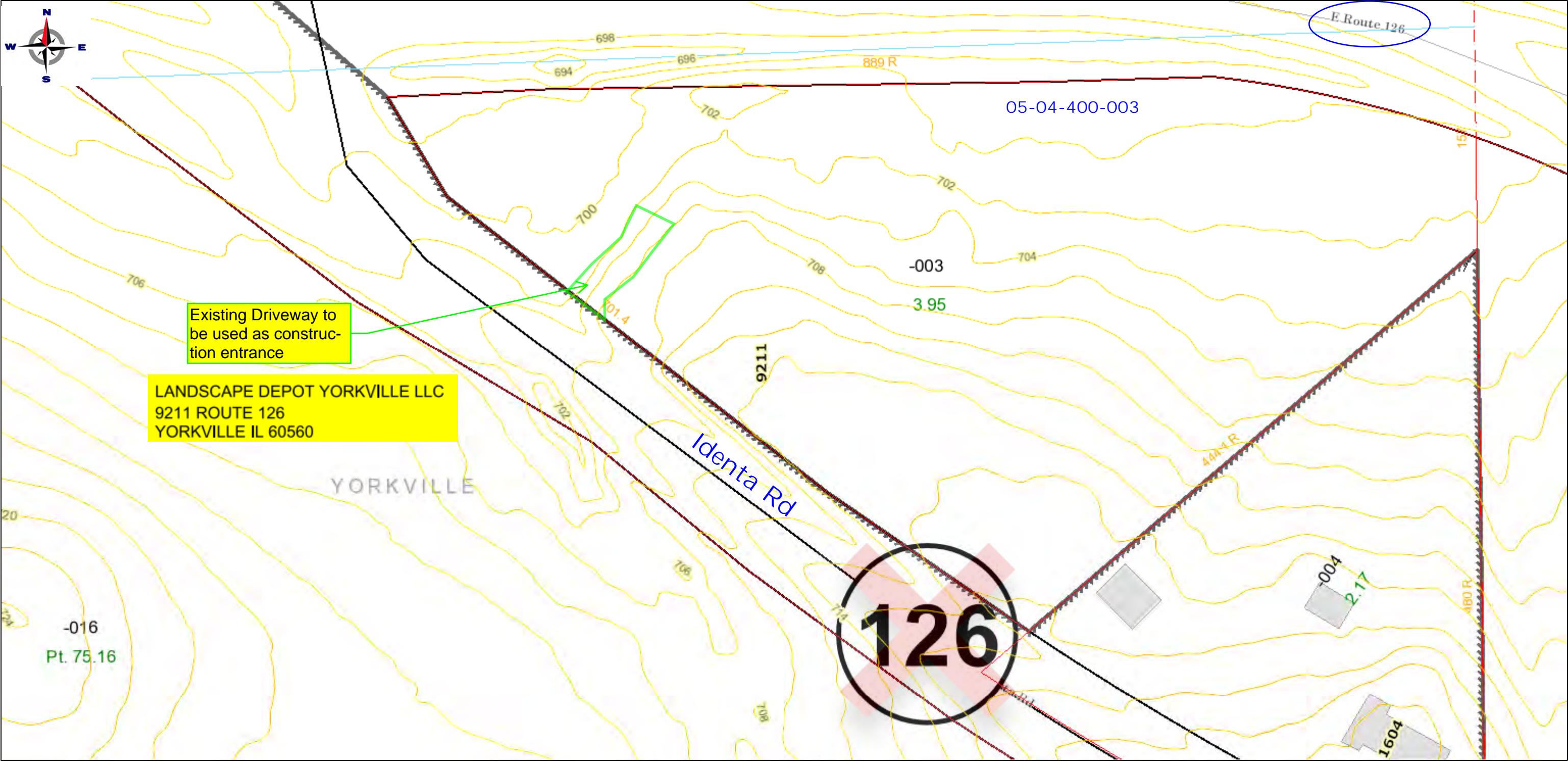
OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
COUNTY_LIN	LOT_LIN	Corporate	Hook 100
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names

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0 0.02 0.04 0.08 km

Kendall County IL GIS
Kendall County Illinois GIS



July 31, 2019

OwnershipParcels

COUNTY_LIN

HOOKED_LOT_LIN

HYDRO_LIN

INDIAN_LIN

LEGAL_LOT_LIN

LEGAL_PARCEL_LIN

LOT_LIN

PARCEL_LIN

ROW_LIN

SECTION_LIN

TOWNSHIP_LIN

VACATED_ROW_LIN

Corporate

Site Addresses

Arrow 100

Arrow 400

FromTo 100

FromTo 400

Hook 100

Hook 400

Tip 100

Tip 400

Road Names

Building Footprints

Hydrography

Rail Road Centerlines

A15

A20

A21

A25

A30

A31

A35

A40

A41

A45

A60

A61

A62

A63

A70

A71

A72

A74

A75

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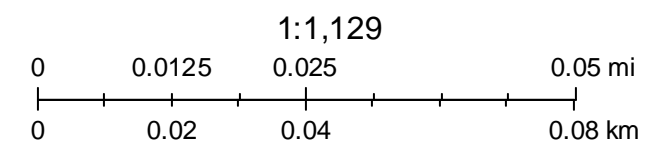
Kendall County IL GIS

Kendall County Illinois GIS



July 31, 2019

OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
COUNTY_LIN	LOT_LIN	Corporate	Hook 100
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100
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LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names



Kendall County IL GIS
Kendall County Illinois GIS



LANDSCAPE DEPOT YORKVILLE LLC
9211 ROUTE 126
YORKVILLE IL 60560

Looking Northeast from Identa Rd.

Existing Driveway to
be used as construc-
tion entrance





Looking South from IL 126

LANDSCAPE DEPOT YORKVILLE LLC
9211 ROUTE 126
YORKVILLE IL 60560



Looking Southwest from IL 126

LANDSCAPE DEPOT YORKVILLE LLC
9211 ROUTE 126
YORKVILLE IL 60560

9065



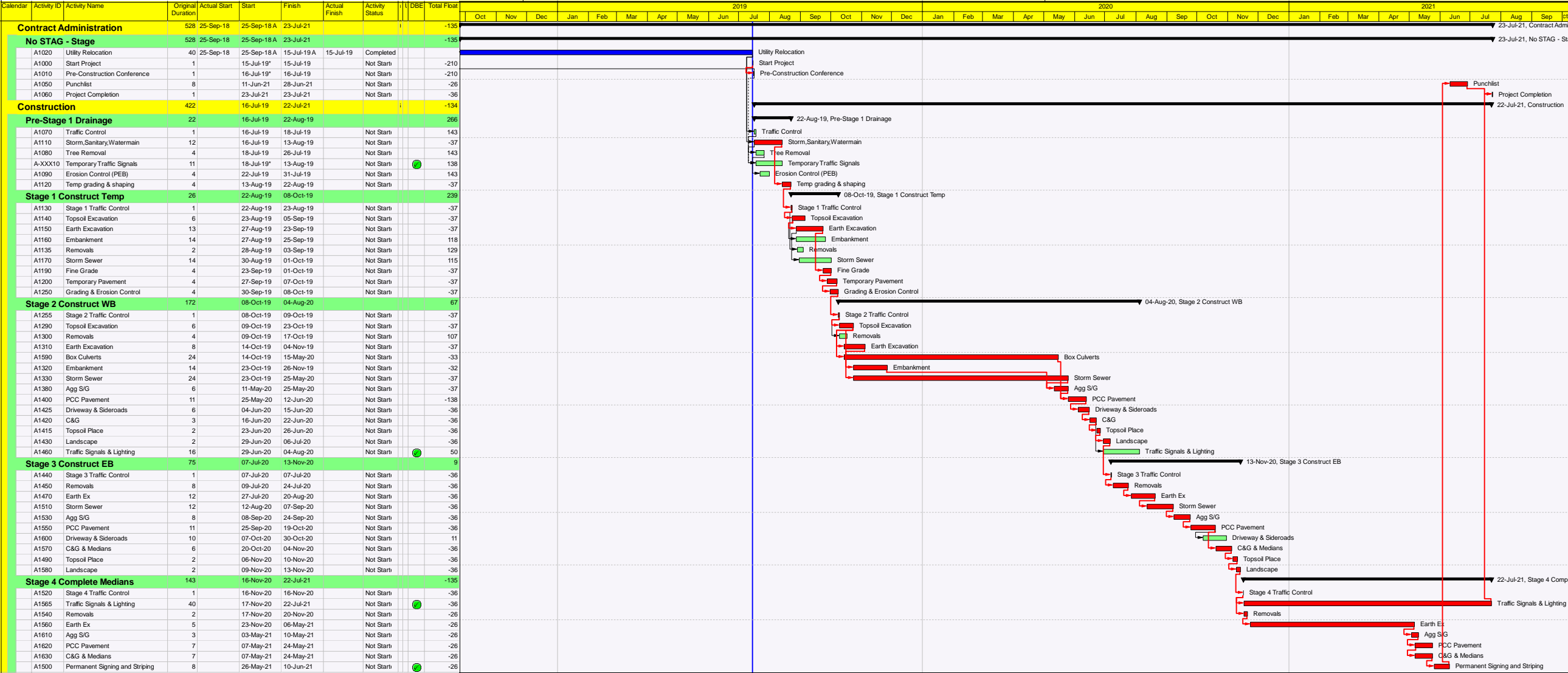
© 2018 Google

© 2019 Google

Google Earth

[Report a problem](#)

lat 41.625781° lon -88.428376° elev 737 ft eye alt 711 ft



Actual Work

Critical Remaining Work

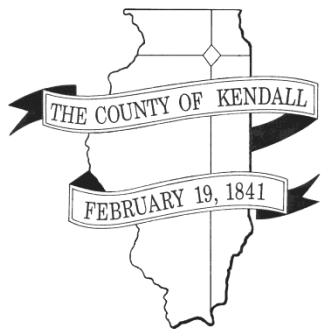
Summary

Remaining Work

Milestone

County: Kendall

Contract No.66D24



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

December 10, 2019

Landscape Depot Yorkville, LLC
c/o Carolyn Meinzer
27W130 North Avenue
West Chicago, IL 60185

RE: *A-1 Temporary Use to Engage in Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and Recycled Asphalt Pavement When Necessary and Incidental to a Construction Project*
9221 Route 126, Kendall Township (PIN # 05-04-400-003)

Dear Ms. Meinzer:

This letter serves as a copy of the approved Agricultural Temporary Use permit to engage in portable concrete crushing, screening, and stockpiling of dirt, crushed concrete and recycled asphalt pavement when necessary and incidental to a construction project at 9221 Route 126.

The conditions of the temporary use permit are as follows:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for two (2) successive one (1) year periods at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to the Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

Should you have any questions or concerns about this matter, please feel free to contact our office at (630) 553-4141.

Kind Regards,

Matthew H. Asselmeier, AICP
Senior Planner



July 31, 2019

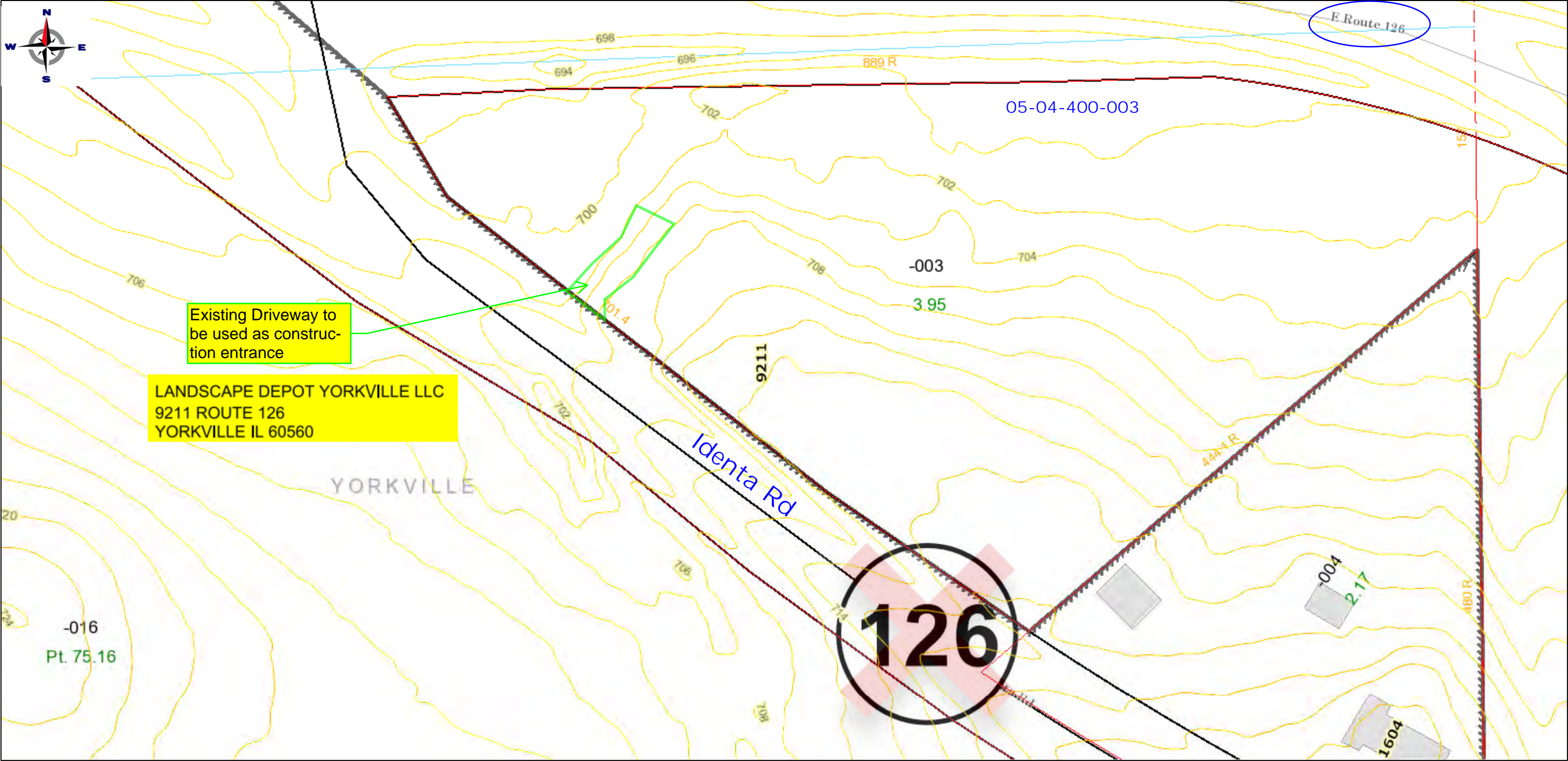
OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
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HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
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Kendall County IL GIS
Kendall County Illinois GIS



July 31, 2019

OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400	Building Footprints	A25	A45	A71
COUNTY_LIN	LOT_LIN	Corporate	Hook 100	Hydrography	A30	A60	A72
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400	Rail Road Centerlines	A31	A61	A74
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100	A15	A35	A62	A75
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400	A20	A40	A63	
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names	A21	A41	A70	

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Kendall County Illinois GIS



July 31, 2019

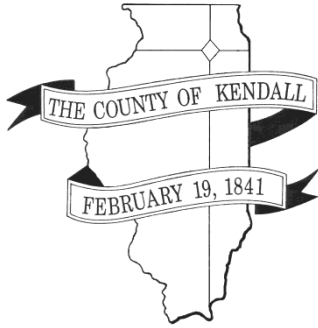
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DEPARTMENT OF PLANNING, BUILDING & ZONING

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MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: December 2, 2019

Re: Kendall County Planning, Building and Zoning Department Fees

On November 5, 2019, the County Board approved Ordinance 2019-29 which increased the cost of recording documents from Fifty-Three Dollars (\$53) to Sixty-Seven Dollars (\$67).

The Department includes the recording fee as part of the application fee for certain requests. These fees are as follows:

MAP AMENDMENTS

Any amount of acreage	\$500.00
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SPECIAL USE PERMITS, PLANNED UNIT DEVELOPMENTS/ RESIDENTIAL PLANNED DEVELOPMENTS AND MAJOR AMENDMENTS TO SPECIAL USES

The following fees include a processing fee, a fee for recording the special use in the recorder's office for 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00 shall be imposed on ALL Special Uses

<i>All acreage zoned as A-1</i>	\$1,155
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All Other Zoning Districts

0.0-5.00 acres	\$1,155
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5.01-10.00 acres	\$1,905
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10.01-50.00 acres	\$2,255 + \$50/acre or part thereof over 10 acres
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50.01-100.00 acres	\$4,755 + \$35/acre or part thereof over 50 acres
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100.01-500.00 acres	\$6,505 + \$20/acre or part thereof over 100 acres
---------------------	--

500.01+	\$14,505 + \$15/acre or part thereof over 500 acres
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MINOR AMENDMENT TO SPECIAL USE	\$150.00
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VARIANCE

As part of Special Use	\$100
------------------------	-------

Not part of Special Use	\$425 for first Variance Request of petition and \$50 for each additional request to be included in the same petition
ADMINISTRATIVE VARIANCE	\$150.00
SITE PLAN REVIEW	\$375.00
A-1 CONDITIONAL USE	\$100.00
TEMPORARY USES	\$100.00

Though a recording fee is not collected, the fee for text amendments is the same as the fee for map amendments.

In addition to the fee for recording documents, the cost to have a Zoning Board of Appeals (ZBA) hearing is included in the application fee. The seven (7) members of the ZBA are paid Fifty Dollars (\$50) and mileage. In 2019, the cost to have a ZBA hearing was Four Hundred Nine Dollars and Sixteen Cents (\$409.16).

Staff does not know the mileage rate for 2020.

Staff was wondering if the Committee wanted to alter the fees to reflect the increased cost of recording documents.

If you have any questions, please let me know.

Thanks,

MHA

KENDALL COUNTY
RECREATIONAL VEHICLE PARK
AND CAMPGROUND REGULATIONS

1.0 PURPOSE

This ordinance is designed to:

- 1.1 Protect and maintain productive agricultural lands (what about B-4, M-1, and M-2?);
- 1.2 Protect and maintain the future development of agricultural operations by protecting existing agricultural operations from incompatible uses;
- 1.3 Prevent excessive increases in public service costs by directing proposed campgrounds to areas served by or adjacent to public service facilities;
- 1.4 Protect the County's high quality recreational resource areas including wooded areas, natural watercourses, ponds, wetlands, unique topographic features, and slopes exceeding 10%, and,
- 1.5 Insure that Recreational Vehicle Parks and Campgrounds maintain the high quality of the County's recreational resource areas.

2.0 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

2.1 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 (20 acre min.)?;
 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 Soil and Water Conservation District** 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.

2.2 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 **Planning**, 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.

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

3.0 CRITERIA TO BE USED IN EVALUATING RECREATIONAL VEHICLE PARKS

- 3.1 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; **(Need Discussion)**
 - 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.
- 3.2 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~~ Stormwater Management 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.
- 3.3 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.
- 3.4 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 (~~as measured how?~~);
 - 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.

5.0 INSPECTION OF RECREATIONAL VEHICLE PARK OR CAMPGROUND

5.1 The **Planning**, 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.

5.2 The **Planning, Building and** 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.

5.3 The **Planning, Building and** 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. **The register shall be provided within twenty-four (24) hours of request.**

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

5.5 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 OR ACCESSORY STRUCTURES. 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 OR COLLECTOR ROADS. 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.

PERMANENT RESIDENT. A person who lists the address of a recreational vehicle park or campground as their address or the address of their spouse or dependent children on any government issued document, including, but not limited to, any government role or registry, or any application or enrollment information for a public, private, or parochial educational institution. If the address of a recreational vehicle park or campground is used as stated previously, then that recreational vehicle park or campground shall be considered the permanent place of abode for the person(s) using the address of the recreational vehicle park or campground.

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. **A vehicle that is built on a single chassis, designed to be self-propelled or permanently towable by a light duty vehicle, and designed primarily for recreation, camping, travel or seasonal use. For purposes of regulation in this code, pickup campers, jet skis, boats, snowmobiles, or similar vehicles shall also be considered to be recreational vehicles (Definition from Zoning Ordinance)**

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.

REGISTER. A listing of the names, make of car, and license plate number of all campers and picnickers. Said list shall identify each person as a camper or a picnicker, the date the person arrived on the property, and the date that the person left the property. In the case of campers, the register shall also list which lot(s) the person camped.

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.

Variance procedure?

Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law.

For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

**HEALTH FACILITIES AND REGULATION
(210 ILCS 115/) Mobile Home Park Act.**

(210 ILCS 115/1) (from Ch. 111 1/2, par. 711)

Sec. 1. The General Assembly of Illinois finds: (1) that there is a serious housing shortage in this state; (2) that rising costs in the building construction field has seriously impeded the building of new housing, particularly for moderate and low income citizens; (3) that the existing housing stock is continuously depleted through demolition resulting from aging buildings, urban renewal, highway construction and other necessary public improvements; (4) that advances in the construction of mobile homes has significantly increased the importance of this mode of housing; (5) that through proper regulation and licensing mobile homes can contribute to the quality housing of Illinois citizens.

(Source: P.A. 77-1472.)

(210 ILCS 115/2) (from Ch. 111 1/2, par. 712)

Sec. 2. Unless the context clearly requires otherwise, the words and phrases set forth in the Sections following this Section and preceding Section 3 shall have the meanings set forth in this Act.

(Source: P.A. 98-756, eff. 7-16-14.)

(210 ILCS 115/2.1) (from Ch. 111 1/2, par. 712.1)

Sec. 2.1. "Manufactured home" means a factory-assembled, completely integrated structure designed for permanent habitation, with a permanent chassis, and so constructed as to permit its transport, on wheels temporarily or permanently attached to its frame, and is a movable or portable unit that is (i) 8 body feet or more in width, (ii) 40 body feet or more in length, and (iii) 320 or more square feet, constructed to be towed on its own chassis (comprised of frame and wheels) from the place of its construction to the location, or subsequent locations, at which it is connected to utilities for year-round occupancy for use as a permanent habitation, and designed and situated so as to permit its occupancy as a dwelling place for one or more persons, and specifically includes a "manufactured home" as defined in subdivision (53) of Section 9-102 of the Uniform Commercial Code. The term shall include units containing parts that may be folded, collapsed, or telescoped when being towed and that may be expected to provide additional cubic capacity, and that are designed to be joined into one integral unit capable of being separated again into the components for repeated towing. The term excludes campers and recreational vehicles. The term

"mobile home" shall not include modular homes and their support systems. The words "mobile home" and "manufactured home" are synonymous for the purposes of this Act.
(Source: P.A. 98-749, eff. 7-16-14.)

(210 ILCS 115/2.2) (from Ch. 111 1/2, par. 712.2)

Sec. 2.2. Permanent habitation. "Permanent habitation" means habitation for a period of 2 or more months.
(Source: P.A. 95-331, eff. 8-21-07.)

(210 ILCS 115/2.3) (from Ch. 111 1/2, par. 712.3)

Sec. 2.3. "Dependent mobile home" means a mobile home which does not have toilet and bath or shower facilities.
(Source: P.A. 77-1472.)

(210 ILCS 115/2.4) (from Ch. 111 1/2, par. 712.4)

Sec. 2.4. "Independent mobile home" means a mobile home which has self-contained toilet and bath or shower facilities.
(Source: P.A. 77-1472.)

(210 ILCS 115/2.5) (from Ch. 111 1/2, par. 712.5)

Sec. 2.5. "Mobile home park" means a tract of land or 2 or more contiguous tracts of land upon which contain sites with the necessary utilities for 5 or more independent mobile homes for permanent habitation either free of charge or for revenue purposes, and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such mobile home park. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a mobile home park if they are maintained and operated jointly. Neither an immobilized mobile home nor a motorized recreational vehicle shall be construed as being a part of a mobile home park.
(Source: P.A. 85-565.)

(210 ILCS 115/2.6) (from Ch. 111 1/2, par. 712.6)

Sec. 2.6. "Department" means the Department of Public Health, unless otherwise indicated.
(Source: P.A. 77-1472.)

(210 ILCS 115/2.7) (from Ch. 111 1/2, par. 712.7)

Sec. 2.7. "Site" means the lot on which the mobile home is located for permanent habitation.
(Source: P.A. 78-1170.)

(210 ILCS 115/2.8) (from Ch. 111 1/2, par. 712.8)

Sec. 2.8. "Individual utilities", as used in this Act, means the provision for each mobile home of; a separate metered connection to electrical service; separately tapped water service from an approved public water supply or a separate private water supply; and a separately tapped connection to an approved public sewer system or a separate private sewage disposal system.
(Source: P.A. 78-1170.)

(210 ILCS 115/2.9) (from Ch. 111 1/2, par. 712.9)

Sec. 2.9. "Revenue purposes" as used in this Act shall include, but not be limited to, monies or other valuable

consideration paid by a tenant or lessee or paid by a contract purchaser pursuant to a contract for deed, sale or purchase prior to the delivery of the deed conveying legal title.
(Source: P.A. 78-1170.)

(210 ILCS 115/2.10) (from Ch. 111 1/2, par. 712.10)

Sec. 2.10. "Immobilized mobile home" means a mobile home served by individual utilities, resting on a permanent perimeter foundation which extends below the established frost depth with the wheels, tongue and hitch removed and the home secured in compliance with the Mobile Home Tiedown Act.
(Source: P.A. 85-565.)

(210 ILCS 115/2.11)

Sec. 2.11. Normal maintenance. "Normal maintenance" means servicing or repairing existing devices, equipment, facilities, infrastructure, or supporting utilities, or replacing those items in identical fashion with the same size, make, and model as the existing items and in accordance with applicable codes.
(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/3) (from Ch. 111 1/2, par. 713)

Sec. 3. No person, firm or corporation shall establish, maintain, conduct, or operate a mobile home park after April 30, 1972, without a license therefor from the Department. "Conduct or operate a mobile home park" as used in this Act shall include, but not necessarily be limited to supplying or maintaining common water, sewer or other utility supply or service, or the collection of rents directly or indirectly from five or more independent mobile homes. Such license shall expire April 30 of each year and a new license shall be issued upon proper application and payment of the annual license fee provided the applicant is in substantial compliance with the Rules and Regulations of the Department.
(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/4) (from Ch. 111 1/2, par. 714)

Sec. 4. In order to obtain a permit to construct a new mobile home park the applicant shall file with the Department a written application and plan documents, including the following:

(a) The full name and address of the applicant or applicants, or names and addresses of the partners if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation.

(b) The address, location and legal description of the tract of land upon which it is proposed to construct, operate and maintain a mobile home park.

(c) The name of the mobile home park.

(d) Detailed plans and specifications sealed by a registered engineer or architect licensed to practice in the State of Illinois which include a general plot plan of the mobile home park with all sites and structures shown, the water supply system, the sewage disposal system, the electrical system, the fuel supply system, the lighting system, the method of disposal of solid waste, all streets and sidewalks, swimming and bathing facilities, fire hydrants and details of all auxiliary structures.

(e) The number of mobile home sites proposed to be constructed or licensed.

(f) A statement of the fire-fighting facilities, public or private, which are available to the mobile home park.

(g) A plan review fee, which is nonrefundable. For permits filed prior to the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$100. For permits filed on or after the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$500.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/4.1) (from Ch. 111 1/2, par. 714.1)

Sec. 4.1. A mobile home park constructed prior to the effective date of this amendatory Act of 1987 but not licensed by the Department shall not require a construction permit. A written application for an original license shall be submitted to the Department which shall include the information required in paragraphs (a), (b), (c), (e) and (f) of Section 4 in addition to plans showing the location of all structures and utilities at the mobile home park. A fee is required and shall not be refundable. For mobile home parks constructed prior to the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$100. For mobile home parks constructed on or after the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$250.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/4.2) (from Ch. 111 1/2, par. 714.2)

Sec. 4.2. An application for a permit to alter a licensed mobile home park shall be submitted to the Department for any changes to the water, sewage, fuel, or electrical systems other than normal maintenance, the relocation of sites or the expansion of the number of sites in the park. Detailed plans and specifications shall be provided to show compliance with this Act and the promulgated rules. A plan review fee shall accompany the application. For permits submitted prior to the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$50. For permits submitted on or after the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$150. This fee shall not be refundable. Construction shall not commence until a permit is issued.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/4.3) (from Ch. 111 1/2, par. 714.3)

Sec. 4.3. An application to reduce the number of licensed sites shall be submitted to the Department no later than 10 days prior to the proposed date of reduction. The specific sites no longer required to be licensed, and either the method of disconnecting the required utilities or a description of the method of immobilizing the mobile homes shall be provided. If the reduction results in less than 5 mobile homes remaining, the license shall be void if the application is approved. No fee shall be required. The licensee shall be responsible for insuring that all utilities at vacated spaces are disconnected or sealed, as prescribed by the Department.

(Source: P.A. 85-565.)

(210 ILCS 115/4.4) (from Ch. 111 1/2, par. 714.4)

Sec. 4.4. A mobile home park whose license has been voided, suspended, denied or revoked may be relicensed by submission of the application items required in paragraphs (a), (b), (c) and (e) of Section 4 and an application fee which is nonrefundable. For applications submitted prior to the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$50. For applications submitted on or after the effective date of this amendatory Act of the 101st General Assembly, the fee shall be \$250. Approval shall be issued if an inspection of the park by the Department indicates compliance with this Act and the rules promulgated pursuant to this Act.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/5) (from Ch. 111 1/2, par. 715)

Sec. 5. Upon receipt of an application for a permit to construct a new mobile home park, an application for an original license to operate and maintain the same, or an application for a permit to alter a licensed mobile home park, the Department shall, if the park is, or the proposed park will be, in conformity with this Act and the rules and regulations adopted by the Department pursuant thereto, issue a permit to construct, a permit to alter or an original license, as the case may be. If the application for a permit to construct, a permit to alter or an original license is declined, the Department shall give the reasons therefore in writing to the applicant; and if the objections can be corrected, the applicant may amend his application and re-submit it for approval.

If a permit to construct or a permit to alter a park has been issued, the applicant upon completion thereof shall notify the Department. The Department shall then inspect the park and, if completed in accordance with the approved plans, shall issue a license for the number of approved sites after receipt of the required fee.

A permit does not relieve the applicant from securing building permits in municipalities or counties having a building code, or from complying with any municipal or county zoning or other ordinance applicable thereto. Within 10 days of receiving an application for a permit to construct a new park or expand a licensed park, the Department shall send a copy thereof, by certified mail, to the county or municipality in which the proposed park is located. Construction for which the Department has issued a permit shall not commence until the applicant has received any required municipal or county building and zoning approvals. No license to operate and maintain a mobile home park shall be issued upon the Department's being notified, within 60 days of the mailing of the application to the municipality or county, as provided in this Section by a written certification from the municipal or county zoning board or commission of any municipality or county that such park is in violation of any municipal or county zoning or other ordinances and that such park was not in existence at the time of the passage of such municipal or county zoning or other ordinances. Upon certification from such municipal or county zoning board that such park has complied with the municipal or county zoning or other

ordinances and other requirements of this Act have been met, such license shall be issued. Within ten days after such park has complied with the municipal or county zoning ordinance the municipal or county zoning board or commission shall certify such compliance to the Department. Provided, fees charged by such municipality or county for such permits shall not exceed the usual charge for the services provided by such municipality or county in connection with such permits.

(Source: P.A. 85-565.)

(210 ILCS 115/6) (from Ch. 111 1/2, par. 716)

Sec. 6. In addition to the application fees provided for herein, the licensee shall pay to the Department on or before March 31 of each year, an annual license fee. For calendar years prior to 2020, the annual license fee shall be \$100 plus \$4 for each mobile home space in the park. Beginning in calendar year 2020, the annual license fee shall be \$250 plus \$7 for each mobile home space in the park. Annual license fees submitted after April 30 shall be subject to a \$50 late fee. The licensee shall also complete and return a license renewal application by March 31 of each year.

For notifications sent prior to the effective date of this amendatory Act of the 101st General Assembly, the licensee shall pay to the Department within 30 days of receipt of notification from the Department \$6 for each additional mobile home site added to his park under authority of a written permit to alter the park as provided in Section 4.2 of this Act, payment for the additional mobile home sites to be made and an amended license therefor obtained before any mobile homes are accommodated on the additional mobile home spaces. The Department shall issue an amended license to cover such additional mobile home sites, when they are to be occupied before the end of the license year, for which an annual license has been previously issued. For notifications sent on or after the effective date of this amendatory Act of the 101st General Assembly, the licensee shall pay to the Department within 30 days of receipt of notification from the Department \$11 for each additional mobile home site added to his park under authority of a written permit to alter the park as provided in Section 4.2 of this Act, payment for the additional mobile home sites to be made and an amended license therefor obtained before any mobile homes are accommodated on the additional mobile home spaces. The Department shall issue an amended license to cover such additional mobile home sites, when they are to be occupied before the end of the license year, for which an annual license has been previously issued.

Subsequent to the effective date of this Act, an applicant for an original license to operate a new park constructed under a permit issued by the Department shall only be required to pay 1/4 of the annual fee if such park begins operation after the 31st day of January and before the 1st day of May of such licensing year; or 1/2 of the annual fee if such park begins operation after the 31st day of October and before the 1st day of February of such licensing year or 3/4 of the annual fee if such park begins operation after the 31st day of July and before the 1st day of November of such licensing year; but shall be required to pay the entire annual fee if such park begins operation after the 30th day of April and before the 1st day of August of such licensing year.

Each license fee shall be paid to the Department and any

license fee or any part thereof, once paid to and accepted by the Department shall not be refunded.

The Department shall deposit all funds received under this Act into the Facility Licensing Fund. Subject to appropriation, moneys in the Fund shall be used for the enforcement of this Act.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/7) (from Ch. 111 1/2, par. 717)

Sec. 7. Any license granted hereunder shall be subject to revocation or suspension by the Department. However, the Department shall first serve or cause to be served upon the licensee a written notice in which shall be specified the way or ways in which such licensee has failed to comply with the statute, or any rules or regulations promulgated by the Department pertaining thereto. Said notice shall require the licensee to remove or abate such nuisance, insanitary or objectionable condition, specified in such notice, within 5 days or within a longer period of time as may be allowed by the Department. If the licensee fails to comply with the terms and conditions of said notice, within the time specified or such extended period of time, the Department may revoke or suspend such license.

(Source: P.A. 77-1472.)

(210 ILCS 115/8) (from Ch. 111 1/2, par. 718)

Sec. 8. No person, firm or corporation shall construct a mobile home park without first obtaining a permit to do so. All permits to construct, all licenses to operate, and all permits to make alterations therein shall be prominently displayed in the park office. All licenses issued under this Act shall be transferable only with the written consent of the Department, provided, however, that the Department may not withhold such consent where the provisions of this Act have been met. The new licensee shall provide to the Department the information required in paragraphs (a), (c) and (e) of Section 4.

(Source: P.A. 85-565.)

(210 ILCS 115/9) (from Ch. 111 1/2, par. 719)

Sec. 9. Each mobile home park licensed or to be constructed under the provisions of this Act shall be operated and maintained in accordance with the requirements of Sections 9.1 to 9.16, inclusive, of this Act.

(Source: P.A. 98-540, eff. 1-1-14.)

(210 ILCS 115/9.1) (from Ch. 111 1/2, par. 719.1)

Sec. 9.1. Every park shall be managed by a responsible individual whose name, address and telephone number shall be on file at all times with the Department and whose duty it shall be to maintain the park, its facilities and equipment in a clean, orderly and sanitary condition, and shall be responsible, with the licensee, for any violation of the provisions of this Act.

(Source: P.A. 85-565.)

(210 ILCS 115/9.2) (from Ch. 111 1/2, par. 719.2)

Sec. 9.2. No park shall be so located that the drainage of the park area will endanger any water supply. All such parks

shall be well drained. No waste water shall be deposited on the surface of the ground within the mobile home park.
(Source: P.A. 77-1472.)

(210 ILCS 115/9.3) (from Ch. 111 1/2, par. 719.3)

Sec. 9.3. Each site on which a mobile home is accommodated shall have a minimum area of 2,500 square feet, provided that sites existing in parks or approved by the Department for construction prior to August 21, 1967, shall contain an area of not less than 1,000 square feet, and sites constructed between August 21, 1967 and the effective date of this amendatory Act of 1987 shall contain an area of not less than 2,100 feet.

No mobile home shall be parked closer than 5 feet to the side lot lines of a park, or closer than 10 feet to a public street, alley or building. Each individual site shall abut or face on a private or public street. All streets shall have unobstructed access to a public street. There shall be an open space of at least 10 feet adjacent to the sides of every mobile home and at least 5 feet adjacent to the ends of every mobile home.

(Source: P.A. 85-565.)

(210 ILCS 115/9.4) (from Ch. 111 1/2, par. 719.4)

Sec. 9.4. An adequate supply of water of safe, sanitary quality, approved by the Department shall be furnished at each park. Where water from other sources than that supplied by a city or village is proposed to be used, the source of such supply shall first be approved by the Department. Each mobile home shall have a connection to a public water system, a semi-private water system, or a private water supply constructed in accordance with the requirements of the Illinois Water Well Construction Code or the Surface Source Water Treatment Code.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/9.5) (from Ch. 111 1/2, par. 719.5)

Sec. 9.5. All sewage and other water carried wastes shall be disposed of into a municipal sewerage system whenever the interceptor or sewer main of such system is adjacent to the park. In parks in which such connections are not available, disposal shall be into a private system which includes a sanitary means of disposal, the operation of which creates neither a nuisance nor a menace to health.

(Source: P.A. 77-1472.)

(210 ILCS 115/9.6) (from Ch. 111 1/2, par. 719.6)

Sec. 9.6. When a water carriage system of sewage is used each site shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each mobile home. It shall be the duty of the owner or operator of said park to provide an approved type of water and odor tight connection from the mobile home water drainage to the sewer connection, and it shall be the duty of said owner or operator to make such connection and keep all occupied mobile homes, connected to said sewer while located in the park. Sewer connections in unoccupied sites shall be so closed that they will emit no odors or cause a breeding place for flies. No water or waste shall be allowed to fall on the ground from a mobile home.

(Source: P.A. 77-1472.)

(210 ILCS 115/9.7) (from Ch. 111 1/2, par. 719.7)

Sec. 9.7. A sufficient number of adequate flyproof and watertight containers in accordance with Rules and Regulations adopted by the Department shall be supplied for the storage of garbage except where an adequate incinerator is provided.

Garbage containers shall be emptied at least once a week and shall not be filled to overflowing, or allowed to become foul smelling or a breeding place for flies.

Garbage and rubbish shall be disposed of in a manner which creates neither a nuisance nor a menace to health and which is approved by the Department.

(Source: P.A. 77-1472.)

(210 ILCS 115/9.8) (from Ch. 111 1/2, par. 719.8)

Sec. 9.8. Adequate insect and rodent control measures shall be employed. All buildings shall be fly proof and rodent proof and rodent harborages shall not be permitted to exist in the park or pathways. All mobile homes shall be skirted to exclude rodents and provide protection to the homes utilities from the weather.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/9.9) (from Ch. 111 1/2, par. 719.9)

Sec. 9.9. Mobile homes in mobile home parks shall each be equipped with fire extinguishers in working order, one in each end of the mobile home.

Inspection of any such equipment and enforcement of any Rules and Regulations adopted pursuant to this paragraph shall be the duty of the State Fire Marshal and local law enforcement agencies in the county or municipality where the mobile home park is located.

(Source: P.A. 96-1000, eff. 7-2-10.)

(210 ILCS 115/9.10) (from Ch. 111 1/2, par. 719.10)

Sec. 9.10. Porches, carports, garages, sheds, awnings, skirting, and auxiliary rooms shall be constructed of materials specified by rule.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/9.11) (from Ch. 111 1/2, par. 719.11)

Sec. 9.11. All streets in every park must be maintained in a passable and reasonably dust-proof condition at all times.

(Source: P.A. 85-565.)

(210 ILCS 115/9.12) (from Ch. 111 1/2, par. 719.12)

Sec. 9.12. The management of every park shall assume full responsibility for maintaining in good repair and condition all sanitary, electrical and safety appliances in the park, and shall promptly bring such action as is necessary to prosecute or eject from the park any person or persons who willfully or maliciously damage such appliances, or any person or persons who fail to comply with the regulations of this Act.

(Source: P.A. 77-1472.)

(210 ILCS 115/9.13) (from Ch. 111 1/2, par. 719.13)

Sec. 9.13. Electrical outlets for each individual site

shall be provided and the installation shall be in accordance with all state or local codes and ordinances.
(Source: P.A. 77-1472.)

(210 ILCS 115/9.14) (from Ch. 111 1/2, par. 719.14)

Sec. 9.14. In no event shall a dependent mobile home, or non-permanent shelter or other vehicle designed or used for sleeping purposes, other than an independent mobile home, be permitted for occupancy at any time in a mobile home park.
(Source: P.A. 77-1472.)

(210 ILCS 115/9.15)

Sec. 9.15. Fire safety. All private water supply systems and hydrants for fire safety purposes in existence on the effective date of this amendatory Act of the 94th General Assembly shall be maintained in operable condition and good repair as defined by the State Fire Marshal or mobile home park licensing agency. A mobile home park that does not have a private water supply system and hydrants shall have an agreement, approved by the State Fire Marshal or licensing agency in consultation with the municipal fire department or the local fire protection district, to provide an adequate and reliable water supply for fire mitigation needs. This agreement shall be signed and dated by the owner of the mobile home park or his or her designee and by the local fire chief or his or her designee. Certification that this agreement exists shall be signed by the owner of the mobile home park or his or her designee and by the local fire chief or his or her designee and submitted with each application for original licensure or licensure renewal required under Section 6 of this Act. A copy of this agreement shall be on file at the local fire department or fire protection district and posted in public view at the mobile home park site by the mobile home park owner or his or her designee and available for inspection.

Nothing in this Section shall be construed to mandate a mobile home park, constructed prior to 1998, to install new water supply systems or hydrants for fire safety purposes.

Each mobile home park shall be inspected annually pursuant to the applicable mobile home park fire protection standards by the municipal fire department or fire protection district that has jurisdictional responsibility for responding to a fire call in that park. As used in this Section, "applicable mobile home park fire protection standards" means (i) in the case of a home rule unit, the fire protection standards ordinance of the municipality or fire protection district that has jurisdictional responsibility for responding to a fire call in that park or (ii) if there is no ordinance or in the case of a non-home rule unit, the rules adopted by the Office of the State Fire Marshal for fire safety in mobile home parks. If, upon inspection, the municipal fire department or fire protection district finds that a park does not meet the applicable fire protection standards, the municipal fire department or fire protection district shall give within 5 working days of the inspection a written notice of violation to the licensee and to the Department of Public Health of any violation or required modification or repair. The licensee has 30 days after receipt of the written notice to correct the violation or make the required modification or repair. Not less than 30 days after the licensee's receipt of the notice,

the municipal fire department or fire protection district shall reinspect the park and issue a written reinspection report to the licensee and to the Department of Public Health concerning the status of the licensee's compliance with the notice and whether any violation still exists. If the municipal fire department or fire protection district determines on reinspection that a licensee has made a good faith and substantial effort to comply with the notice but that compliance is not complete, the municipal fire department or fire protection district may grant the licensee an extension of time for compliance, as they deem fit, by a written notice of extension of time for compliance issued within 5 working days after the reinspection that identifies what remains to be corrected, modified, or repaired and a date by which compliance must be achieved. If an extension is granted, the municipal fire department or fire protection district shall make another inspection within 10 days after the date set for compliance and issue a final written report to the licensee and the Department of Public Health concerning the status of the licensee's compliance with the notice, written report, and written notice of extension of time for compliance and whether a violation still exists. If a licensee fails to cure the violation or comply with the requirements stated in the notice of violation, or if a written notice of extension of time for compliance is issued and the final written report states that a violation still exists, the municipal fire department or fire protection district shall notify the Department of Public Health of the licensee's failure to comply with the notice of violation and the written report and shall deliver to the Department for purposes of enforcement under this Section copies of all written notices and reports concerning the violation.

Upon receipt of the written reports concerning the violation, the Department shall issue to the licensee a notice of intent to assess civil penalties in the amount of \$500 per day, per violation for non-compliance with the written notice of violation issued by the municipal fire department or fire protection district and provide the licensee with the opportunity for an administrative hearing pursuant to the provisions of Section 22 of this Act.

Notwithstanding the foregoing provisions of this Section, the enforcement of home rule ordinances and regulations shall be by the appropriate local authorities, including local public health departments, municipal attorneys, and State's Attorneys.

A home rule unit may not regulate the legal rights, remedies, and obligations of a licensee under this Section in a manner less restrictive than the regulation by the State of fire safety in a mobile home park under this Section. This Section is a limitation under subsection (i) of Section 6 of Article VII of the Illinois Constitution on the concurrent exercise by home rule units of powers and function exercised by the State.

This Section does not apply to any mobile home park located within a home rule county if the home rule county actively regulates mobile home parks.

(Source: P.A. 94-1080, eff. 6-1-07; 95-832, eff. 1-1-09.)

(210 ILCS 115/9.16)

Sec. 9.16. Disclosure of the manufacture of

methamphetamine in a mobile home. When a licensee or owner of a mobile home park has been notified in writing by law enforcement authorities that one of the mobile homes in the mobile home park has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act, then the licensee or owner of the mobile home park shall inform a potential buyer of the mobile home that law enforcement authorities have notified the licensee or owner in writing that the mobile home has been used for the manufacture of methamphetamine.

The obligation of disclosure shall be imposed on the licensee or owner of the mobile home park only if the licensee or owner receives a written application for residency in the mobile home park from the prospective buyer prior to the prospective buyer acquiring the home and such application specifically identifies the applicable home and that the prospective buyer may acquire the home. If the licensee or owner provides the required disclosure to the prospective buyer, then the seller of the mobile home shall not have any right to seek legal or equitable remedies against the licensee or owner on account of or in any way related to the disclosure, even if it is determined that the disclosure was not required to be made under this Section (for example, if the disclosure results in the prospective buyer not acquiring the mobile home, then the seller of the mobile home may not seek any redress or equitable remedies against the licensee or owner providing the disclosure in any way related to or resulting from the disclosure). If a licensee or owner violates this Section as determined by an impartial hearing examiner appointed by the Director of Public Health, then: (i) a prospective buyer shall not have any redress or cause of action against a licensee or owner for such failure; (ii) a violation shall not be subject to the terms of Section 19 of this Act; and (iii) the only liability a licensee or owner shall have for a violation of this Section shall be the payment of a fine in an amount determined by the examiner after the conclusion of a hearing and the examiner determining that the licensee or owner, as applicable, violated this Section, such fine not to exceed \$2,000 for each violation. (Source: P.A. 98-540, eff. 1-1-14.)

(210 ILCS 115/10.1) (from Ch. 111 1/2, par. 720.1)

Sec. 10.1. When community kitchens, dining rooms, laundries, or other facilities are provided, such facilities and equipment as are supplied must be maintained in a sanitary condition and kept in good repair, and subject to such rules and regulations as may be issued by the Department. (Source: P.A. 77-1472.)

(210 ILCS 115/10.2) (from Ch. 111 1/2, par. 720.2)

Sec. 10.2. All buildings constructed or altered, all plumbing, and all electrical and heating installations shall be in accordance with existing municipal and county building ordinances and the rules and regulations of the Department. (Source: P.A. 77-1472.)

(210 ILCS 115/11) (from Ch. 111 1/2, par. 721)

Sec. 11. When the Department has approved an application

for a permit to construct or make alterations upon a mobile home park or the appurtenances thereto or a license to operate and maintain the same, it shall retain the original and keep a file thereof. The Department shall notify the clerk of the municipality if the park is located within the limits of a municipality or the county clerk if said park is located outside the limits of a municipality of all approved applications for construction of new parks or expansion of licensed parks.

The Department shall draft and supply all forms and blanks and specify the number and detail necessary to obtain permits to construct or make alterations upon parks; and for a license to operate and maintain such a park according to this Act.

(Source: P.A. 85-565.)

(210 ILCS 115/12) (from Ch. 111 1/2, par. 722)

Sec. 12. The Department shall keep a record of all mobile home parks; said records to show the names and addresses of all parks, names and addresses of the licensees, number of mobile home lots in each park, source of water supply, system of sewage and garbage disposal, and any other information desired by the Department.

The Department shall supply licensees of all parks with any and all health rules and regulations pertaining thereto made by the Department, and any change or changes that may be made from time to time and such rules and regulations shall be posted by the management of such park in a protected, conspicuous place within the park.

(Source: P.A. 77-1472.)

(210 ILCS 115/13) (from Ch. 111 1/2, par. 723)

Sec. 13. A register shall be maintained by the manager of each mobile home park. Such register shall include the name and address of the owner of each mobile home and every occupant of such mobile home and the square feet of floor space contained in such mobile home and the date of entry of such mobile home into the park. The register shall be signed by the owner or occupant of the mobile home. Any person furnishing misinformation for purposes of registration shall be deemed guilty of a Class A misdemeanor. The registration records shall be neatly and securely maintained, and no registration records shall be destroyed until six years have elapsed following the date of registration. The register shall be available for inspection upon request by all law enforcement officers and by the Department.

(Source: P.A. 85-565.)

(210 ILCS 115/18) (from Ch. 111 1/2, par. 728)

Sec. 18. In addition to the license provided in Section 3 of this Act, any county or municipality in this State may provide for the licensing of a mobile home park within its corporate limits; provided, such license shall not serve to exempt such park from the license and fee provided in Section 3; and, further provided, such county or municipality shall not charge a fee greater than \$50 per calendar year for such municipal or county license.

(Source: P.A. 77-1472.)

(210 ILCS 115/19) (from Ch. 111 1/2, par. 729)

Sec. 19. Violations; penalties.

(a) Whoever violates any provision of this Act, shall, except as otherwise provided, be guilty of a Class B misdemeanor. Each day's violation shall constitute a separate offense. The State's Attorney of the county in which the violation occurred, or the Attorney General shall bring such actions in the name of the people of the State of Illinois, or may, in addition to other remedies provided in this Act, bring action for an injunction to restrain such violation, or to enjoin the operation of any such mobile home park.

(b) The Department may also impose an administrative monetary penalty against a person who operates a mobile home park in violation of this Act or the rules adopted under the authority of this Act. The Department shall establish the amount of the penalties by rule. The Department must provide the person with written notification of the alleged violation. The Department shall adopt rules defining classes of violations and allowing a minimum number of days for correction of each class of alleged violation.

In addition, before imposing an administrative monetary penalty under this subsection, the Department must provide the following to the person operating the mobile home park:

(1) Written notice of the person's right to request an administrative hearing on the question of the alleged violation.

(2) An opportunity to present evidence, orally or in writing or both, on the question of the alleged violation before an impartial hearing examiner appointed by the Director of Public Health.

(3) A written decision from the Director of Public Health, based on the evidence introduced at the hearing and the hearing examiner's recommendations, finding that the person violated this Act.

The Attorney General may bring an action in the circuit court to enforce the collection of an administrative monetary penalty imposed under this subsection.

The Department shall deposit all administrative monetary penalties collected under this subsection into the Facility Licensing Fund. Subject to appropriation, moneys in the Fund shall be used for the enforcement of this Act.

(Source: P.A. 101-454, eff. 8-23-19.)

(210 ILCS 115/20) (from Ch. 111 1/2, par. 730)

Sec. 20. Nothing in this Act shall be construed to include the state parks of Illinois and the term "Mobile home park" shall not be construed to include buildings, tents, or other structures maintained by any individual or company on their own premises and used exclusively to house their own farm labor, or any military establishment of the United States or of this State wherein a travel trailer or mobile home may be located or harbored, or any park or State or county fairgrounds for a period during, immediately prior to and immediately subsequent to the holding of the fair not to exceed a total of two weeks in all, or the area or premises on any farm upon which are harbored travel trailers, or mobile homes occupied by persons employed upon such farm for not more than 120 days in any calendar year in the production, harvesting or processing of agricultural or horticultural

products produced on such farm, or any park owned or operated by any municipality or county; provided, such municipality or county shall meet sanitary and safety provisions, keep a register, and make reports, as required by this Act for a licensee.

(Source: P.A. 77-1472.)

(210 ILCS 115/21) (from Ch. 111 1/2, par. 731)

Sec. 21. The Department shall enforce the provisions of this Act and the rules and regulations adopted pursuant thereto affecting health, sanitation, water supply, sewage, garbage, fire safety, and waste disposal, and the Department shall inspect, at least once each year, each mobile home park and all the accommodations and facilities therewith. Such officials or officers are hereby granted the power and authority to enter upon the premises of such parks at any time for the purposes herein set forth.

The Department may issue rules and regulations to carry out the provisions of this Act. Such rules may contain provisions for the Department to grant a waiver to a mobile home park, if the intent and purpose of the Act are met.

The Department is empowered to assess civil penalties for violations of Section 9.15 of this Act. Civil penalties in the amount of \$500 per day, per violation shall be assessed for non-compliance with the written notice of violation issued by a municipal fire department or fire protection district. An additional civil penalty of \$500 per day of violation shall be assessed against a licensee who knowingly rents or offers for rent a mobile home or mobile home site without taking appropriate corrective action to remedy a notice of violation issued by a municipal fire department or fire protection district. The first day of violation for purposes of assessing a fine shall be the date of the licensee's receipt of the written report following the reinspection, if the written report states that a violation still exists. If a written notice of extension of time for compliance is issued and the final written report states that a violation still exists, the first day of violation for purposes of assessing a fine shall be the date of the licensee's receipt of the final written report. The Department shall deposit all fees and fines collected under this Act into the Facility Licensing Fund. Moneys in the Fund, subject to appropriation, shall be used for the enforcement of this Act.

In the administration and enforcement of this Act, the Department may designate and use full-time city or county health departments as its agents in making inspections and investigations.

(Source: P.A. 94-1080, eff. 6-1-07.)

(210 ILCS 115/22) (from Ch. 111 1/2, par. 732)

Sec. 22. Any person refused a permit to construct or alter a park or a license, or whose license is suspended or revoked, shall have the right to a hearing before the Department. A written notice of a request for such a hearing shall be served upon the Department within 20 days of such refusal of a permit to construct or alter or refusal of a license or suspension or revocation thereof. The Director shall give written notice of such decision, by registered mail, to the park operator or the applicant, as the case may be, within 5 days of such refusal,

suspension or revocation.

The hearing shall be conducted by the Director, or a duly qualified employee of the Department designated in writing by the Director as a Hearing Officer.

The Director or Hearing Officer may compel by subpoena or subpoena duces tecum the attendance and testimony of witnesses and the production of books and papers, and administer oaths to witnesses. The hearing shall be conducted at such place as designated by the Department, except that hearings concerning the establishment, operation or licensing of a park in a county of 1,000,000 or more inhabitants shall be conducted in such county. The Director shall give written notice of the time and place of hearing, by registered mail, to the park operator or license applicant, as the case may be, at least 10 days prior to such hearing.

The Director or Hearing Officer shall permit the applicant or licensee to appear in person and to be represented by counsel at the hearing at which time the applicant or licensee shall be afforded an opportunity to present all relevant matter in support of his application for license or renewal of license or in resisting the revocation thereof.

In the event of the inability of any party, or the Department, to procure the attendance of witnesses to give testimony or produce books and papers, such party or the Department may take the deposition of witnesses in accordance with the law pertaining to the taking of depositions in civil cases in the circuit courts of this State. All testimony taken at a hearing shall be reduced to writing, and all such testimony and other evidence introduced at the hearing shall constitute a part of the record of the hearing.

The Director shall make findings of fact in such hearing, and the Director shall render his or her decision within 30 days after the termination of the hearing, unless additional time is required by him or her for a proper disposition of the matter. When the hearing has been conducted by a Hearing Officer, the Director shall review the record before rendering a decision. It shall be the duty of the Director to forward a copy of his or her decision, by registered mail, to the park operator or applicant, as the case may be, within 5 days of rendering such decision.

Technical errors in the proceeding before the Director or Hearing Officer or their failure to observe the technical rules of evidence shall not constitute grounds for the reversal of any administrative decision unless it appears to the court that such error or failure materially affects the rights of any party and results in substantial injustice to him.

All subpoenas issued by the Director or Hearing Officer may be served as provided for in civil actions. The fees of witnesses for attendance and travel shall be the same as the fees for witnesses before the Circuit Court and shall be paid by the party to such proceeding at whose request the subpoena is issued. If such subpoena is issued at the request of the Department, the witness fee shall be paid as an administrative expense.

In cases of refusal of a witness to attend or testify, or to produce books or papers, concerning any matter upon which he might be lawfully examined, the Circuit Court of the county wherein the hearing is held, upon application of any party to the proceeding, may compel obedience by proceeding for

contempt as in cases of a like refusal to obey a similar order of the Court.

The Department shall not be required to certify any record or file any answer or otherwise appear in any proceeding for judicial review unless the party filing the complaint deposits with the clerk of the court the sum of 95 cents per page representing costs of such certification. Failure on the part of the plaintiff to make such deposit shall be grounds for dismissal of the action.
(Source: P.A. 83-334.)

(210 ILCS 115/22.1) (from Ch. 111 1/2, par. 732.1)

Sec. 22.1. The provisions of the Illinois Administrative Procedure Act are hereby expressly adopted and shall apply to all administrative rules and procedures of the Department of Public Health under this Act, except that in case of conflict between the Illinois Administrative Procedure Act and this Act the provisions of this Act shall control, and except that Section 5-35 of the Illinois Administrative Procedure Act relating to procedures for rule-making does not apply to the adoption of any rule required by federal law in connection with which the Department is precluded by law from exercising any discretion.
(Source: P.A. 88-45.)

(210 ILCS 115/23) (from Ch. 111 1/2, par. 733)

Sec. 23. The Administrative Review Law, and all amendments and modifications thereof, and the rules adopted pursuant thereto, shall apply to and govern all proceedings for judicial review of final administrative decisions of the Department hereunder. The term "administrative decision" is defined as in Section 3-101 of the Code of Civil Procedure.
(Source: P.A. 82-783.)

(210 ILCS 115/24) (from Ch. 111 1/2, par. 734)

Sec. 24. If any one or more of the provisions of this Act is declared unconstitutional or the application thereof is held invalid, the validity of the remainder of the Act and the application of such provisions to other persons and circumstances shall not be affected thereby.
(Source: P.A. 77-1472.)

(210 ILCS 115/25) (from Ch. 111 1/2, par. 735)

Sec. 25. "An Act in relation to the licensing and regulation of trailer coach parks", approved July 13, 1953, as amended, is repealed effective midnight, April 30, 1972.
(Source: P.A. 77-1472.)

(210 ILCS 115/26) (from Ch. 111 1/2, par. 736)

Sec. 26. This Act does not apply within the corporate limits of any home rule unit.
(Source: P.A. 85-565.)

(210 ILCS 115/27) (from Ch. 111 1/2, par. 737)

Sec. 27. This Act shall be known and may be cited as the Mobile Home Park Act.
(Source: P.A. 85-565.)

Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law.

For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

HEALTH FACILITIES AND REGULATION (210 ILCS 117/) Abandoned Mobile Home Act.

(210 ILCS 117/1)

Sec. 1. Short title. This Act may be cited as the Abandoned Mobile Home Act.

(Source: P.A. 88-516.)

(210 ILCS 117/5)

Sec. 5. Legislative intent and policy. The General Assembly finds that abandoned mobile homes are a nuisance because they cause blight and depress property values. Existing laws create unnecessary impediments to their speedy and efficient removal and disposal. This Act is intended to provide local governments with the authority to remove abandoned mobile homes while protecting property rights.

(Source: P.A. 88-516.)

(210 ILCS 117/10)

Sec. 10. Definitions. As used in this Act:

"Manufactured home" means a factory-assembled, completely integrated structure designed for permanent habitation, with a permanent chassis, and so constructed as to permit its transport, on wheels temporarily or permanently attached to its frame, and is a movable or portable unit that is (i) 8 body feet or more in width, (ii) 40 body feet or more in length, and (iii) 320 or more square feet, constructed to be towed on its own chassis (comprised of frame and wheels) from the place of its construction to the location, or subsequent locations, at which it is connected to utilities for year-round occupancy for use as a permanent habitation, and designed and situated so as to permit its occupancy as a dwelling place for one or more persons, and specifically includes a "manufactured home" as defined in subdivision (53) of Section 9-102 of the Uniform Commercial Code. The term shall include units containing parts that may be folded, collapsed, or telescoped when being towed and that may be expected to provide additional cubic capacity, and that are designed to be joined into one integral unit capable of being separated again into the components for repeated towing. The term excludes campers and recreational vehicles. The words "mobile home" and "manufactured home" are synonymous for the purposes of this Act.

"Abandoned mobile home" means a mobile home located inside a mobile home park that has no owner currently residing in the mobile home or authorized tenant of the owner currently residing in the mobile home to the best knowledge of the mobile home park owner or operator or municipality; has had

its electricity, natural gas, sewer, and water utilities terminated or disconnected by the utility companies or mobile home park owner or operator that are providing such services; and for which the Mobile Home Privilege Tax, imposed under the Mobile Home Local Services Tax Act, is delinquent for at least 3 months. A mobile home affixed to a foundation and abandoned outside a mobile home park must be treated like other real property for condemnation purposes.

"Manufactured home owner" means a person who holds title to a manufactured home.

"Manufactured home resident" means a manufactured home owner who rents space in a mobile home park from a mobile home park owner or operator for the purpose of locating his or her manufactured home or a person who rents a manufactured home in a mobile home park from a mobile home park owner or operator.

"Mobile home park" has the meaning provided under Section 2.5 of the Mobile Home Park Act.

"Municipality" means any city, village, incorporated town, or its duly authorized agent. If an abandoned mobile home is located in an unincorporated area, the county where the mobile home is located shall have all powers granted to a municipality under this Act.

(Source: P.A. 100-1083, eff. 1-1-19.)

(210 ILCS 117/10.1)

Sec. 10.1. Proceedings.

(a) A proceeding to remove an abandoned mobile home may be maintained by the mobile home park owner or operator in the circuit court in the county in which the manufactured home is situated.

(b) A mobile home park owner or operator may commence a proceeding to obtain a judgment of the court declaring that a manufactured home has been abandoned upon proof of all of the following:

(1) The manufactured home has been vacant for a period of not less than 180 days without notice to the mobile home park owner or operator; however, the period shall be 90 days if a judgment of eviction with respect to the manufactured home has been entered.

(2) The manufactured home resident has defaulted in the payment of rent for a period of more than 60 days.

(3) At least 30 days before commencing the proceeding, the mobile home park owner or operator has notified all known holders of liens against the manufactured home, manufactured home owners, and manufactured home residents to the last known address by certified mail, return receipt requested. The notice shall also be sent by certified mail, return receipt requested, to the last person who paid the mobile home privilege tax on the mobile home as shown on the records of the county treasurer of the county where the mobile home is located. Before commencing a proceeding under this Act, the mobile home park owner or operator shall cause a search to be done to determine whether there are any lienholders with an existing interest in the manufactured home. The notice shall include a description of the manufactured home and its location, and that proceedings will be initiated by the mobile home park owner or operator under this Section for the removal and disposal of the manufactured home. The notice shall also describe the procedure for the

manufactured home owner or manufactured home resident to retrieve any household goods or other personal property in the manufactured home before the conclusion of proceedings under this Section.

(4) At least 3 of the following factors apply:

(A) the manufactured home has no owner currently residing in the home or authorized tenant of the owner currently residing in the home to the best knowledge of the mobile home park owner or operator;

(B) electricity, natural gas, sewer, and water utility services to the manufactured home have been terminated or disconnected by the utility provider or the mobile home park owner or operator;

(C) the mobile home privilege tax, imposed under the Mobile Home Local Services Tax Act, is delinquent for at least 3 months;

(D) the manufactured home is in a state of substantial disrepair that makes the manufactured home uninhabitable; or

(E) other objective evidence of abandonment that the court finds reliable.

(c) A proceeding under this Act shall be commenced by filing a complaint naming as defendants all known holders of liens against the manufactured home, manufactured home owners, and manufactured home residents. The complaint shall comply with the requirements of a complaint under the Code of Civil Procedure. The summons shall state that if the defendant fails to answer and establish any defense that he or she may have, then he or she may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action, that a final judgment may be entered if the court finds that the plaintiff has made the requisite showing, and that the result of that final judgment shall be the loss of the manufactured home resident's home. Service of the summons and complaint, return of process, and filing of an answer or other responsive pleading shall conform to the requirements of the Code of Civil Procedure and Supreme Court Rules.

(d) Upon the entry of a judgment that a manufactured home has been abandoned, the mobile home park owner or operator shall execute the judgment and cause the removal of the manufactured home from the mobile home park within 30 days after delivery of the judgment.

(e) The judgment shall clearly recite that a declaration of abandonment has been granted and that the manufactured home will be removed from the mobile home park no later than the 30th day after the delivery of the judgment unless an alternate disposition is ordered under subsection (f).

(f) As used in this subsection, "diligent inquiry" means sending a notice by certified mail to the last known address.

In lieu of ordering the removal of a manufactured home, the court may, upon good cause shown, provide for an alternate disposition of the manufactured home, including, but not limited to, sale, assignment of title, or destruction. When a manufactured home is disposed of under this Section through a sale of the manufactured home, the mobile home park owner or operator shall, after payment of all outstanding rent, fees, costs, and expenses to the community, and payment in priority order to lienholders, including providers of any utility services, pay any remaining balance to the title holder of the manufactured home. If the title holder cannot be found through

diligent inquiry after 90 days, then the funds shall be forfeited.

(g) If any household goods or other personal property of the defendant remain in the manufactured home at the conclusion of proceedings under this Act, then the mobile home park owner or operator shall provide for the storage of the household goods and personal property for a period of not less than 30 days after the date of the final judgment of the court providing for the disposition of the manufactured home. If the household goods or other personal property are stored in a self-storage facility, then an amount equal to the charges imposed for such storage may be recovered from the defendant. Upon the expiration of such period, the mobile home park owner or operator: (1) has no further liability for the storage or safekeeping of such household goods or personal property; and (2) may provide for the destruction or other disposition of such household goods or personal property. At least 20 days before removing any household goods or other personal property of the defendant that remains in the manufactured home at the conclusion of proceedings under this Act, the mobile home park owner or operator shall send all known manufactured home owners and manufactured home residents written notice to the last known address by certified mail, return receipt requested. The notice shall include a description of the procedures, deadlines, and costs for the retrieval of items being stored in accordance with this subsection (g).

(Source: P.A. 100-1083, eff. 1-1-19.)

(210 ILCS 117/15)

Sec. 15. Authorization. The corporate authority of a municipality may remove and dispose of any abandoned mobile home found within the municipality and may legally enter upon any land to do so if the mobile home park owner or operator of the mobile home park where the abandoned mobile home is located has not initiated proceedings under Section 10.1 of this Act within 45 days after written notice to the mobile home park owner or operator by certified mail, return receipt requested stating that the corporate authority intends to take action under this Act. The notice to the mobile home park owner or operator shall specify the location of the abandoned mobile home in the park. This amendatory Act of the 100th General Assembly shall not be construed to affect any other authorization or obligation of the corporate authority under this Act.

(Source: P.A. 100-1083, eff. 1-1-19.)

(210 ILCS 117/20)

Sec. 20. Exemption from liability. An entity that removes, sells, or disposes of a mobile home under the authority of this Act shall not be liable for any damages caused by the removal, sale, or disposal.

(Source: P.A. 88-516.)

(210 ILCS 117/25)

Sec. 25. Notice.

(a) Before removing an abandoned mobile home, the municipality shall send written notice as provided in subsection (c) by certified mail, return receipt requested, to each owner and each lienholder who appears on the records of the Secretary of State, and to each owner of record of the

land upon which the mobile home is located. The notice shall also be sent by certified mail, return receipt requested, to the last person who paid the mobile home privilege tax on the mobile home as shown on the records of the County Treasurer of the county where the mobile home is located.

(b) If the owner, lienholder, or other legally entitled person does not sign for the notice sent to him or her by certified mail, then that person shall be notified by publication as provided in subsection (c) in a newspaper of general circulation in the municipality or a newspaper of general circulation in the county if no newspaper exists in the municipality or the county is responsible for the notice. The notice must be published once a week for 3 consecutive weeks. If the Secretary of State has no record of title for the mobile home, and if after diligent search, the name and address of the owner, lienholder or other legally entitled person cannot be ascertained, then the municipality shall publish the notice as provided in subsection (c) in a newspaper of general circulation in the municipality once a week for 3 consecutive weeks.

(c) The notice required under this Section shall be in substantially the following form:

"TO: _____

Date of Notice: _____

You are notified that the (name municipality) has declared that a certain mobile home (describe mobile home in terms of size, color, make, and model, if known) located at (give address or describe location) is an abandoned mobile home within the meaning of the Abandoned Mobile Home Act. Unless all delinquent mobile home privilege taxes (including penalty and interest) are paid and electric and water service restored to this mobile home within 30 days of the date of this notice, the (name of municipality) shall remove and dispose of the mobile home, and it shall be disposed of or sold at public auction free and clear of any existing liens.

If you have any questions regarding this notice, you should contact the following person.

(Agent for municipality)

(Address)

(Telephone Number) "

If notice was mailed, the effective date of the notice shall be the date it was mailed, if notice was published, the effective date shall be the first date the notice appeared in the newspaper.

(Source: P.A. 88-516.)

(210 ILCS 117/30)

Sec. 30. Disposal or auction. If the owners or lien

holders of the mobile home fail to restore the electric and water service and to pay all taxes, interest, and penalties within the 30 day period following the effective date of the notice, then the municipality shall obtain title to the mobile home and may remove the mobile home and dispose of it unless the municipality determines that it is worthwhile to attempt to sell it at a public auction. If no bids are received, then the mobile home may be disposed of in any manner authorized by this Act.

Notice of the time and place of the auction shall be posted where the auction will take place in a conspicuous place at least 10 days before the auction. At least 10 days before the auction, the municipality shall also send notice of the auction by certified mail to each owner and lien holder who was originally notified by certified mail. This notice shall include a description of the mobile home and shall inform the owner or lienholder, or both, that they can reclaim the mobile home if they establish before the auction that they have a right to possession, submit written proof that electric and water service has been restored to the mobile home, submit written proof that all taxes, including interest and penalties, have been paid, and that the municipality has been reimbursed for all incidental expenses, including the cost of notice described in Section 25.

(Source: P.A. 88-516.)

(210 ILCS 117/35)

Sec. 35. Ultimate responsibility of mobile home owner. If a municipality disposes of or auctions off a mobile home at a financial loss, the person having record title at the time these proceedings began shall be ultimately responsible for all reasonable losses incurred by a municipality.

(Source: P.A. 88-516.)

(210 ILCS 117/40)

Sec. 40. Transportation. Transportation of an abandoned mobile home over the public streets and highways of this State under this Act shall not require registration plates issued under the Illinois Vehicle Code or a permit certifying payment of the mobile home tax under the Mobile Home Local Services Tax Act for the current year.

(Source: P.A. 88-516.)

(210 ILCS 117/45)

Sec. 45. Transfer of title. If a municipality chooses, it may transfer title and all responsibilities for an abandoned mobile home to its agent for the sole purpose of removal by sale or disposal. If this option is utilized, any expenses incurred or profits realized from the legal sale or disposal shall be with the agent.

(Source: P.A. 88-516.)

(210 ILCS 117/50)

Sec. 50. Proceeds. When a mobile home is disposed of under this Act, the proceeds of the public sale or disposition, after deduction of all towing, storage, processing charges, and payment in priority order to lienholders, including providers of any utility services, shall be deposited into the municipality's treasury.

(Source: P.A. 88-516.)

(210 ILCS 117/55)

Sec. 55. Salvage and junking certificates. When an applicant for a salvage or junking certificate presents the Secretary of State with proof that the applicant has purchased or acquired a mobile home at a public sale authorized by this Act, and the local law enforcement agency having jurisdiction over the public sale of a vehicle certifies this fact, the Secretary of State shall issue the salvage or junking certificate upon receipt of the properly executed application. The salvage or junking certificate issued by the Secretary of State under Section 3-117.1 of the Illinois Vehicle Code shall be free of any lien that existed against the vehicle before the applicant acquired the vehicle.

(Source: P.A. 88-516.)

(210 ILCS 117/90)

Sec. 90. (Amendatory provisions; text omitted).

(Source: P.A. 88-516; text omitted.)

(210 ILCS 117/95)

Sec. 95. (Amendatory provisions; text omitted).

(Source: P.A. 88-516; text omitted.)

Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law.

For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

HEALTH FACILITIES AND REGULATION

(210 ILCS 95/) Campground Licensing and Recreational Area Act.

(210 ILCS 95/1) (from Ch. 111 1/2, par. 761)

Sec. 1. This Act shall be known and may be cited as the "Campground Licensing and Recreational Area Act."
(Source: P.A. 84-650.)

(210 ILCS 95/2) (from Ch. 111 1/2, par. 762)

Sec. 2. As used in this Act, unless the context requires otherwise:

(a) "Recreational Area" is any area of land which is designed, constructed, operated or maintained either free of charge or for revenue purposes for recreational activities. The term "Recreational Area" is not meant to include primitive areas which evidence no major artificial change from the natural surrounding woodlands, croplands, pasturelands, prairielands, wetlands, or water areas, and where any recreational activities allowed are not for revenue purposes.

(b) "Recreational Activities" include, but are not limited to hunting, fishing, boating, camping, picnicking, hiking, pleasure driving, nature study, water skiing, festivals, public gatherings and visiting historical, archaeological, scenic or scientific sites, or for any purpose, including but not limited to educational, vocational and religious activities and assemblies.

(c) "Director" means the Director of the Illinois Department of Public Health.

(d) "Department" means the Illinois Department of Public Health.

(e) "Person" means any individual, group of individuals, association, trust, partnership, corporation, person doing business under an assumed name, county, municipality, the State of Illinois, or any political subdivision or department thereof, or any other entity.

(f) "License" means a certificate issued by the Department allowing a person to operate and maintain a campground under the provisions of this Act and regulations issued hereunder.

(g) "Permit" means a certificate issued by the Department permitting the construction, alteration and extension of a campground under the provisions of this Act and the regulations issued hereunder.

(h) "Sanitary Station" means a facility used for removing and disposing of wastes from holding tanks.

(i) "Service Building" means a structure housing toilet, lavatory and such other facilities as may be required by this Act and regulations issued hereunder.

(j) "Recreational Vehicle" means a vehicular-type unit,

primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, motor home and park model home.

(k) "Dependent Recreational Vehicle" means one that is dependent upon a service building for toilet and lavatory facilities.

(l) "Self-contained Recreational Vehicle" means one that can operate independent of connections to sewer, water and electric systems. It contains a water flush toilet, lavatory, and kitchen sink, all of which are connected to water storage and sewage holding tanks, located within the trailer.

(m) "Applicant" means any person making application for a license or permit.

(n) "Owner" means the person in whose name legal title to the property is recorded, unless the property is held in land trust in which case the owner is the holder of beneficial title.

(o) "Licensee" means any individual having a license or permit under this Act, or any member of a firm, partnership, or association to which the license is issued under this Act and any corporation having a license under this Act.

(p) "Campground" means a recreational area where 3 or more tents, cabins, recreational vehicles or other permanent or non-permanent type shelters are erected and maintained for camping or where space is provided for camping, temporary parking of recreational vehicles or placing of such tents, cabins, recreational vehicles or other permanent or non-permanent type shelters of any kind for 10 or more persons for 6 or more camping days during a calendar year. It shall include any structure, tent, vehicle, enclosure, appurtenances or recreational equipment related to or used or intended for use as a part of such campground and an area upon which no more than 4 mobile homes are located for permanent habitation as defined in the Mobile Home and Mobile Home Park Act.

(q) "Operator" means the person who has been designated by the owner as responsible on his behalf for the operation and administration of the premises.

(r) "Camping Day" means any 24 hour period or portion thereof during which the participants remain overnight at the site.

(s) "Camping" means the act of resting or establishing temporary shelter using a tent, cabin, recreational vehicle or other permanent or non-permanent type shelter erected or placed on an area of land.

(Source: P.A. 85-959.)

(210 ILCS 95/3) (from Ch. 111 1/2, par. 763)

Sec. 3. It is found that there exists, and may in the future exist, within the State of Illinois recreational areas and campgrounds which are sub-standard in important features of safety, cleanliness, or sanitation. Such conditions adversely affect the public health, safety and general welfare of persons. Therefore, the purpose of this Act is to protect, promote, and preserve the public health, safety and general welfare by providing for the establishment and enforcement of minimum standards for safety, cleanliness and general sanitation for all recreational areas and campgrounds now in existence or hereafter constructed or developed and to provide

for inspection of all such facilities and the licensing of campgrounds.

(Source: P.A. 84-650.)

(210 ILCS 95/4) (from Ch. 111 1/2, par. 764)

Sec. 4. Any person who constructs, operates, maintains or owns a recreational area shall comply with the requirements of this Act and the rules and regulations promulgated hereunder by the Department, and all recreational areas that are campgrounds shall be licensed in accordance with this Act.

After the effective date of this amendatory Act of 1985, it shall be unlawful for any person to construct, or make major alterations or extensions of any campground as herein defined within the State of Illinois unless he holds a valid permit issued by the Department, which shall be valid for 1 year from date of issue, in the name of such person for the specific construction, or major alteration or major extension proposed. The Department shall by rule define and determine what constitutes major alterations or major extensions. All applications for permits shall be on forms furnished by the Department and must be made to the Department accompanied by a permit fee of \$100, except as provided in Section 32 of this Act, which shall not be refundable, and shall contain the following:

- (a) Name and address of applicant.
- (b) Interest of the applicant in the campground.
- (c) The name and address of all persons holding an interest or having an interest in the campground.
- (d) Location and legal description of the campground.
- (e) Plans and specifications of the proposed campground showing:
 - 1. The area and the dimensions of the tract of land;
 - 2. The number, location, and size of all camp spaces;
 - 3. The location and width of roadways and walkways;
 - 4. The location of service buildings, sanitary stations, and any other proposed structures or facilities;
 - 5. The location of water and sewer lines and riser pipes;
 - 6. Plans and specifications of water supply, refuse and sewage disposal facilities;
 - 7. Plans and specifications of all buildings constructed, or to be constructed within the campground;
 - 8. The location and details of all lighting and electrical systems.
- (f) The calendar months of the year during which the applicant will operate the campground.
- (g) A statement of the fire fighting facilities, public or private, which are available to the campground.
- (h) Such other information as may be required by rules adopted by the Department hereunder.

The issuance of a permit does not relieve the applicant of securing necessary municipal or county building permits or of complying with any applicable municipal or county zoning or other ordinance.

(Source: P.A. 84-650.)

(210 ILCS 95/5) (from Ch. 111 1/2, par. 765)

Sec. 5. After the effective date of this amendatory Act of 1985, it shall be unlawful for any person to establish, maintain, conduct or operate a campground within this State

without first obtaining a license therefor from the Department. Such license shall expire on February 1 of each year. Application for original licenses shall be in writing, signed by the applicant, on forms furnished by the Department, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a license fee of \$100, except as provided in Section 32 of this Act, which shall not be refundable and which shall be in addition to the permit fee, and shall contain: the name and address of the applicant, or names and addresses of the partners if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation or the name and addresses of all persons having an interest therein if the applicant is a group of individuals, association, or trust; the location and legal description of the campground; the site plan of the campground if one is not on file with the Department, showing all camping spaces, structures, roads, walkways, sanitation stations, and other service facilities provided however that nothing in this Act shall apply to farm ponds and areas adjunct thereto which are adjunct to a farming operation and used only for fishing and/or picnicking.

Licenses shall not be transferable or assignable.

(Source: P.A. 84-650.)

(210 ILCS 95/6) (from Ch. 111 1/2, par. 766)

Sec. 6. Applications for renewals of licenses shall be made in writing by the holders of the licenses, on forms furnished by the Department upon request and shall be accompanied by a license fee of \$100, except as provided in Section 32 of this Act, which shall not be refundable, and shall contain any change in the information submitted since the original license was issued or the latest renewal granted. License renewal applications received by the Department after the expiration date of the existing license shall be subject to a \$50 late fee, except for applications submitted by units of State and local government. If the Department is satisfied that the existing or proposed campground is so located, constructed, and equipped as to be in compliance with this Act and the rules and regulations issued hereunder so as not to be a source of danger to the health of others or to its occupants, the Department shall issue the license.

(Source: P.A. 85-1261.)

(210 ILCS 95/7) (from Ch. 111 1/2, par. 767)

Sec. 7. If the Department finds that the facilities of any campground for which a license is sought are not in compliance with the provisions of this Act and the rules and regulations of the Department relating thereto, but that such area is habitable without undue prejudice to the occupants and the public, the Department may issue a conditional license setting forth the conditions on which the license is issued, the manner in which the area fails to comply with the Act and such rules and regulations, and shall set forth the time, not to exceed one year, within which the applicant must make any changes or corrections necessary in order for such area to fully comply with the Act and the rules and regulations of the Department relating thereto. The Department shall not issue 2 consecutive conditional licenses with respect to any one

campground.

(Source: P.A. 84-650.)

(210 ILCS 95/8) (from Ch. 111 1/2, par. 768)

Sec. 8. The Department is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Act and regulations issued hereunder.

(Source: P.A. 77-1473.)

(210 ILCS 95/9) (from Ch. 111 1/2, par. 769)

Sec. 9. The Department shall have the power to enter at reasonable times upon a private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Act and regulations issued hereunder.

(Source: P.A. 77-1473.)

(210 ILCS 95/10) (from Ch. 111 1/2, par. 770)

Sec. 10. The licensee shall maintain a register containing a record of all recreational vehicles and persons using the campground as may be required by the Department. The Department and all other law enforcement officers shall have the power to inspect the register.

(Source: P.A. 84-650.)

(210 ILCS 95/11) (from Ch. 111 1/2, par. 771)

Sec. 11. It shall be the duty of the owners, licensees and occupants of recreational areas and campgrounds to give the Department free access to such premises at all reasonable times for the purpose of inspection.

(Source: P.A. 84-650.)

(210 ILCS 95/12) (from Ch. 111 1/2, par. 772)

Sec. 12. It shall be the duty of every occupant of a recreational area or campground to give the owner, operator or licensee thereof or his agent or employees access to any part of such area or its premises at reasonable times for the purpose of making such inspections, repairs, or alterations as are necessary to effect compliance with this Act and the rules and regulations issued hereunder, or in a lawful order issued pursuant to the conditions of this Act.

(Source: P.A. 84-650.)

(210 ILCS 95/13) (from Ch. 111 1/2, par. 773)

Sec. 13. Whenever the Department determines that there are reasonable grounds to believe that there has been a violation of any provision of this Act or the rules and regulations issued hereunder, the Department shall give notice of such alleged violation to the owner, operator, licensee or permit holder as herein provided. Such notice shall:

(a) be in writing;

(b) include a statement of the reasons for the issuance of the notice;

(c) allow reasonable time as determined by the Department for the performance of any act it requires;

(d) be served upon the owner, licensee or permit holder as the case may require; provided, that such notice or order shall be deemed to have been properly served upon such owner,

licensee or permit holder when a copy thereof has been sent by registered or certified mail to his last known address as furnished to the Department; or, when he has been served with such notice by any other method authorized by the Laws of this State;

(e) contain an outline of remedial action, which, if taken, will be required to effect compliance with the provisions of this Act and the rules and regulations issued hereunder.

(Source: P.A. 84-650.)

(210 ILCS 95/14) (from Ch. 111 1/2, par. 774)

Sec. 14. The Department shall in any proceeding to suspend, revoke or refuse to issue a permit or license, first serve or cause to be served upon the owner, applicant, permit holder or licensee a written notice specifying the way or ways in which such owner, applicant, licensee or permit holder has failed to comply with this Act, or any rules, regulations or standards promulgated by the Department pertaining thereto. In the case of a revocation or suspension, this notice shall require the owner, licensee or permit holder to remove or abate such violation, insanitary or objectionable condition, specified in such notice, within 5 days or within a longer period of time as may be allowed by the Department. If the owner, applicant, licensee or permit holder fails to comply with the terms and conditions of the notice, within the time specified or such extended period of time, the Department may revoke or suspend such permit or license.

(Source: P.A. 84-650.)

(210 ILCS 95/15) (from Ch. 111 1/2, par. 775)

Sec. 15. Any person refused a permit or license to construct, alter, extend, develop, or operate a campground or whose permit or license is suspended or revoked, has a right to a hearing before the Department. A written notice of a request for such a hearing shall be served on the Department within 10 days of service of notice of refusal of a permit or license or suspension or revocation thereof by the Department. The Department shall give written notice by certified or registered mail to the owner, operator, licensee, permit holder or applicant, as the case may be, of such denial, suspension or revocation. The hearing shall be conducted by the Director, or a Hearing Officer designated in writing by the Director to conduct the hearing.

(Source: P.A. 84-650.)

(210 ILCS 95/16) (from Ch. 111 1/2, par. 776)

Sec. 16. The Director or Hearing Officer may compel by subpoena or subpoena duces tecum the attendance and testimony of witnesses and the production of books and papers and administer oaths to witnesses. The hearing shall be conducted at such place as designated by the Department. The Director shall give written notice of the time and place of hearing, by registered or certified mail, to the owner, operator, licensee, permit holder or applicant, as the case may be, at least 20 days before such hearing. The Director or Hearing Officer shall permit the owner, operator, licensee, permit holder or applicant to appear in person or to be represented by counsel at the hearing at which time such party shall be

afforded an opportunity to present all relevant matter in support of his application for permit or license or in resisting the revocation or suspension thereof.
(Source: P.A. 77-1473.)

(210 ILCS 95/17) (from Ch. 111 1/2, par. 777)

Sec. 17. In the event of the inability of any party, or the Department, to procure the attendance of witnesses to give testimony or produce books and papers, such party or the Department may take the deposition of witnesses in accordance with the laws of this State. All testimony taken at a hearing shall be reduced to writing, and all such testimony and other evidence introduced at the hearing shall be a part of the record of the hearing.
(Source: P.A. 77-1473.)

(210 ILCS 95/18) (from Ch. 111 1/2, par. 778)

Sec. 18. The Director shall make findings of fact in such hearing, and the Director shall render his decision within 30 days after the termination of the hearing, unless additional time is required by him for a proper disposition of the matter. When the hearing has been conducted by a Hearing Officer, the Director shall review the record before rendering a decision. It shall be the duty of the Director to forward a copy of his decision, by registered or certified mail, to the owner, operator, licensee, permit holder or applicant, as the case may be, within 5 days of rendition of such decision. Technical errors in the proceeding before the Director or Hearing Officer or their failure to observe the technical rules of evidence shall not be grounds for the reversal of any administrative decision unless it appears to the court that such error or failure materially affects the rights of any party and results in substantial injustice to him.
(Source: P.A. 77-1473.)

(210 ILCS 95/19) (from Ch. 111 1/2, par. 779)

Sec. 19. All subpoenas issued by the Director or Hearing Officer may be served as provided for in a civil action. The fees of witnesses for attendance and travel shall be the same as the fees for witnesses before the circuit court and shall be paid by the party to such proceeding at whose request the subpoena is issued. If such subpoena is issued at the request of the Department, the witness fee shall be paid as an administrative expense.

In cases of refusal of a witness to attend or testify, or to produce books or papers, concerning any matter upon which he might be lawfully examined, the circuit court of the county where the hearing is held, upon application of any party to the proceeding, may compel obedience by proceeding as for contempt.

(Source: P.A. 83-334.)

(210 ILCS 95/20) (from Ch. 111 1/2, par. 780)

Sec. 20. The Department is not required to certify any record or file any answer or otherwise appear in any proceeding for judicial review unless the party filing the complaint deposits with the clerk of the court the sum of 95 cents per page representing costs of such certification. Failure on the part of the plaintiff to make such deposit

shall be grounds for dismissal of the action.
(Source: P.A. 77-1473.)

(210 ILCS 95/21) (from Ch. 111 1/2, par. 781)

Sec. 21. (a) The Department shall promulgate such rules and regulations as may be necessary for the proper enforcement of this Act, to protect the health and safety of the public using such recreational areas and campgrounds and may, when necessary, utilize the services of any other State agencies to assist in carrying out the purposes of this Act. These regulations shall include, but are not limited to, standards relating to water supply, sewage and solid waste disposal, food service sanitation, design of buildings, rodent and insect control, water and swimming hazards, first aid, communicable disease control, safety, cleanliness and sanitation.

(b) The Department may designate county and multiple-county health departments or municipal boards of health to make inspections relating to compliance with this Act and the standards prescribed by the Department. The reports and recommendations of any such agency shall be in writing and shall state its findings with respect to compliance or non-compliance with this Act and the regulations. The Department or the designated agency shall make at least 1 annual inspection of each campground and inspect any recreational area when deemed necessary.

(Source: P.A. 91-798, eff. 7-9-00.)

(210 ILCS 95/22) (from Ch. 111 1/2, par. 782)

Sec. 22. (Repealed).

(Source: P.A. 89-445, eff. 2-7-96. Repealed by P.A. 91-798, eff. 7-9-00.)

(210 ILCS 95/23) (from Ch. 111 1/2, par. 783)

Sec. 23. Whenever the Department finds that an emergency exists which requires immediate action to protect the public health or safety, it may, without notice or hearing, issue an order reciting the existence of such an emergency and then require that such action be taken as it may deem necessary to meet the emergency including the closing of the campground or recreational area or the suspension or revocation of the permit or license. Notwithstanding any other provision in this Act such order shall be effective immediately. The State's Attorney and Sheriff of the county in which the recreational area or campground is located shall enforce the closing order after receiving notice thereof. Any owner, operator or licensee affected by such an order is entitled, upon request, to a hearing as provided in Section 14 of this Act. When such conditions are abated, in the opinion of the Department, the Department may authorize reopening the recreational area or campground.

(Source: P.A. 84-650.)

(210 ILCS 95/24) (from Ch. 111 1/2, par. 784)

Sec. 24. Any person who violates this Act or any rule or regulation adopted by the Department, or who violates any determination or order of the Department under this Act shall be guilty of a Class B misdemeanor. Each day's violation constitutes a separate offense. The State's Attorney of the

County in which the violation occurred, or the Attorney General shall bring such actions in the name of the people of the State of Illinois, or may, in addition to other remedies provided in this Act, bring action for an injunction to restrain such violation, or to enjoin the operation of any such recreational area or campground.

(Source: P.A. 84-650.)

(210 ILCS 95/25) (from Ch. 111 1/2, par. 785)

Sec. 25. Nothing in this Act shall be construed to exclude any developed state parks of Illinois or the rest areas on state or interstate highways. Nothing in this Act shall be construed to impose any additional duty of care on an owner of land who either directly or indirectly invites or permits without charge, as defined in the Recreational Use of Land and Water Areas Act, any person to use such property for recreational purposes. Except that the provisions in this Act for applications for permits and licenses, the provisions for fees for permits and licenses, and the provision for fine and imprisonment shall not apply to the State of Illinois, to Departments thereof, or to units of local government. The State of Illinois and Departments thereof and units of local government shall furnish to the Department such information as may be requested by the Department as would otherwise be required for permits and licenses. The terms "campground" and "recreational area" shall not be construed to include buildings, tents, or other structures maintained by an individual or company on their own premises and used exclusively to house their own farm labor, or any military establishment of the United States or this State wherein a recreational vehicle or vehicles may be located or harbored, on any park or State or county fairgrounds for a period during, immediately prior to and immediately subsequent to the holding of a fair or in association with events or activities being sponsored on any State or county fairgrounds, or the area or premises on any farm upon which are harbored recreational vehicles occupied by persons employed upon such farm for not to exceed 90 days in any calendar year in the production, harvesting or processing of agricultural or horticultural products produced on such farm.

(Source: P.A. 85-959.)

(210 ILCS 95/26) (from Ch. 111 1/2, par. 786)

Sec. 26. The Administrative Review Law, as now or hereafter amended, and the rules adopted under the Administrative Review Law apply to and govern all proceedings for judicial review of final administrative decisions of the Department under this Act. The term "administrative decision" is defined as in Section 3-101 of the Code of Civil Procedure.

(Source: P.A. 82-783.)

(210 ILCS 95/26.1) (from Ch. 111 1/2, par. 786.1)

Sec. 26.1. The provisions of the Illinois Administrative Procedure Act are hereby expressly adopted and shall apply to all administrative rules and procedures of the Department of Public Health under this Act, except that in case of conflict between the Illinois Administrative Procedure Act and this Act the provisions of this Act shall control, and except that Section 5-35 of the Illinois Administrative Procedure Act

relating to procedures for rule-making does not apply to the adoption of any rule required by federal law in connection with which the Department is precluded by law from exercising any discretion.

(Source: P.A. 88-45.)

(210 ILCS 95/27) (from Ch. 111 1/2, par. 787)

Sec. 27. If any part of this Act is adjudged invalid, such adjudication shall not affect the validity of the Act as a whole or of any other part.

(Source: P.A. 77-1473.)

(210 ILCS 95/28) (from Ch. 111 1/2, par. 788)

Sec. 28. This Act becomes effective January 1, 1972.

(Source: P.A. 77-1473.)

(210 ILCS 95/30) (from Ch. 111 1/2, par. 790)

Sec. 30. This Act does not apply within the jurisdiction of any home rule unit.

(Source: P.A. 77-1473.)

(210 ILCS 95/31) (from Ch. 111 1/2, par. 791)

Sec. 31. This Act shall not apply to a youth camp, which means a recreational camp or area where five or more children under 18 years of age are accommodated apart from their parents, relatives or legal guardians for five days or more.

(Source: P.A. 77-1473.)

(210 ILCS 95/32) (from Ch. 111 1/2, par. 792)

Sec. 32. The provisions in this Act for fees shall not apply to an organization incorporated under the General Not For Profit Corporation Act. A copy of the latest annual report filed with the Secretary of State shall be submitted with the application form annually as evidence of such status.

(Source: P.A. 84-650.)

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	Paslee	03-09-108-011	148 Circle Dr East	Boulder Hill	Zoning Violation - Fence	12/21/2018	2/1/2019			2/21/2019
19-003	Steggs	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	Kubicek/Msai	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/Gather	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			9/10/2019
19-017	Lozano/Nolasco	03-05-404-023	146 Boulder Hill Pass	Boulder Hill	Illegal parking/Commercial vehicle	2/7/2019	2/21/2019			3/14/2019
19-018	Hegemeyer	03-04-352-021	172 Boulder Hill Pass	Boulder Hill	Prohibited Parking - rec vehicle	2/7/2019	2/21/2019			2/13/2019
19-019	Bodnar	08-29-200-005	16296 Route 47		Junk & Debris	2/28/2019	12/16/2019			
19-020	Kline	03-04-277-017	247 Fernwood Rd	Boulder Hill	Junk & Debris	3/7/2019	3/21/2019			3/22/2019
19-021	Penley	03-04-377-014	73 Sierra Rd	Boulder Hill	Prohibited Parking - Semi Truck	3/11/2019	3/25/2019			3/25/2019
19-022	Flores	08-11-100-014	7701 Platville Rd		Multiple Violations	3/13/2019	4/22/2019			7/10/2019
19-023	Mayhugh	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	57 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	Marina 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 Ridgfield 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	Guilosa	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	Erickson	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	12/3/2019			10/28/2019
19-046	Muniz	09-18-300-016	14674 Britsin Rd		Multiple Violations	5/9/2019	8/1/2019			7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019			6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019			10/22/2019

2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019		
19-051	Liker	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 Ceboil Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019		6/11/2019
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 Ceboil Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019		6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019		7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019		6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019		8/28/2019
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019		6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019		6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019		6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019		6/3/2019
19-067	Void								
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019		6/5/2019
19-069	C T&T# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019		6/5/2019
19-070	Akers	03-04-379-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019		9/11/2019
19-071	Garcia	03-04-478-005	51 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019		6/28/2019
19-072	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019		7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019		6/28/2019
19-074	Weider	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	Gallejos	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	9/11/2019
19-082	Cerny/Gretic	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	Nettel	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	Wolwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/1/2019
19-087	Mailey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenshade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020		10/28/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019		7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019		7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019		8/23/2019
19-092	Stradel	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Trailer parking	7/23/2019	9/9/2019		9/11/2019
19-093	Rangel	02-34-276-003	8042 Van Emmon Rd.		Multiple Violations	7/24/2019	8/7/2019		8/14/2019
19-094	White	01-25-378-001	12573 Woodview St	Schaefer Woods N	Inoperable Vehicle	7/24/2019	8/18/2019		8/13/2019
19-095	Morelli	03-04-352-025	180 Boulder Hill Pass	Boulder Hill	Prohibited Trailer Parking	7/24/2019	8/7/2019		8/8/2019
19-096	Boff	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	10/25/2019		11/5/2019

2019 VIOLATIONS

19-099	Duque	03-04-303-022	26 Marnel Rd	Boulder Hill	Prohibited Trailer Parking	7/25/2019	8/22/2019			9/10/2019
19-100	Kawlich	02-35-380-002	5755 Fields Dr	FOFC	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	10/5/2019			10/7/2019
19-102	St. Laurent	03-08-228-002	22 Codorus Rd	Boulder Hill	Inoperable Vehicle	8/13/2019	9/9/2019			9/9/2019
19-103	Stilling	03-04-251-029	200 Fernwood Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/8/2019			9/10/2019
19-104	Cabrera	03-04-306-027	44 Hampton rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/9/2019			9/11/2019
19-105	Smith	03-05-453-011	149 Boulder Hill Pass	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/19/2019			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			9/19/2019
19-107	Stricker	03-04-178-010	23 Ingleshire Rd	Boulder Hill	Prohibited Boat Parking	8/14/2019	8/28/2019			8/29/2019
19-108	Filice	03-04-178-006	11 Ingleshire Rd.	Boulder Hill	Prohibited Camper/RV parking	8/14/2019	8/28/2019			8/29/2019
19-109	Wright	03-04-352-034	69 Hampton Rd.	Boulder Hill	Prohibited Camper Parking	8/14/2019	8/28/2019			8/22/2019
19-110	Boortz	03-04-177-029	28 Ingleshire Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/10/2019			9/27/2019
19-111	Dano	03-04-253-016	56 Ingleshire Rd	Boulder Hill	Prohibited Trailer Parking	8/14/2019	11/15/2019			11/18/2019
19-112	Zepeda/Tijerina	03-04-402-006	24 Winrock Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019			8/29/2019
19-113	Geweniger/Zidlicky	03-09-154-007	30 Pickford Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019			8/29/2019
19-114	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019			8/29/2019
19-115	Evans	03-05-428-015	10 Hampton Rd.	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019			8/29/2019
19-116	Semovski/Reshidi	03-05-277-026	18 Briarcliff Rd	Boulder Hill	Remodel w/o Permit	8/26/2019	9/9/2019			9/9/2019
19-117	Ejima	03-04-404-002	87 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	8/29/2019	9/20/2019			9/16/2019
19-118	Aguilar	09-16-400-010	3400 Route 52	Boulder Hill	Addition w/o Permit	9/9/2019	9/23/2019			9/16/2019
19-119	Pasch	03-07-430-014	139 Dolores St.	Shore Heights	Junk & Debris	9/11/2019	9/25/2019			9/30/2019
19-120	Gutierrez/Melgoza	03-07-429-014	134 Dolores St	Shore Heights	Inoperable Vehicle	9/11/2019	11/15/2019			11/18/2019
19-121	Emerson	03-07-431-008	119 Dolores St	Shore Heights	Inoperable Vehicle	9/11/2019	9/25/2019			9/30/2019
19-122	Campos	03-08-303-001	117 Dolores St	Shore Heights	Prohibited Trailer parking	9/11/2019	9/25/2019			9/30/2019
19-123	Wolgast	02-13-479-003	19 Center Dr	Riverview Heights	Junk & Debris	9/23/2019	11/15/2019			
19-124	Kapusta	05-04-201-005	9433 Route 126		Shed - no permit	10/7/2019	11/15/2019			11/5/2019
19-125	TMF Management LLC	01-01-200-002	12127 B Galeana Rd		Addition w/o Permit	10/7/2019	10/21/2019			10/18/2019
19-126	Anderson, Bruce	04-16-129-001	8 N. Hudson St.	Millbrook	Multiple Violations	10/7/2019	10/21/2019			10/22/2019
19-127	DTG Investments LLC	06-09-400-005	3485 Route 126		Trucking Business not allowed	10/7/2019	12/30/2019			
19-128	Oakbrook Bank%Marker	05-16-400-002	9330 Ament Rd		Multiple Violations	10/30/2019	11/13/2019			11/18/2019
19-129	Fox	02-35-382-009	5786 Danielle Ln	FOFC	3 RVs parked	10/30/2019	11/13/2019			11/18/2019
19-130	Amstadt	02-35-380-001	7796 Madeline Dr	FOFC	Prohibited RV Parking	10/30/2019	11/13/2019			11/6/2019
19-131	Rudow/Andrews	03-08-253-016	3 Ceboad Dr	Boulder Hill	Prohibited Boat Parking	11/22/2019	12/6/2019			11/26/2019

2018 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V18-001	Bilek/Derevanko	01-34-300-008	14824 Millhurst Rd		Storage Containers	12/12/2017	1/14/2019			1/15/2019
V18-002	Romero/Rios	03-05-229-002	20 Fernwood	Boulder Hill	Pool w/o fencing & Junk and Debris	12/12/2017	4/1/2018			5/2/2018
V18-003	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Junk & Debris on Trailer	12/19/2017				3/1/2018
V18-004	Hutchings	03-04-380-002	20 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	12/19/2017	5/1/2018			4/26/2018
V18-005	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Parking	12/19/2017				1/15/2018
V18-006	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Inoperable Vehicle	1/25/2018	5/7/2018			5/21/2018
V18-007	Rod	08-02-300-008	7775 Plattville Rd		Sunroom built w/o Permit	2/1/2018				2/8/2018
V18-008	Jordan	03-04-480-011	130 Saugatuck Rd	Boulder Hill	Prohibited Parking - Boat in yard	2/8/2018				3/7/2018
V18-009	Petersen	03-04-454-015	63 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	2/8/2018	4/16/2018			4/13/2018
V18-010	Hafenrichter	03-03-352-003	138 Saugatuck Rd	Boulder Hill	Prohibited Parking - Rec. Vehicle	2/8/2018				2/13/2018
V18-011	Ring	06-02-177-007	1551 Cherry Rd	Oswego Plains	Landscaping Bus in R3 Zoning	2/15/2018	5/11/2018			11/1/2018
V18-012	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	3/1/2018	3/16/2018			3/16/2018
V18-013	Straudacher Fam Tr	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	3/8/2018				3/28/2018
V18-014	Lakewest Builders	04-16-378-003	15749 Sumner Ct	Est. of Millbrook	Stormwater Violation	2/20/2018				5/30/2018
V18-015	Schleining	02-06-300-010/005	790 Eldamain Rd		Fence Violation	3/19/2018	10/29/2018			6/14/2019
V18-016	Cusimano, Kesselfring	02-34-151-003	90 Quinsey Rd	Nelson Quinsey	Junk & Debris	3/26/2018	4/27/2018			5/4/2018
V18-017	Hart	03-09-155-012	7 Circle Ct	Boulder Hill	Inoperable Vehicle & Junk & Debris	3/27/2018	5/31/2018			6/19/2018
V18-018	Old 2nd Natl Bank	02-34-151-005	82 Quinsey	Nelson Quinsey	Shed falling down/Junk & Debris	3/27/2018	4/34/18			4/26/2018
V18-019	Schanz	03-04-454-017	67 Saugatuck	Boulder Hill	Prohibited Parking of Truck	3/27/2018	5/31/2018			6/19/2018
V18-020	Blewer	03-09-102-003	204 Boulder Hill Pass	Boulder Hill	Prohibited Parking of Trailer	3/27/2018				5/2/2018
V18-021	Beyer	03-09-108-007	140 Circle Dr E	Boulder Hill	Prohibited parking of Trailer	3/27/2018	5/1/2018			4/26/2018
V18-022	VOID									
V18-023	Vbarra	03-05-276-021	29 Aldon Rd	Boulder Hill	Junk & Debris/ Inoperable Vehicle	3/29/2018	7/15/2019			10/23/2019
V18-024	Douglas	03-05-430-025	54 S. Bereman	Boulder Hill	Junk & Debris	4/11/2018	5/25/2018			7/18/2018
V18-025	Alkharajji	03-09-104-002	212 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	4/13/2018	4/27/2018			5/2/2018
V18-026	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Prohibited parking - Trailer	4/13/2018	5/13/2018			5/10/2018
V18-027	Min	03-04-479-015	69 Eastfield Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/27/2018
V18-028	Bautista	03-04-476-032	75 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/31/2018			6/19/2018
V18-029	Fehle	03-04-477-037	78 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/21/2018
V18-030	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface/ Junk & Debris	4/23/2018	5/30/2018			6/19/2018
V18-031	VOID									
V18-032	Shachray	03-04-477-019	81 Paddock St	Boulder Hill	Illegal Pkg on non approved surface	4/24/2018	11/19/2018			11/20/2018
V18-033	Muniz	09-18-300-016	Brisbin Rd		Landscaping Bus IN A1/ Junk & Debris	4/30/2018	12/1/2018			12/3/2018
V18-034	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Prohibited parking on grass	5/3/2018	5/17/2018			5/21/2018
V18-035	Marmolejo	03-08-253-007	10 Ashlawn	Boulder Hill	Prohibited parking of trailer	5/3/2018	5/17/2018			5/21/2018
V18-036	Guddendorf	03-04-303-010	2 Marne Rd	Boulder Hill	Inoperable Vehicle	5/3/2018	5/17/2018			5/21/2018
V18-037	Baustian	05-02-200-005	8510 Hilltop		Junk & Debris	5/4/2018	5/18/2018			5/24/2018
V18-038	Higgins	05-02-125-001	7686 Audrey Dr	FOFC	Prohibited Parking of Trailer(s)	5/4/2018	5/18/2018			7/18/2018
V18-039	Cargile	09-13-300-002	920 Route 52		Accessory Bldg Built w/o Permit	5/4/2018	5/18/2018			6/5/2018
V18-040	AP4F, LLC	03-04-427-017	159 Heathgate Rd	Boulder Hill	Junk & Debris/ Illegal Boat Parking	5/23/2018	6/6/2018			6/19/2018
V18-041	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited parking of RV	5/31/2018	6/15/2018			6/19/2018
V18-042	Sutphin	03-09-105-004	118 Circle Dr. East	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-043	Amwotz	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-044	Amstadt	02-35-380-001	7796 Madeline Dr	FOFC	Prohibited Parking of RV	5/31/2018	6/19/2018			6/19/2018
V18-045	Chicago Title Land	02-35-381-008	5896 Fields Dr	FOFC	Illegal Boat Parking	6/5/2018	6/19/2018			6/19/2018
V18-046	Wolgast	02-13-479-003	19 Center Dr	Riverview Hts	Multiple Violations	6/14/2018	8/3/2018			9/4/2018
V18-047	US Bank Trust Ntl Assn	03-08-303-006	107 Dolores St	Boulder Hill	Junk & Debris	6/14/2018	6/28/2018			7/5/2018

2018 VIOLATIONS

V18-048	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	6/26/2018	7/29/2018		8/1/2018
V18-049	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	6/26/2018	10/1/2018		10/9/2018
V18-050	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	6/26/2018	8/13/2018		8/15/2018
V18-051	Stone	05-07-101-004	10 Hillview Ct	Pavillion Hts	Inoperable Vehicle	7/5/2018	7/19/2018		8/1/2018
V18-052	Sullivan	05-07-101-002	20 Hillview Ct	Pavillion Hts	Illegal Discharge of Sump	7/5/2018	7/19/2018		7/10/2018
V18-053	Gates	02-27-151-008	4401 Turna Rd	Kenny	Junk & Debris	7/9/2018	7/23/2018		7/25/2018
V18-054	Velazquez	01-20-352-018	84 Woodland Dr	Sugarbrook	Stormwater Violation	7/10/2018	11/5/2018		6/14/2019
V18-055	Ellitt	04-16-128-001	8055 Whitfield Rd	Vil of Millbrook	Burning of Landscaping Bus. Debris	7/10/2018	7/24/2018		10/2/2018
V18-056	Vasquez	03-05-278-028	1 Knollwood Dr	Boulder Hill	Camper not on approved surface	7/11/2018	10/27/2018		12/4/2018
V18-057	Keivanfar	03-08-153-031	2500 Light Rd #105	Deer Run Condos	No Permit - Remodeling	7/13/2018	9/21/2018		12/3/2018
V18-058	Johnson	03-04-354-006	68 Hampton Rd	Boulder Hill	Chickens not allowed in R-6	7/17/2018	7/31/2018		8/1/2018
V18-059	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	7/17/2018	7/31/2018		7/31/2018
V18-060	Zack	03-05-476-020	15 Codorus Rd	Boulder Hill	Prohibited Boat Parking (2)	7/18/2018	9/17/2018		9/17/2018
V18-061	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Prohibited trailer parking	7/18/2018	8/13/2018		8/15/2018
V18-062	Quinn	02-35-413-019	5805 Audrey Ave	FOFC	Prohibited trailer parking	7/18/2018	8/1/2018		8/1/2018
V18-063	Montano	03-15-251-002	2450 Wolf Rd		Prohibited Business w/o Zoning	7/18/2018	8/1/2018		8/2/2018
V18-064	Decker	03-09-108-005	136 Circle Dr E	Boulder Hill	Prohibited Parking	7/26/2018	5/1/2019		5/13/2019
V18-065	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	7/26/2018	8/9/2018		8/22/2018
V18-066	Nunez	02-24-300-003	6725 Route 71		Business w/o Proper Zoning	7/30/2018	12/21/2018		1/15/2019
V18-067	Otto	03-04-151-007	56 Fernwood Rd	Boulder Hill	Prohibited parking on grass	7/31/2018	8/14/2018		8/22/2018
V18-068	Butz	03-04-305-023	16 Wyndham Dr	Boulder Hill	Junk & Debris	8/1/2018	9/28/2018		10/31/2018
V18-069	Nanninga	03-03-351-009	135 Saugatuck	Boulder Hill	Inoperable Vehicle	8/14/2018	9/17/2018		9/17/2018
V18-070	Elpers	01-29-151-008	4350 Sandy Bluff Rd		Pool w/o Permit	8/14/2018	8/28/2018		8/28/2018
V18-071	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Multiple Violations	8/23/2018	9/6/2018		9/6/2018
V18-072	Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Multiple Violations	8/23/2018	9/20/2018		10/31/2018
V18-073	Borath	03-04-478-031	72 Eastfield Rd	Boulder Hill	Prohibited RV Parking	8/28/2018	9/11/2018		10/31/2018
V18-074	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Boat Parking	8/28/2018	9/11/2018		9/17/2018
V18-075	Navarro	03-12-100-009	1026 Harvey Rd.		Multiple Violations	9/4/2018	12/26/2018		12/18/2018
V18-076	Com Ed	03-12-100-001			Multiple Violations(V18-075)	9/4/2018	12/26/2018		12/18/2018
V18-077	Martinez	03-12-100-004	1038 Harvey Rd.		Zoning Violation	9/6/2018	12/14/2018		12/18/2018
V18-078	American Elm	03-04-277-022	2 Pendleton Pl	Boulder Hill	Multiple Violations	9/11/2018	9/25/2018		9/26/2018
V18-079	Duvall & Paulette	03-04-277-042	40 Afton Dr.	Boulder Hill	Inoperable Vehicle	9/11/2018	10/1/2018		10/31/2018
V18-080	Hughes	03-04-277-041	38 Afton Dr	Boulder Hill	Inoperable Vehicle	9/11/2018	11/5/2018		12/3/2018
V18-081	Saleem Mohammed	03-07-230-007	3 Dolphin Ct	Marina Terrace	Junk & Debris	9/13/2018	9/27/2018		9/27/2018
V18-082	BLED SULO LLC	05-21-300-006	9513 Walker Rd		Inoperable Vehicle & Pkg Non apprvd surface	9/13/2018	11/23/2018		11/20/2018
V18-083	Anderson	06-13-176-003	508 W. Rt. 126		Stormwater Violation	10/2/2018	11/1/2018		8/14/2019
V18-084	Allen	03-04-376-040	52 Sierra Rd.	Boulder Hill	Junk & Debris	10/2/2018	11/23/2018		11/20/2018
V18-085	Haggenmeier	03-04-477-002	99 Longbeach Rd	Boulder Hill	3 Inoperable Vehicles	10/2/2018	10/16/2018		10/17/2018
V18-086	Marmolejo	03-08-253-007	10 Ashawn	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018		10/29/2018
V18-087	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018		12/3/2018
V18-088	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	10/3/2018	10/17/2018		10/16/2018
V18-089	Rife	03-31-452-006	5 Ottawa Ct.	Na-Au-Say	Prohibited Parking	10/4/2018	12/1/2018		12/4/2018
V18-090	Moran	03-05-426-018	8 Greenbriar Rd	Boulder Hill	Inoperable Vehicle	10/9/2018	12/14/2018		12/19/2018
V18-091	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	10/9/2018	10/23/2018		10/23/2018
V18-092	Haefner	02-14-252-002	147 W. Rickard Dr.	Lynwood	Inoperable Vehicles	10/9/2018	11/1/2018		11/1/2018
V18-093	Undesser	02-15-177-006	2480 B Bristol Rdg Rd		Inoperable Vehicles	10/9/2018	11/2/2018		12/3/2018
V18-094	Camacho	03-05-476-011	9 Clay Ct.	Boulder Hill	Inoperable Vehicle	10/16/2018	10/30/2018		10/29/2018
V18-095	CT&T	03-08-278-009	4 Culver Rd.	Boulder Hill	Multiple Violations	10/16/2018	10/30/2018		10/29/2018
V18-096	Akers	03-04-379-002	55 Longbeach Rd.	Boulder Hill	Junk & Debris	10/22/2018	1/20/2019		1/15/2019

2018 VIOLATIONS

V18-097	Ortiz	03-09-104-009	63 Old Post Rd	Boulder Hill	Illegal Home Occupation/Commercial Vans	11/7/2018	12/3/2018			12/3/2018
V18-098	Stukas	03-05-428-002	29 Circle Drive E	Boulder Hill	Inoperable Vehicle	11/7/2018	11/21/2018			11/13/2018
V18-099	Auer	02-06-400-005	West Beecher Rd		Stormwater Violation	11/14/2018	12/14/2018			11/20/2018
V18-100	Schmidt	03-07-252-012	120 Augusta Rd		Junk & Debris	11/14/2018	7/31/2019			
V18-101	Coulouris & Dublin	02-15-177-005	2480 A Bristol Rdg Rd		Multiple Violations	11/19/2018	12/14/2018			12/21/2018
V18-102	Allen	09-04-300-017	3827 Van Dyke Rd		Mobile Home Violation	11/21/2018	12/2/2019			11/13/2019

Fiscal Year 2019 Detailed Inspection Report

Site Visit	237	
Footing	60	
Backfill	11	
Wall	13	
Slab	31	
Electric Service	15	
Frame/Wire	61	
Insulation	24	
Final	163	
Redtag	0	
Hearing Signs	16	
Meetings in Field	141	
Violation Investigations	406	
Yorkville Backup for County	5	
Zoning Issues	7	
NPDES	0	
Total Field Visits and Inspections	1107	
Total Permits Reviewed and Issued	261	5 Void
Contracted Plumbing Inspections	103	
Inspections - County Back up for Yorkville per IGA	0	

Fiscal Year 2018 Detailed Inspection Report

Site Visit	240	
Footing	62	
Backfill	13	
Wall	11	
Slab	30	
Electric Service	9	
Frame/Wire	57	
Insulation	25	
Final	148	
Redtag	0	
Hearing Signs	13	
Meetings in Field	97	
Violation Investigations	196	
Yorkville Backup for County	42	
Zoning Issues	5	
NPDES	0	
Total Field Visits and Inspections	947	
Total Permits Reviewed and Issued	242	7 Void
Contracted Plumbing Inspections	104	
Inspections - County Back up for Yorkville per IGA	0	

Fiscal Year 2017 Detailed Inspection Report

Site Visit	302
Footing	68
Backfill	22
Wall	15
Slab	37
Electric Service	7
Frame/Wire	77
Insulation	27
Final	134
Red Tag	2
Hearing Signs	4
Meetings in Field	93
Violation Investigations	85
Yorkville Back Up for County	11
Zoning Issues	4
NPDES	0

Total Field Visits and Inspections	911
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Total Permits Reviewed and Issued	228	14 Void
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Contracted Plumbing Inspections	99
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Inspections - County Back up for Yorkville per IGA	23
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Fiscal Year 2016 Detailed Inspection Report

Site Visit	141
Footing	63
Backfill	12
Wall	6
Slab	34
Electric Service	10
Frame/Wire	57
Insulation	19
Final	128
Red Tag	1
Hearing Signs	25
Meetings in Field	124
Violation Investigations	90
Yorkville Back Up for County	8
Zoning Issues	5
NPDES	0

Total Field Visits and Inspections	723
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Total Permits Reviewed and Issued	247
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Contracted Plumbing Inspections	89
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Inspections - County Back up for Yorkville per IGA	4
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Fiscal Year 2015 Detailed Inspection Report

Site Visit	122
Footing	68
Backfill	11
Wall	9
Slab	17
Electric Service	17
Frame/Wire	58
Insulation	26
Final	137
Red Tag	0
Hearing Signs	33
Meetings in Field	95
Violation Investigations	97
Yorkville Back Up	14
Zoning Issues	6
NPDES	0

Total Field Visits and Inspections 710

Total Permits Reviewed and Issued 216

Contracted Plumbing Inspections 85

Inspections for Yorkville per IGA 14

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 Saugatuk 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	Osterthoh	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	Diangikis	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
3/1/2010	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 Saugatuk	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 Saugatuk 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	10/15/2019	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 / Buller	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	5/23/2019	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	Farrell	corner of Anchor & Dolphin	Marina Terrace		View at corner blocked by overgrown trees	6/5/2019	Ref to Oswego Twship
5/31/2019	Kendall Land LLC	137 Dolores St	Shore Heights	03-07-430-015	Burning in back yard - daily poss. garbage	6/3/2019	Referred to HHD
6/3/2019	Blalock	16505 Burr Oak Rd	Southfield	01-32-200-001	Pole Building - No Permit	6/25/2019	Applied for BP
6/3/2019	Hall	1937 Winchester Ct	Boulder Hill	06-02-103-003	Possible stormwater violation	6/5/2019	N
6/3/2019	Ochoa	20 Longbeach Rd	Boulder Hill	03-04-307-018	Not given	6/5/2019	N
6/3/2019	Slack	73 Pueblo	Boulder Hill	03-04-378-014	Not given	6/5/2019	N
6/3/2019	Collier	41 Whitney Way	Boulder Hill	03-04-329-017	Not given	6/5/2019	N
6/3/2019	Curless	9 Woodridge Rd	Boulder Hill	03-04-303-004	Not given	6/5/2019	N
6/10/2019	Grand Prairie Equestrian	22 Woodridge Rd	Boulder Hill	03-04-153-026	Not given	6/5/2019	N
6/17/2019	DeLaTorre	3428 Roth Rd	Boulder Hill	03-23-277-004	Manner piling up	6/12/2019	N
6/18/2019	Vasquez	33 Old Post Rd	Boulder Hill	03-08-227-041	Trailer in Required Front Yard	6/18/2019	N
6/20/2019	Badus	1 Knollwood Dr	Boulder Hill	03-05-278-028	Junk & Debris - on public sidewalk	6/19/2019	Ref to Oswego Twship
6/24/2019	Sec of Vet Affairs	7405 Audrey Ave	Rose Hill	05-02-201-006	Drainage issue	6/26/2019	Ref to Kendall Twship
6/27/2019	Cade	14 Maple Street	Fox Lawn	05-05-103-002	Burning of household items	6/26/2019	Ref to HHD
7/2/2019	Eschbach	2970 C Rock Creek Rd		01-23-100-002	Bed & Breakfast	9/24/2019	N
7/3/2019	Crisip	121 Heathgate Rd	Boulder Hill	03-04-255-011	Bathroom fire	8/7/2019	No permit req
7/3/2019	American Elm / Crimmon	23 Oaklawn Ave	River Ridge	02-23-154-010	Tall Grass	7/3/2019	Ref to Bristol Twsp
7/8/2019	Cudebec	51 Paddock St.	Boulder Hill	03-04-477-004	Possible AirBNB	7/11/2019	N
7/10/2019	Guzman Jr.	939 Heartland Dr		02-28-278-005	Possible stormwater issue	7/9/2019	Ref to Yorkville
7/10/2019	Anderson	13039 McKanna Rd		09-09-100-002	Possible occupied accessory bldg	7/11/2019	N
7/11/2019	Suzie's Bar/Chessre	6759 Chicago Rd.	Plattville	08-12-102-009	Horses on property	8/1/2019	N
7/16/2019	Cooper	4353 Turna Rd	Mohrs	02-28-277-002	Fire	7/23/2019	N
7/17/2019	Barragan	Route 34 Plano		01-24-300-024	Off Premise advertising sign	7/23/2019	N
7/22/2019	Richmond	7 Sonora Dr	Boulder Hill	03-04-282-004	Accessory structure in setback	7/31/2019	N
7/23/2019	Braves Realty/Jarrett	11 Guilford Rd	Boulder Hill	03-08-202-026	Possible Halfway House	8/7/2019	N
7/23/2019	Hagen	37 Woodridge Rd	Boulder Hill	03-04-154-002	Prohibited Boat parking	7/23/2019	N
7/24/2019	Lamberty	144 Laurie Ln	Shore Heights	03-07-427-009	Extensive House Fire	8/7/2019	Applied for BP
7/24/2019	Pacyga	17 Fieldpoint Rd	Boulder Hill	03-08-277-024	Possible rental of rooms	8/12/2019	N
7/24/2019		20 Ceboid Dr	Boulder Hill	03-08-280-010	Inoperable Vehicle	8/6/2019	N

Non Violations 2019

7/24/2019	Henn	16 Cebold Dr	Boulder Hill	03-08-280-008	Inoperable Vehicle	8/6/2019	N
7/25/2019	Castle	311 Boulder Hill Pass	Boulder Hill	03-09-155-025	Remodeling without permit	8/7/2019	N
7/25/2019	Velasquez	2200 Route 52		09-15-400-016	Operating a bakery/church	7/31/2019	Ref to HHD
7/25/2019	Hughes	38 Afion Dr.	Boulder Hill	03-04-277-041	Vehicle parked on non approved surface	8/12/2019	N
7/26/2019	Adamovich	34 Afion Dr	Boulder Hill	03-04-277-039	Possible chickens/rooster on property	8/13/2019	N
7/29/2019	Struck	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	Steffbold	22 S. Bereman Rd	Boulder Hill	03-05-430-009	RV parked in front yard	8/1/2019	N
8/1/2019	Soumar	12296 Mitchell Dr	Schaefer Woods	01-25-461-007	Addition - No Permit	9/10/2019	Applied for BP
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
8/6/2019	Knox	33 Seneca Dr	Boulder Hill	03-05-430-043	Parking in required front yard setback	8/13/2019	N
8/15/2019	Andersen	24 Oak Hill Dr	Oak Hill	02-13-453-006	Business out of home/Driveway w/o Permit	8/7/2019	N
8/19/2019	Garcia/Lopez	8 N Hudson St.	Vil of Millbrook	04-16-129-001	Multiple Violations	9/17/2019	N
8/19/2019	Gonzalez	126 Dolores St	Shore Heights	03-07-429-018	Inoperable Vehicle	9/10/2019	N
8/19/2019	Velasquez	12005 Peterson Rd		09-04-200-001	Possible Landscaping business	8/8/2019	N
8/21/2019	Anderson/Catwright	2200 Route 52	Willowbrook	09-15-400-016	Possible Illegal Banquet facility	9/9/2019	N
8/22/2019	Coulouris	17 W. Larkspur Ln		02-10-228-005	Multiple Violations	11/5/2019	N
8/26/2019	Rife	2480 Bristol Ridge Rd. A		02-15-177-005	Possible Auto Repair business	9/30/2019	N
8/27/2019	Reinert	5 Ottawa Ct.	Na-Au-Say Woods	03-31-452-006	Possible RV's parked in front yard setback	9/10/2019	N
8/27/2019	Ayala	75 Circle Dr. East	Boulder Hill	03-14-306-013	Multiple Violations	9/11/2019	N
8/29/2019	Bitner	58 Briarcliff Rd.	Boulder Hill	03-05-279-013	Prohibited parking in grass	9/10/2019	N
9/3/2019	Livingston	43 Oak Street		02-15-153-007	Multiple Violations	11/5/2019	N
9/3/2019	Sittig	5 Chippewa Ct	Na-Au-Say Woods	06-06-276-009	Campers parked in front yard setback	9/10/2019	N
9/4/2019	Rife	200 Fernwood Rd	Boulder Hill	03-04-251-029	Trailer/RV in yard	9/10/2019	N
9/10/2019	Cotton	5 Ottawa Ct.	Na-Au-Say Woods	03-31-452-006	Possible RV's parked in front yard setback	9/9/2019	N
9/19/2019	Haff	6799 Oakbrook Rd.		04-05-400-004	Junk & Debris - Pool	11/8/2019	N
9/19/2019	Andersen	24 Oak Hill Dr	Oak Hill	02-13-453-006	Shed encroaching 5' setback	9/24/2019	N
9/19/2019	Guzman	17840 Grove Rd		09-32-300-004	Possible occupied accessory bldg	10/8/2019	N
10/4/2019	HPA Borrower 2016-LLC	16 Dolphin Ct.	Marina Terrace	03-07-229-011	Possible rental of rooms & cars parked everywhere	10/8/2019	N
10/7/2019	Hubbard, Stanley & Luann	29 Spring Garden Dr.	Boulder Hill	03-04-305-031	RV parked in front yard	10/28/2019	N
10/8/2019	Collier, Ralph & Shirley	7275 Route 34	Lynwood	02-14-452-005	New Parking lot w/o permit	10/15/2019	N
10/8/2019	Brauweiler, Karen	56 Huntsmen Ln	Huntsmen Trails	01-20-301-003	Stormwater issue-neighbor diverting water	10/16/2019	N
10/9/2019	Nolan, Brian & Boeck, Heathel	26 Winrock Rd	Boulder Hill	03-04-402-008	Chemical Odor	10/17/2019	N
10/10/2019	Bowker, Gerald	49 Fieldpoint Rd	Boulder Hill	03-09-151-020	Junk & Debris	11/5/2019	N
10/10/2019	Mendez, Armando	221 Boulder Hill pass	Boulder Hill	03-09-151-004	Junk & Debris	10/17/2019	N

Non Violations 2019

10/15/2019	Bilek	14824 Millhurst Rd		01-34-300-008	Trailers being used as storage	10/15/2019	N
10/16/2019	Villa, Lazaro	8756 E. Highpoint Rd.		05-18-400-011	Excessive Security Lighting	10/17/2019	N
10/16/2019	Chaudhury, Abhijit	104 Harbor Drive	Marina Terrace	03-08-103-010	Heat not working	10/17/2019	N
10/17/2019	King, George & Teresa	43 Saugatuck Rd.	Boulder Hill	03-04-378-039	Inoperable Vehicles	10/22/2019	N
10/17/2019	Johnson, Earl & Susan	76 Circle Dr. East	Boulder Hill	03-04-376-003	Junk & Debris	10/22/2019	N
10/17/2019	Fernandez, Rosa	14 Old Post Rd.	Boulder Hill	03-08-277-016	Possible Car Business	10/22/2019	N
10/21/2019	Jones, Terrance & Sheila	32 Scarsdale Rd.	Boulder Hill	03-05-476-016	Junk & Debris	10/22/2019	N
10/23/2019	Brigel	1885 Harvey Rd		03-12-300-011	Setback of shed	11/8/2019	N
10/25/2019	Patterson, Jody & Sandra	7696 Cole Ct.	FOFC	02-35-410-006	Boat parked in front yard setback	10/30/2019	N
11/5/2019	Garcia, Luis & Martha	51 Springdale Rd.	Boulder Hill	03-04-478-005	Possible Auto Repair business	11/13/2019	N
11/6/2019	Landscape Depot Yorkville	9211 Route 126		05-04-400-003	Multiple Violations	11/13/2019	Y - Ref to MA
11/18/2019	Lauderdale, Larry	129 Braeburn Dr	Boulder Hill	03-04-407-013	Junk & Debris	11/21/2019	N
11/18/2019	Brown, Gregg	118 Braeburn Dr.	Boulder Hill	03-04-403-010	Junk & Debris	11/21/2019	N
11/18/2019	IDOT	12875 E. Rt. 34		01-24-300-027	Junk & Debris	11/21/2019	N
11/18/2019	Alexander, Francis	19 Ceboled Dr.	Boulder Hill	03-08-253-024	Drainage issue	11/21/2019	N
11/18/2019	Wilson/Czaska	134 Braeburn Dr	Boulder Hill	03-04-403-018	Junk & Debris	11/21/2019	N
11/18/2019	Jordan, Philip & Cheryl	116 Braeburn Dr	Boulder Hill	03-04-403-009	Junk & Debris	11/21/2019	N - Refer to Oswego
11/19/2019	Velazquez, Mario	84 Woodland Dr	Sugar Brook Estates	01-20-352-018	Junk & Debris	11/21/2019	N

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$865,000	\$13,862	\$10,062
Garage	2	\$62,200	\$579	\$0
Accessory Buildings	3	\$42,332	\$848	\$0
Barns/Farm Buildings	1	\$60,000	\$50	\$0
Signs	1	\$2,500	\$214	\$0
Demolitions	2	\$3,700	\$0	\$0
Solar	4	\$117,771	\$950	\$0
	15	\$1,153,503	\$16,504	\$10,062

November 18- 3 Houses
- 13 Total

2018 YTD - 24 Houses
219 Total

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	19	1	0	0	1	4	4	1	3	1	2	2	0
Garage	14	0	0	1	2	0	0	2	2	2	3	2	0
Accessory Buildings	60	1	1	2	6	10	10	6	5	8	8	3	0
Additions	17	1	0	0	3	0	0	1	4	4	4	0	0
Remodeling	17	0	2	4	1	3	1	0	3	1	2	0	0
Commercial - M Zone	1	0	0	0	0	0	0	0	0	0	1	0	0
Commercial - B Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Barns/Farm Buildings	14	0	0	4	1	1	1	1	5	0	0	1	0
Signs	5	0	1	1	1	0	0	0	1	0	0	1	0
Swimming Pools	18	0	0	1	2	4	3	4	0	3	1	0	0
Decks	8	0	0	0	2	2	2	0	0	1	1	0	0
Demolitions	7	2	1	1	0	0	1	0	0	0	0	2	0
Electrical Upgrades	4	0	0	0	0	0	1	0	2	0	1	0	0
Change in Occupancy	7	0	1	1	1	1	0	1	0	0	2	0	0
Driveway	9	0	0	0	3	2	1	1	1	1	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	11	0	2	0	0	3	2	1	1	0	2	0	0
Solar	32	4	0	0	2	5	1	2	2	3	9	4	0
	248	9	9	17	25	36	27	20	30	24	36	15	0

261 Permits
Total
5 voided
22 Issued
some not - 5)
approved
yet. HHS or
Site Hold

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/20/2019	012019258	01 House	09-23-300-022	RICHARDSON BOBBY J & KRISTIN N	15855 HARE RD MINOOKA, IL 60447-		JPM CUSTOM HOMES
11/20/2019	012019256	01 House	02-06-102-004	ANDERSON RYAN C & EMILY M	17 N ASHE RD SUGAR GROVE, IL 60554-	EQUESTRIAN ESTATES AT LEGACY FARMS	ED SALOGA DESIGN BUILD
11/13/2019	022019254	02 Garage	01-08-400-017	PEARSON KATHLEEN M	1476 CREEK RD PLANO, IL 60545-		MIDWEST CARPENTRY
11/8/2019	022019248	02 Garage	07-20-400-005	CONTRERAS WESLEY & SUSANNA	15824 STEPHENS RD NEWARK, IL 60541-		
11/20/2019	032019259	03 Accessory Buildings	02-19-100-003	CAMACHO MIGUEL & SANDRA E	11728 FAXON RD PLANO, IL 60545-		FBI BUILDINGS
11/26/2019	032019253	03 Accessory Buildings	05-04-201-005	KAPUSTA ERIC A	9433 ROUTE 126 YORKVILLE, IL 60560-		
11/18/2019	032019252	03 Accessory Buildings	03-35-376-005	PEREZ NATALY	1481 PLAINFIELD RD OSWEGO, IL 60543-	SHANNON SUB	
11/20/2019	082019257	08 Barns/Farm Buildings	07-20-100-004	KREFTMEYER CHRISTOPHER JAMES	16929 INDIAN ROAD NEWARK, IL. 60541		
11/13/2019	092019251	09 Signs	02-12-201-002	MAJEY CONCRETE INC			
11/8/2019	142019249	14 Demolitions	08-36-200-002	WAKE ROY & KATHRYN	6232 WHITEWILLOW RD MINOOKA, IL 60447-		
11/13/2019	142019247	14 Demolitions	06-03-400-006	WEST SUSAN B & GODDARD GERALD D	2440 CHERRY RD OSWEGO, IL 60543-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/21/2019	242019260	24 Solar	02-11-128-014	MCCALLUM SCOTT A & ALICIA S	12 PARK LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	VIVINT SOLAR DEVELOPER, LLC
11/18/2019	242019255	24 Solar	03-04-479-019	ESPINAL JOSE A & RICO EVELYN & RICO	77 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	VIVINT SOLAR DEVELOPER, LLC/KEIRA
11/26/2019	242019261	24 Solar	02-26-200-014	URBON TANYA	7235 REGAL OAK CT YORKVILLE, IL 60560-	REGAL OAKS ESTATES	FREEDOM FOREVER IL LLC
11/12/2019	242019250	24 Solar	03-04-256-005	SCHWERDTMANN BRYAN D & GSELL	5 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	VIVINT SOLAR LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
6/21/2019	012019121	01 House	02-35-410-005 FORTIER BRIAN & SARAH	7692 COLE COURT YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 3	BART HOMES
4/11/2019	012019045	01 House	07-09-100-010 BENDER FAMILY LTD PARTNERSHIP % SOY CAPITAL AND GENERAL 02-15-161-001 WALKER ROBERT & SARAH	12961 SLEEZER RD NEWARK, IL. 60541		CORE HOMES LLC
9/24/2019	012019194	01 House	03-32-326-003 FAZIO JOSEPH & BOWERS TRACY	33 PLUM ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	SELF
2/5/2019	012019017	01 House	02-34-129-011 ANDREW HENRICH	67 CRESTVIEW DR OSWEGO, IL. 60543	CRESTVIEW WOODS	DJK CUSTOM HOMES INC.
10/8/2019	012019217	01 House	06-18-200-004 ANDERSON JOSH M & HEATHER L	75 RIVERSIDE ST YORKVILLE, IL 60560-		SAME
8/28/2019	012019175	01 House	05-12-228-017 MORSE JAMES R & GERALYN L	8360 GROVE RD YORKVILLE, IL 60560-		AM KITCHEN & BATH
6/20/2019	012019070	01 House	07-35-300-010 VINING, JAY C & STEINER, MEGAN M	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LJ MORSE CONSTRUCTION CO.
5/8/2019	012019073	01 House	04-33-100-002 JOSEPH R. & KAREN G. AMODEA	17561 SCOTT SCHOOL RD NEWARK, IL 60541-		BLACKJACK BUILDERS
8/14/2019	012019167	01 House	06-05-394-005 PALMER TIMOTHY & WENDI	15777 HUGHES RD. NEWARK, IL. 60541		
9/11/2019	012019184	01 House	02-36-102-009 ANDERSON MICHAEL J & SANDRA M	4648 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	DJK CUSTOM HOMES INC.
9/16/2019	012019155	01 House		429 COUNTRY RD YORKVILLE, IL. 60560	FARM COLONY	CL DESIGN-BUILD

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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.
6/17/2019	012019094	01 House	05-12-277-005	MCCUE BUILDERS INC	7398 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
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	
11/20/2019	012019256	01 House	02-06-102-004	ANDERSON RYAN C & EMILY M	17 N ASHE RD SUGAR GROVE, IL 60554-	EQUESTRIAN ESTATES AT LEGACY FARMS	ED SALOGA DESIGN BUILD
6/13/2019	012019086	01 House	02-11-300-007	CRAIG & DIANE ZIMMERMAN	7861 GALENA ROAD BRISTOL, IL. 60512		SAME
6/5/2019	012019117	01 House	07-18-400-001	MICHEL BRIAN J	17510 FERN DELL RD NEWARK, IL 60541-		
11/20/2019	012019258	01 House	09-23-300-022	RICHARDSON BOBBY J & KRISTIN N	15855 HARE RD MINOOKA, IL 60447-		JPM CUSTOM HOMES
10/17/2019	022019224	02 Garage	02-33-277-004	SCHOMER WILLIAM NICHOLAS	9051 VAN EMMON RD YORKVILLE, IL 60560-	HRUBYS PLAT	SELF
9/19/2019	022019200	02 Garage	02-36-104-005	LONG JAMES FLETCHER & AMY LUCILLE	366 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	
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
10/17/2019	022019228	02 Garage	03-18-378-006	JANOTA NEIL E & JANICE E	52 S WEST DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/17/2019	022019232	02 Garage	02-21-301-014	WARD JAMES J & BETH A	3531 B ROUTE 47 YORKVILLE, IL 60560-		
9/26/2019	022019209	02 Garage	02-26-476-003	WADE, KATHRYN A & DAVIS, MICHAEL D	36 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	
7/11/2019	022019137	02 Garage	05-08-251-002	LECHOWICZ ERIC ANTHONY & JEANETTE IVANA	125 NAWAKWA LN YORKVILLE, IL 60560-	NAWAKWA SUB	CLEARY BUILDING CORP.
11/13/2019	022019254	02 Garage	01-08-400-017	PEARSON KATHLEEN M	1476 CREEK RD PLANO, IL 60545-		MIDWEST CARPENTRY
8/19/2019	022019166	02 Garage	02-11-128-011	SAVINO JO ANN TRUST % SMITH	62 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	SELF
9/12/2019	022019163	02 Garage	03-27-377-003	PETERSON LEVON M & CASSIE	83 LEISURE LN OSWEGO, IL 60543-	LEISURE LEA UNIT 3	COACH HOUSE GARAGES
11/8/2019	022019248	02 Garage	07-20-400-005	CONTRERAS WESLEY & SUSANNA	15824 STEPHENS RD NEWARK, IL 60541-		
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
4/16/2019	022019059	02 Garage	01-10-101-003	PIERCE ERIC D & AMANDAN	1148 VILMIN RD PLANO, IL 60545-		SELF
4/24/2019	022019064	02 Garage	05-18-153-001	MCCUSKER MICHAEL J & PAMELAK	64 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 4	SAME
6/27/2019	032019136	03 Accessory Buildings	02-13-453-006	ANDERSEN REBECCA & CHAD	24 OAK HILL DR OSWEGO, IL 60543-	OAK HILLS	

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5/16/2019	032019090	03 Accessory Buildings	03-04-476-008 DENNIS BENJAMIN R & LINDA L	65 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 16	SAME
10/7/2019	032019221	03 Accessory Buildings	08-03-300-006 FUNK MICHAEL S & SARA J	8817 PLATTVILLE RD NEWARK, IL 60541-		CLEARY BUILDING CORP.
7/11/2019	032019143	03 Accessory Buildings	03-04-327-010 MARTINEZ FILOMENA	35 SURREY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
10/9/2019	032019223	03 Accessory Buildings	01-01-200-024 LANDOVITZ KEITH S & MOORE KITTY	275 ASHE RD PLANO, IL 60545-		
4/25/2019	032019065	03 Accessory Buildings	03-04-327-009 DALE GARY A & RITA J	33 SURREY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	TUFF SHED
7/3/2019	032019138	03 Accessory Buildings	01-19-378-001 LITTLEFAIR KEVIN & DENISE	14 FRAZIER CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	
6/19/2019	032019128	03 Accessory Buildings	03-01-351-008 EDWARDS PHILIP A TRUST	997 HARVEY RD OSWEGO, IL 60543-		
1/4/2019	032019009	03 Accessory Buildings	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
6/21/2019	032019129	03 Accessory Buildings	04-16-204-010 MADDOX KAMUELA A & ANASTASIA D	8205 WHITEFIELD RD MILLBROOK, IL 60536-		
4/11/2019	032019055	03 Accessory Buildings	05-07-253-003 BECKETT CHARLES	11300 ROUTE 71 YORKVILLE, ARCADIA ACRES IL 60560-		GAITHER QUALITY CONSTRUCTION
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	

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7/30/2019	032019153	03 Accessory Buildings	04-09-351-010	ANDERSON GREGORY J & DAWN M	6 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	ROBERT E LEE
4/18/2019	032019060	03 Accessory Buildings	03-18-451-005	MAYER PAUL H & CYNTHIA M	39 E PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	LEON BUILDERS
2/5/2019	032019020	03 Accessory Buildings	08-12-127-001	SHARP EDDIE W & GUYLA L	6720 CHICAGO RD YORKVILLE, IL 60560-		BOB LEE
4/29/2019	032019066	03 Accessory Buildings	03-08-280-027	ROGERSON ROBERT D & DEBRA S	3 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SAME
5/13/2019	032019084	03 Accessory Buildings	01-30-100-006	TOWNSEND JASON S	4505 SANDY BLUFF RD PLANO, IL 60545-		
5/23/2019	032019098	03 Accessory Buildings	03-04-377-009	MAYHUGH BRUCE W & MARGARET J	63 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
10/5/2019	032019220	03 Accessory Buildings	02-15-161-001	WALKER ROBERT & SARAH	33 PLUM ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	BOB LEE CONSTRUCTION
11/20/2019	032019259	03 Accessory Buildings	02-19-100-003	CAMACHO MIGUEL & SANDRA E	11728 FAXON RD PLANO, IL 60545-		FBI BUILDINGS
9/24/2019	032019201	03 Accessory Buildings	09-24-300-002	AMBROSE FRANK	15810 RIDGE RD MINOOKA, IL 60447-		WICK BUILDINGS
11/18/2019	032019252	03 Accessory Buildings	03-35-376-005	PEREZ NATALY	1481 PLAINFIELD RD OSWEGO, IL 60543-	SHANNON SUB	
6/17/2019	032019123	03 Accessory Buildings	02-13-354-004	MUSSEER BRETT R & AUBREY B	145 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	BOB LEE BUILDERS

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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.
9/10/2019	032019190	03 Accessory Buildings	07-35-100-006	REIBEL DOUGLAS W & JENNY M	13636 WHITEWILLOW RD NEWARK, IL 60541-		FBI BUILDINGS
11/26/2019	032019253	03 Accessory Buildings	05-04-201-005	KAPUSTA ERIC A	9433 ROUTE 126 YORKVILLE, IL 60560-		
10/17/2019	032019226	03 Accessory Buildings	06-05-151-007	DELDIN THOMAS	73 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	SELF
9/24/2019	032019203	03 Accessory Buildings	02-11-177-005	REILLY JOSEPH J & SENA TRACEY E	7588 GALENA RD BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	
8/1/2019	032019157	03 Accessory Buildings	03-32-326-006	TAYLOR BRAD R & HELEN J	55 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
5/24/2019	032019104	03 Accessory Buildings	02-15-177-005	COULOURIS, GREGORY L & DUBLIN, VICTOR	2480 A BRISTOL RIDGE RD BRISTOL, IL 60512-		
9/10/2019	032019189	03 Accessory Buildings	09-24-100-007	BROZOVICH MICHAEL & NADA	601 BELL RD MINOOKA, IL 60447-	BROZOVICH'S SUB	
6/3/2019	032019110	03 Accessory Buildings	09-18-200-005	MASKEL ROBERT A & VICKY J	14225 GROVE RD MINOOKA, IL 60447-		
10/17/2019	032019233	03 Accessory Buildings	03-05-326-015	HOLDRIDGE SCOTT	806 ROUTE 25 OSWEGO, IL 60543-	SUNSET VIEW ESTATES	BOB LEE CONSTRUCTION
8/1/2019	032019151	03 Accessory Buildings	03-04-282-004	BARRAGAN DAVID JR	7 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	

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6/13/2019	032019087	03 Accessory Buildings	02-11-300-007 CRAIG & DIANE ZIMMERMAN	7861 GALENA ROAD BRISTOL, IL. 60512		SAME
4/3/2019	032019048	03 Accessory Buildings	04-16-251-005 KAIL ROBERT & DEANNA S	25 SHERMAN ST MILLBROOK, IL 60536-		
7/24/2019	032019149	03 Accessory Buildings	09-21-300-005 TREDENNICK RON D & WENDY	3670 BELL RD MINOOKA, IL 60447-		CLEARY BUILDING CORP
6/17/2019	032019122	03 Accessory Buildings	03-19-126-002 MACKIE BRIAN G & LAURIE A	40 RIVERVIEW CT OSWEGO, RIVERVIEW HEIGHTS IL 60543-		
9/24/2019	032019202	03 Accessory Buildings	02-14-351-003 SCHOGER DANNY & ZAPPA MICHELE	2775 KENNEDY RD OSWEGO, IL 60543-	STRUKELS PARADISE LAKE UNIT 1	WICK BUILDINGS
8/26/2019	032019177	03 Accessory Buildings	01-21-100-005 LP NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		
8/28/2019	032019176	03 Accessory Buildings	05-08-353-004 BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-		
3/21/2019	032019035	03 Accessory Buildings	01-05-201-002 HENDERSON ALEX	16469 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	SAME
6/4/2019	032019112	03 Accessory Buildings	02-23-153-004 GORDON MARK & MONICA C	28 PARKWAY DR YORKVILLE, IL 60560-		
8/15/2019	032019169	03 Accessory Buildings	02-35-412-004 CZEPIEL KATHERINE & DAVID	5583 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SELF
6/21/2019	032019131	03 Accessory Buildings	03-08-279-004 LUKACH ROBERT J	14 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	

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5/22/2019	032019099	03 Accessory Buildings	02-36-102-003	HENCZEL DAVID C DECL OF TRUST & DARIL A & MEYLA DENNICE 01-05-202-003	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	BACKYARD BULDINGS
10/3/2019	032019211	03 Accessory Buildings	FRY DIANA & MALAKER LAURENCE & STRODEBERT ERIC 04-08-200-026	16474 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	BOB LEE CONSTRUCTION	
9/10/2019	032019188	03 Accessory Buildings	FRIEDERS MARK & TRACY	7425 OAKBROOK RD NEWARK, IL 60541-		CHARLES RUH - CFR BUILDERS	
6/25/2019	032019133	03 Accessory Buildings	01-32-200-001	16505 BURR OAK RD PLANO, IL 60545-			
4/23/2019	032019062	03 Accessory Buildings	03-08-230-015	19 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SAME	
8/26/2019	032019178	03 Accessory Buildings	01-21-100-005	16000 FRAZIER RD PLANO, IL 60545-			
10/2/2019	032019216	03 Accessory Buildings	03-09-153-003	38 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	TUFF SHED	
4/1/2019	032019044	03 Accessory Buildings	03-13-400-005	227 RANCE RD OSWEGO, IL 60543-		Millennium Construction	
9/10/2019	032019191	03 Accessory Buildings	03-04-376-030	27 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10		
5/24/2019	032019103	03 Accessory Buildings	05-04-177-004	37 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS		
9/9/2019	032019192	03 Accessory Buildings	06-05-393-014	4643 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2		

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6/12/2019	032019108	03 Accessory Buildings	03-19-126-003 ERICKSON WILLIAM J & LYNNE E	48 RIVERVIEW CT OSWEGO, RIVERVIEW HEIGHTS IL 60543-		COACH HOUSE OF YORKVILLE
10/22/2019	032019241	03 Accessory Buildings	02-36-106-006 BAUGHMAN ROBERT & VICKI	233 FOXTAIL LN YORKVILLE, FARM COLONY UNIT 2 IL 60560-		
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	
10/22/2019	042019239	04 Additions	03-35-376-005 PEREZ NATALY	1481 PLAINFIELD RD OSWEGO, IL 60543-	SHANNON SUB	SAME
9/16/2019	042019197	04 Additions	09-16-400-010 AGUILAR MIGUEL & IDOLINA	3400 ROUTE 52 MINOOKA, IL 60447-		SELF
4/16/2019	042019058	04 Additions	07-16-100-003 LAPRAIRIE PETER J & ENGELBY SABINE	14080 TOWNHOUSE RD NEWARK, IL 60541-		
10/3/2019	042019213	04 Additions	02-15-157-004 LACOURSIEERS LARRY L & DEBRA A	16 GROVE ST BRISTOL, IL 60512-		CARMODY CONSTRUCTION
9/24/2019	042019204	04 Additions	07-22-300-008 MITCHELL CURTIS B	15565 TOWNHOUSE RD NEWARK, IL 60541-		
9/16/2019	042019198	04 Additions	03-18-401-006 SOMACAL DANDRA J	88 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	RLK BUILDERS INC.
10/18/2019	042019235	04 Additions	07-15-400-003 RUTKAS MICHAEL & JENNIFER	14633 BIG GROVE RD NEWARK, IL 60541-		
9/11/2019	042019187	04 Additions	04-02-225-001 WRIGHT VIVIAN C	13231 WATERCRESS RD YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	L.T.PFAFF BUILDERS INC.

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8/6/2019	042019179	04 Additions	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	SOUMAR MILES B & KERRI E	12296 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	SAME
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
7/19/2019	042019142	04 Additions	02-35-103-008	AVELAR, SALVADOR CASTRO & RAMIREZ, MARITZA	7921 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
5/1/2019	042019068	04 Additions	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	14021 ARBEITER RD MINOOKA, IL 60447-		
1/22/2019	042019014	04 Additions	02-23-228-008	SHEEREN PATRICIA J	30 BRISTOL CT OSWEGO, IL 60543-	CHRISTIAN SUB	VAN DUZOR CONSTRUCTION CO., INC.
10/17/2019	042019225	04 Additions	02-33-277-004	SCHOMER WILLIAM NICHOLAS	9051 VAN EMMON RD YORKVILLE, IL 60560-	HRUBYS PLAT	SELF
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
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-	KAFORESKIS SUB	SAME

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6/10/2019	052019119	05 Remodeling	03-07-429-012	FERGUSON TIMOTHY J & ANGELAN	138 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION, INC.
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
2/19/2019	052019024	05 Remodeling	09-15-100-007	RUSSELL CHARLES A JR & SAMIOS-RUSSELL KARYN	2735 ROUTE 52 MINOOKA, IL 60447-		D'AMICO CONCRETE CO
8/28/2019	052019174	05 Remodeling	03-04-283-002	KITTOE DONALD E	43 FALLCREEK CIR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 35	
4/18/2019	052019061	05 Remodeling	03-09-155-012	WALT R PROPERTIES/CRAIG POPEL	7 CIRCLE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SAME
10/2/2019	052019214	05 Remodeling	02-11-101-002	ANDERSON THOMAS M & SHARON A	72 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	AM KITCHEN AND BATH
9/10/2019	052019193	05 Remodeling	09-35-200-002	BAKER RODERICK F III & BAKER BARBARA	17128 HARE RD MINOOKA, IL 60447-		
9/3/2019	052019185	05 Remodeling	03-32-326-008	HUBER, ADAM & SIMMONS, KATLYN	47 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
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
6/5/2019	052019100	05 Remodeling	03-32-376-006	KEYVAN NASER & MICHELLE	4624 RESERVATION RD OSWEGO, IL 60543-	ARROWHEAD HILLS	
5/24/2019	052019088	05 Remodeling	05-12-220-008	FUGLESTAD ALAN & KIM	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MEADOWS CONSTRUCTION

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4/1/2019	052019043	05 Remodeling	03-13-400-005	RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		Millennium Construction
10/2/2019	052019219	05 Remodeling	04-16-351-002	POTTINGER CRAIG J & SARAH L	8910 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	SAME
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.
3/28/2019	052019040	05 Remodeling	02-21-151-015	KOZLOWICZ ROBERTA	10 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	ARTISAN ENTERPRISES
10/17/2019	062019230	06 Commercial - M Zone	01-01-200-002	TMF MANAGEMENT LLC	12127 B GALENA RD PLANO, IL 60545-		
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-		WHITTAKER CONSTRUCTION & RECONSTRUCTION INC
11/20/2019	082019257	08 Barns/Farm Buildings	07-20-100-004	KREFTMEYER CHRISTOPHER JAMES	16929 INDIAN ROAD NEWARK, IL 60541		
8/20/2019	082019170	08 Barns/Farm Buildings	09-04-300-005	MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-		
8/22/2019	082019168	08 Barns/Farm Buildings	04-33-100-002	AMODEA, JOSEPH	15777 HUGHES RD NEWARK, IL 60541		
8/8/2019	082019161	08 Barns/Farm Buildings	07-35-400-002	BLEUER ROBERT & PATRICIA	13168 HILL RD NEWARK, IL 60541-		

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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 J4	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-		
6/13/2019	082019105	08 Barns/Farm Buildings	07-24-200-003	GUJOSA MAURA	15285 ROUTE 52 NEWARK, IL 60541-		
4/11/2019	082019054	08 Barns/Farm Buildings	02-19-200-001	LOFTUS ROBERT M & ILDEFONSA LIV TRUST	11159 FAXON RD YORKVILLE, IL 60560-		
3/29/2019	082019042	08 Barns/Farm Buildings	09-09-300-005	CABRAL, FIDENCIO	13724 MCKANNA RD MINOOKA, IL 60447-	BLEUERS SUB	
3/29/2019	082019041	08 Barns/Farm Buildings	05-32-200-006	KARALE VIRGIL N DEC LIV TR & KARALE BILLY DEC LIV TR	11350 IMMANUEL ROAD YORKVILLE, IL 60560		
3/25/2019	082019038	08 Barns/Farm Buildings	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
3/22/2019	082019036	08 Barns/Farm Buildings	09-07-200-023	FEECE TROY R & SUSAN	13403 GROVE RD MINOOKA, IL 60447-		
11/13/2019	092019251	09 Signs	02-12-201-002	MAJEY CONCRETE INC	-		

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8/14/2019	092019164	09 Signs	01-14-176-002 7 MOUNTAINS CHURCH	9 SCHOMER LN PLANO, IL 60545-		DESIGNS & SIGNS BY ANDERSON
4/9/2019	092019046	09 Signs	03-18-451-001 AUTOSMART, INC.	5498 ROUTE 34 OSWEGO, IL 60543-		RGC DESIGNS
3/6/2019	092019028	09 Signs	03-05-301-005 KUHN RICHARD	585 ROUTE 31 OSWEGO, IL 60543-		RJ KUHN PLUMBING HEATING & COOLING
2/7/2019	092019022	09 Signs	03-05-401-003 JAMES MARTIN	89 BOULDER HILL PASS MONTGOMERY, IL 60538-		
10/29/2019	122019246	12 Swimming Pools	02-23-202-022 DIANGIKES THEODORE & DAWN	7520 ROUTE 34 OSWEGO, IL 60543-		PLATINUM POOLCARE AQUATECH
9/26/2019	122019210	12 Swimming Pools	02-22-151-010 BERRY SCOTT R & SARAH E	8877 KENNEDY RD YORKVILLE, IL 60560-		BRISTOL LAKE SUB SWIM SHACK INC
9/25/2019	122019208	12 Swimming Pools	04-09-376-002 ROACH DREW & AMY	7 SHAGBARK LN MILBROOK, IL 60536-		FOXHURST UNIT 6 KAYAK POOLS
9/18/2019	122019199	12 Swimming Pools	02-35-301-003 GALARZA RICARDO	339 AUSTIN CT YORKVILLE, IL 60560-		FIELDS OF FARM COLONY NAPERVILLE POOL UNIT 1
7/24/2019	122019148	12 Swimming Pools	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
7/16/2019	122019146	12 Swimming Pools	03-32-326-006 TAYLOR BRAD R & HELEN J	55 CRESTVIEW DR OSWEGO, IL 60543-		CRESTVIEW WOODS
7/16/2019	122019145	12 Swimming Pools	01-36-100-032 HAHN PAUL & AMANDA	12806 RIVER RD PLANO, IL 60545-		MINNETONKA SPRINGS SUB

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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 GREAT ESCAPE UNIT 1	
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	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
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

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
10/18/2019	132019234	13 Decks	03-12-203-009 LIWINSKI SYLWESTER & IWONA	17 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	
9/11/2019	132019195	13 Decks	02-24-201-002 WHITE GARY A & SUSAN D	162 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	
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
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 EL DAMAIN RD PLANO, IL 60545-		
1/14/2019	142019013	14 Demolitions	03-12-100-009 NAVARRO SALVADOR	-		SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/8/2019	142019249	14 Demolitions	08-36-200-002	WAKE ROY & KATHRYN	6232 WHITEWILLOW RD MINOOKA, IL 60447-		
11/13/2019	142019247	14 Demolitions	06-03-400-006	WEST SUSAN B & GODDARD GERALD D 6 CARPENTER DRIVE 07-18-400-001	2440 CHERRY RD OSWEGO, IL 60543-		
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
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
10/15/2019	152019229	15 Electrical Upgrades	02-11-202-005	ONEILL DANIEL MICHAEL & TRISHA	27 E HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	HOMEOWNER
10/17/2019	172019218	17 Change in Occupancy	01-21-100-005	NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		SAME
7/30/2019	172019154	17 Change in Occupancy	03-05-401-006	TOWNSHIP OF OSWEGO	99 BOULDER HILL PASS MONTGOMERY, IL 60538-		
2/7/2019	172019021	17 Change in Occupancy	03-05-401-003	JAMES MARTIN	89 BOULDER HILL PASS MONTGOMERY, IL 60538-		SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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 60543-	RIVERVIEW HEIGHTS	
3/8/2019	172019030	17 Change in Occupancy	03-18-451-002	STACEY LIMACHER/BRANDIA YOUNG	5462 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	BRANDIA YOUNG
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
4/3/2019	182019049	18 Driveway	03-18-403-006	STANISZEWSKI DWAYNE P	107 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
9/24/2019	182019206	18 Driveway	03-05-404-035	VARGAS JESUS	21 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
8/28/2019	182019183	18 Driveway	01-20-352-018	VELAZQUEZ MARIO NIETO	84 WOODLAND DR PLANO, IL 60545-		
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.
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

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/1/2019	182019069	18 Driveway	03-03-352-004	CADENA LORENZO JR & MIROSLAVA	140 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
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
8/8/2019	202019162	20 Patio	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	CEMENTRIX CONCRETE
10/17/2019	232019231	23 Generator	01-05-128-008	ROTHLISBERGER SCOTT & SARAH	16524 GALENA RD PLANO, IL 60545-		LEE LEGLER CONSTRUCTION & RESTORATION
10/1/2019	232019215	23 Generator	01-05-128-007	MANSON PAMELA	16570 GALENA RD PLANO, IL 60545-		LEE LEGLER CONSTRUCTION & RESTORATION
8/7/2019	232019158	23 Generator	05-07-127-010	KOESTER MICHAEL A & JUDITH M	54 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	LEE LEGLER CONSTRUCTION & RESTORATION
7/24/2019	232019150	23 Generator	02-16-127-009	REILLY ROBERT J TRUST & REILLY CANDACE TRUST	9562 CORNELIS RD BRISTOL, IL 60512-	BRISTOL WOODS	LEE LEGLER CONSTRUCTION & RESTORATION
6/18/2019	232019126	23 Generator	05-18-203-010	MELLECKER KATHERINE	26 MAPLE RIDGE CT YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION & RESTORATION
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 & RESTORATION

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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 & CONTRACTORS, LLC
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 & CONTRACTORS, LLC
5/8/2019	232019075	23 Generator	02-35-227-005	TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	LEE LEGLER CONSTRUCTION & CONTRACTORS, LLC
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 & CONTRACTORS, LLC
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 & CONTRACTORS, LLC
11/26/2019	242019261	24 Solar	02-26-200-014	URBON TANYA	7235 REGAL OAK CT YORKVILLE, IL 60560-	REGAL OAKS ESTATES	FREEDOM FOREVER IL LLC
11/21/2019	242019260	24 Solar	02-11-128-014	MCCALLUM SCOTT A & ALICIA S	12 PARK LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMENDED PLAT	VIVINT SOLAR DEVELOPER, LLC
11/18/2019	242019255	24 Solar	03-04-479-019	ESPINAL JOSE A & RICO EVELYN & RICO INACUIERLINE	77 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	VIVINT SOLAR DEVELOPER, LLC/KEIRA HERRON, LLC
11/12/2019	242019250	24 Solar	03-04-256-005	SCHWERDTMANN BRYAN D & GSELL MARQUELLE	5 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	VIVINT SOLAR LLC
10/30/2019	242019245	24 Solar	09-21-400-002	ELDRD ADAM & JACQUELINE	3440 BELL RD MINOOKA, IL 60447-		SUMMIT SOLAR SOLUTIONS, LLC.
10/25/2019	242019243	24 Solar	03-04-454-020	FELECiano HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	VIVINT SOLAR DEVELOPER LLC

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Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
10/23/2019	242019242	24 Solar	03-04-278-009 CAMPUZANO RIGOBERTO JR & GINA	17 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	GENRENEW LLC
10/23/2019	242019240	24 Solar	05-29-200-019 GONZALEZ RICARDO & MARICELA	10300 A IMMANUEL RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES
10/18/2019	242019238	24 Solar	03-23-201-002 FISCHER CINDY	3021 ROTH RD OSWEGO, IL 60543-		SUMMIT SOLAR SOLUTIONS, LLC
10/18/2019	242019237	24 Solar	08-36-100-005 PHILLIPS JOSEPH J	6718 WHITEWILLOW RD MINOOKA, IL 60447-		SUMMIT SOLAR SOLUTIONS, LLC
10/18/2019	242019236	24 Solar	03-04-181-001 FLORES JOSE A & MARIANA J	32 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BRIGHT PLANET SOLAR
10/17/2019	242019227	24 Solar	03-04-480-003 ANDERSON IAN & HUMBLE DEVON	114 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	VIVINT SOLAR DEVELOPER LLC
10/9/2019	242019222	24 Solar	07-29-400-005 KIZIOR GARY J & SANDRA A	16624 STEPHENS RD NEWARK, IL 60541-		SELF
9/24/2019	242019207	24 Solar	03-04-476-023 CRUZ ANTONIO	58 PADDOCK ST MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	SUNRUN INSTALLATION SERVICES
9/24/2019	242019205	24 Solar	08-12-103-005 BILINSKI CAROL ANN	6792 CHICAGO RD YORKVILLE, IL 60560-		CERTASUN LLC
9/16/2019	242019196	24 Solar	01-19-426-010 SMITH RUSSELL	43 HUNTSMEN DR PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY LLC
5/29/2019	242019106	24 Solar	08-13-400-013 HOGAN THOMAS & WANDA	14975 BRISBIN RD MINOOKA, IL 60447-		KAPITAL ELECTRIC, INC.

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/23/2019	242019102	24 Solar	02-15-157-003	CERVANTES ISRAEL	8 GROVE ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	VIVINT SOLAR DEVELOPER
5/17/2019	242019091	24 Solar	09-34-400-002	MCDANIEL PAUL & GAYLE LYNN	2200 HOLT RD MINOOKA, IL 60447-		RETHINK ELECTRIC
5/1/2019	242019074	24 Solar	01-25-454-009	SLEEZER GARY & AMY	12406 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	SUNRUN INSTALLATION
4/9/2019	242019051	24 Solar	09-35-100-008	FURTO JAMES A & MARGARET	17123 HARE RD MINOOKA, IL 60447-		BLUE RAVEN SOLAR LLC
4/9/2019	242019050	24 Solar	01-25-461-012	GREEN ROBERT A & KRISTINA	12322 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	SUNRUN INSTALLATION
1/25/2019	242019016	24 Solar	04-17-395-002	SCHULTZ CHRISTOPHER A & SUEDELY	9020 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	RETHINK ELECTRIC, LLC
1/15/2019	242019012	24 Solar	03-05-255-007	DAVIS JOSEPH	4 E ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	SUNRUN INSTALLATION
1/15/2019	242019011	24 Solar	03-08-281-001	VALDEZ JAN J & DANIELLE M	105 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION
1/15/2019	242019010	24 Solar	03-04-407-002	LOPEZ DAVID	103 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
9/3/2019	242019186	24 Solar	03-08-277-031	RAMIREZ, RAMON & RAMOS, IRENE	33 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SUNRUN INSTALLATION
8/22/2019	242019172	24 Solar	09-34-400-007	FLEMING THOMAS P & LILLIE	2018 HOLT RD MINOOKA, IL 60447-		VIVINT SOLAR DEVELOPER, LLC

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Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
7/30/2019	242019152	24 Solar	02-23-228-010	29 RIVERWOOD CT OSWEGO, IL 60543-	RIVER WOOD FARMS	BRIGHT PLANET SOLAR
7/12/2019	242019144	24 Solar	03-18-401-003	114 OSAGE CT OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	CHRISTOPHER T. BUDE
6/27/2019	242019135	24 Solar	03-04-278-008	15 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	GENRENEW LLC
6/4/2019	242019107	24 Solar	07-35-300-008	13986 HILL RD NEWARK, IL 60541-		EFS ENERGY INC.
			ZABEL BRIAN & TRACY			

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	\$12,195.12	\$2,745.00	\$6,882.50	\$0.00	\$21,822.62	\$138,055.89	\$19,862.73	\$124,237.32
October	\$8,705.80	\$2,615.00	\$3,441.25	\$0.00	\$14,762.05	\$152,817.94	\$21,049.54	\$145,286.86
November	\$7,176.64		\$1,858.93	\$1,000.00	\$10,035.57	\$162,853.51	\$10,219.42	\$155,506.28
TOTAL	\$89,322.83	\$14,012.50	\$53,518.18	\$6,000.00	\$162,853.51			

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	\$49,777.24	\$7,525.00	\$47,909.03	\$4,000.00	\$109,211.27
2012	\$51,032.64	\$8,487.50	\$47,199.67	\$6,000.00	\$112,719.81
2013	\$40,178.09	\$8,161.00	\$26,893.64	\$2,000.00	\$77,232.73
2014	\$72,120.64	\$12,820.00	\$72,492.76	\$7,000.00	\$164,433.40
2015	\$75,402.09	\$6,685.00	\$58,252.05	\$7,000.00	\$147,339.14
2016	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$149,097.00
2017	\$84,313.81	\$8,435.00	\$79,307.79	\$8,000.00	\$179,956.60
2018	\$80,941.90	\$9,187.50	\$58,376.88	\$7,000.00	\$155,506.28
2019	\$89,322.83	\$14,012.50	\$53,518.18	\$6,000.00	\$162,853.51

Matt Asselmeier

From: Matthew G. Prochaska
Sent: Tuesday, November 26, 2019 6:00 PM
To: Bart Olson
Cc: John Purcell; Matt Asselmeier; Scott Koeppel
Subject: Re: [External]Eldamain plan

Bart,

Thank you so much for your quick response to my letter, I know that the Planning, Building, and Zoning Committee will be very happy to hear that Yorkville is going forward with an amendment to the plan. At this time I would be in agreement that a meeting is not necessary.

Thank you again,

Matt Prochaska

From: Bart Olson <BOlson@yorkville.il.us>
Sent: Tuesday, November 26, 2019 5:17 PM
To: Matthew G. Prochaska
Cc: John Purcell
Subject: [External]Eldamain plan

Hello Matt,

The Mayor and I received and read your letter. We are in agreement to proceed on amending the plan. We are going to have a staff level conversation about how soon this can occur (i.e. whether there are other amendments we'd like to make unrelated to Eldamain). I can let you know what we're thinking timing wise at some point next week.

On our end, I don't think there's a need to meet to start the plan amendment, but we're open to it if you really want to meet.

Thanks,

Bart Olson
City Administrator
United City of Yorkville
630-553-8537 direct
630-553-4350 City Hall
630-308-0582 cell
bolson@yorkville.il.us
City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)

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