

KENDALL COUNTY

PLANNING, BUILDING & ZONING COMMITTEE MEETING

110 West Madison Street • Court Room • Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, March 10, 2025 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from February 10, 2025, Meeting

(Pages 2-11)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from February 2025 (Pages 12-15)

Review of End of FY23-24 Expenditure Report (Page 16)

PETITIONS (Roll Call Vote):

1. Petition 24 – 35 – Kendall County Regional Planning Commission (Pages 17-38)

Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front

Yard Setbacks

Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on

Properties Zoned A-1

NEW BUSINESS:

1. None

OLD BUSINESS:

- 1. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township
- 2. Updates on Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code; Committee Could Forward the Proposal to the Federal Emergency Management Agency and Illinois Department of Natural Resources (Voice Vote) (Pages 39-40)
- 3. Update on Planning, Building and Zoning Department Staffing
- 4. Update on Special Use Enforcement (Page 41)

REVIEW VIOLATION REPORT (Pages 42-44):

REVIEW PRE-VIOLATION REPORT (Page 45):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Follow-Up from the February 19, 2025, Historic Preservation Organization Meeting REVIEW PERMIT REPORT (Pages 46-50):

REVIEW REVENUE REPORT (Page 51):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT (VV):

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Historic Court House Court Room 110 W. Madison Street, Yorkville, Illinois 6:30 p.m.

Meeting Minutes of February 10, 2025 – Unofficial until Approved

CALL TO ORDER

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

ROLL CALL

<u>Committee Members Present</u>: Brian DeBolt, Dan Koukol, Ruben Rodriguez, and Seth Wormley

Committee Members Absent: Elizabeth Flowers

Also Present: Matthew H. Asselmeier, Director, Wanda A. Rolf, Office Assistant, Mike Krempski

APPROVAL OF AGENDA

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

<u>APPROVAL OF MINUTES</u>

Member Rodriguez made a motion, seconded by Member DeBolt, to approve the minutes of the January 13, 2025, meeting and February 1, 2025, special meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Mike Krempski, resident near a pending solar farm on Ament Road, did not favor the solar farm project. He stated that the variance did not have to be approved. He also stated that Kendall County will lose valuable farmland if the solar project was approved. Chairman Wormley stated that the Petition still has to go through the Zoning Board of Appeals on March 3, 2025, and a County Board meeting. Chairman Wormley stated that the Zoning Board of Appeals would be one (1) of the most important meetings to attend, if he would like to speak about the solar farm. Mr. Krempski also suggested that the County create a flag policy.

Expenditure Report

The Committee reviewed the Expenditure Report.

PETITIONS

None

NEW BUSINESS:

Approval of a Contract with Teska Associates, Inc to Update the Kendall County Land Resource Management Plan in its Entirety at a Cost Not to Exceed \$184,380; Related

Invoices to Be Paid from Line Item 131605-66500

Mr. Asselmeier summarized the issue.

Kendall County has not updated the Land Resource Management Plan, the County's equivalent of a municipal comprehensive plan, since the early 2000s.

The proposal provides a framework for updating the Land Resource Management Plan. Unlike previous versions of the Land Resource Management Plan and the original proposal that was used for the original budget proposal, this proposal envisions updating the Plan on a topical basis instead of on a township basis. Accordingly, the time necessary to update the document was truncated to between sixteen (16) and eighteen (18) months. Speeding up the process of updating the Plan also speeded up the time when invoices would be due, which is why the increase to the line item is necessary.

The proposal envisions the creation of a website, six (6) planning workshops, three (3) open houses, one (1) public hearing, and eight (8) Steering Committee at various stages of the process to gather public input.

The proposed contract was provided.

Member DeBolt asked why Teska was working on the Land Resource Management Plan. Member Koukol stated that Teska has worked on these types of projects before for Kendall County. Chairman Wormley stated that this will be Mike Hoffman from Teska last time working on the Land Resource Management Plan because he was retiring.

Member Rodriguez asked when the last time Kendall County updated the Land Resource Management Plan. Mr. Asselmeier stated the last time was in the 1990s and was completed in 2004. In the past, the Land Resource Management Plan was done township by township and it was a repetitive process which took longer to complete. This time, the Plan will be topical.

Member Rodriguez asked if a committee will go with Teska to the various public input meetings or will the consultant go by themselves. Mr. Asselmeier stated the answer to that question was is yet to be determined. There is the Comprehensive Land Plan Committee which would be the steering committee for the project. The Comprehensive Land Plan Committee will probably be invited to the meetings. Teska was proposing workshops and open houses.

Chairman Wormley stated that the cost was lower than previously proposed.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of the contract.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None Abstain (0): None Absent (1): Flowers

Page **2** of **9**

The motion carried.

The proposal will go to the February 18, 2025, Kendall County Board meeting on the regular agenda.

Approval of a Process for Approving Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code Mr. Asselmeier summarized the issue.

In 2022, the State updated the Model Floodplain Ordinance. Shortly thereafter, the County decided to review the current Stormwater Management Ordinance against the new Model Floodplain Ordinance, but decided to wait with finalizing any proposals until after codification was completed.

WBK Engineering prepared a redlined version of the proposed amendment. The redlined version and a list of proposed amendments are attached.

The Stormwater Management Ordinance is unique in the following ways:

- 1. Municipalities have to use a county's stormwater ordinance as the minimum requirements for their stormwater ordinance. If a municipality is in more than one county, the municipality must select a county's ordinance to follow. The municipalities that follow Kendall County's ordinance are Lisbon, Millbrook, Millington, Newark, Oswego, Plano, Plattville, and Yorkville
- 2. Any amendments to the floodplain regulations have to be approved by FEMA. It's also good practice to run proposed amendments by IDNR.

Accordingly, if proposed amendments are desired, Staff is proposing the following process for amending the Ordinance:

- 1. Obtain approval from either the Planning, Building and Zoning Committee, Committee of the Whole, or County Board that the amendments are desired.
- 2. Send the proposed amendments to all of the municipalities in Kendall County for review and comment.
- 3. Update the proposal based on the feedback received from the County and municipalities.
- 4. Send the proposal to FEMA and IDNR for comment.
- 5. Review comments from FEMA and IDNR.
- 6. Start the process of formally amending the Ordinance (i.e. schedule and hold a public hearing, etc.).

7. Final County Board action and action by municipalities.

Staff requested guidance as to how to proceed.

Mr. Asselmeier stated that they suggest the Committee reviewed the proposed amendments during February and early March and bring back any comments to the committee at the March meeting, if the committee wished to update this ordinance.

Member DeBolt asked, if someone was building or filling in a low area what were the requirements. Mr. Asselmeier stated that if someone was filling a floodplain, they would need a permit. If someone was piling three feet (3') of dirt or higher outside of the floodplain, they would have to obtain a stormwater permit. If they have disturbed more than one (1) acre of ground, whether they're in a floodplain or not, they would have to obtain a stormwater permit. Anything in the ordinance was open for discussion, but FEMA has to approve anything that the County proposed.

Chairman Wormley asked if the proposal had the pipeline adjustment. Mr. Asselmeier said the pipeline adjustments were in the zoning ordinance, but they would have to follow the stormwater regulations.

Member DeBolt asked if the amendments to the ordinance were updates or additions to the regulations. Mr. Asselmeier responded they are changes. Some of the changes were adding or amending regulations. Some were renumbering a section because the section had additions, deletions, or was otherwise reworded.

Chairman Wormley asked if there were significant changes. Mr. Asselmeier discussed the proposal related to "Critical Facilities". The Committee reviewed the definition of "Critical Facility". These include fire and police stations and ambulance houses. Mr. Asselmeier stated another example was, if someone decides to make a wedding venue out of a barn, FEMA would not consider that use as an agricultural use. Agricultural land is not exempt from floodplain regulations.

Chairman Wormley stated he would like to have the comments from the municipalities. Mr. Asselmeier stated he would send this information to the municipalities for their comments and ask them to respond prior to the March meeting.

No vote occurred, pending the outcome of the comments from municipalities.

Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$125.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item 11001902-62090

Mr. Asselmeier summarized the issue.

Kendall County is required by Illinois law to publish a noxious weed notice at least one (1) time per year in a newspaper of general circulation within the County. Kendall County's Noxious Weed Work Plan, adopted in October 2024, called for the publication of the notice within the first quarter of 2025.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of publishing the notice.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None Abstain (0): None Absent (1): Flowers

The motion carried.

The proposal will go to the February 18, 2025, Kendall County Board meeting on the consent agenda.

Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois

Mr. Asselmeier summarized the issue.

The Intergovernmental Agreement between Kendall County and the United City of Yorkville for reciprocal building inspection services expires February 20, 2025.

A renewal proposal was provided. Other than dates, no other changes are proposed.

In 2024, Yorkville conducted twenty-eight (28) inspections for the County and the County conducted zero (0) inspections for Yorkville.

The United City of Yorkville will be reviewing the proposal during their meetings in February.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of the Intergovernmental Agreement.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None Abstain (0): None Absent (1): Flowers

The motion carried.

Member DeBolt asked if Kendall County works with the City of Yorkville on some of the permits. Mr. Asselmeier stated that the Agreement allows Brian Holdiman and Pete Ratos to back each other up in the event that, if one (1) or the other was not available,

the other will take care of the inspections. The Agreement only applies to these two (2) individuals. If either leaves their employer, the terms would have to be renegotiated.

The proposal will go to the February 18, 2025, Kendall County Board meeting on the consent agenda.

Approval of Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2024 NPDES – MS 4 Requirements in an Amount of \$2,800 Plus Reimbursable Costs (Costs + 10 %)

Mr. Asselmeier summarized the issue.

Kendall County is required to submit an Annual Report to the State as part of the County's National Pollution Discharge Elimination Systems (NPDES) Permit by June 1st of each year.

Historically, WBK Engineering has prepared this document because they already possess most of the information needed to complete the report due to the inspections that they perform on the County's behalf at work sites.

The cost to prepare the 2023-2024 Report is Two Thousand Eight Hundred Dollard (\$2,800). The cost to prepare the 2023-2024 Report was Two Thousand Six Hundred Fifty Dollars (\$2,650).

The proposed contract was provided.

Member DeBolt made a motion, seconded by Member Koukol, to recommend approval of the proposal.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None Abstain (0): None Absent (1): Flowers

The motion carried.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Member Koukol stated he thought the meeting was excellent. The County received a lot of information from the communities.

Member Rodriguez stated he felt the new Chairman Landovitz did an outstanding job.

2024 County-Wide Building Permit Memos

The Committee reviewed the memos.

OLD BUSINESS:

<u>Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township</u>

Mr. Asselmeier stated that WBK was waiting for calculation information from the applicant's engineer. The applicant submitted their stormwater information but it referenced a project in Cook County, so WBK sent it back to their engineer asking for clarification.

Approval of a Policy for Historic Preservation Commission Review of Demolition and Alteration Permits on Structures Identified in Historic Structure Surveys

Mr. Asselmeier presented the proposed policy.

The Historic Preservation Commission would like to review applications for demolition and alteration permits on properties identified as Contributing, Local Landmark Potential, or National Register Potential in an historic structure survey undertaken under the authority of Kendall County.

To date, structure surveys have only occurred in Kendall and Bristol Townships.

The proposed policy does not require the Historic Preservation Commission to meet. The proposed policy also does not supersede any regulations in the Kendall County Code. Finally, the proposed policy does not delay the Planning, Building and Zoning Department's process of issuing permits.

The Historic Preservation Commission recommended approval of the proposal by a vote of five (5) in favor and zero (0) in opposition at their meeting on January 16, 2025.

Chairman Wormley asked why the Historic Preservation Commission needed permission to review demolition and alteration permits. Mr. Asselmeier stated that, at this time, the Department does not send any building permits to the Historic Preservation Commission, unless the permits involved a locally designated landmark, which there was one (1), The Gaylord House, at 1542 Plainfield Road, in the County. If someone has a house built before 1974 the structure could potentially be a historic landmark.

Member Koukol stated he was not in favor sending demolishing or alteration permit information to the Historic Preservation Commission.

Chairman Wormley was not in favor of voting on this at the present time.

Update on Planning, Building and Zoning Department Staffing

Mr. Asselmeier reported that they tried to fill the vacant full time position of code official. One applicant backed out and the other did not pass the background check. Mr. Asselmeier and Brian Holdiman will meet this week to determine if they need someone part time or full time.

REVIEW VIOLATION REPORT:

Review of Violation Report

The Committee reviewed the report.

Member DeBolt asked how the Department was made aware of these violations. Mr. Asselmeier stated the Department was complaint based. However, ff the inspector sees something while traveling to and from an inspection, he can report a violation. The Department does not patrol.

Member DeBolt asked who issues the violations. Technically, Mr. Asselmeier issues the citations, but Brian Holdiman will issue a thirty (30) day notice. If they don't comply, then a citation is issued. Brian Holdiman coordinates with the Circuit Clerk's Office to set the court date. Mr. Asselmeier stated that, under the law, the County has to serve the person who was violating the ordinance. The Sheriff's Department does the servicing.

Member DeBolt asked how the dollar amount was set for the violation. Mr. Asselmeier stated that the minimum and maximum dollar amounts were set by State law.

Member Koukol discussed a landscaping business that moved in next door to another landscaping business. The new landscaping business did not have proper zoning while the existing landscaping business did have proper zoning. A local attorney told the property owner that was operating without a permit to stop. This property was under investigation. Mr. Asselmeier stated the application deadline was February 18, 2025, and the County will take action, if no application was submitted by that date.

Chairman Wormley discussed an illegal business on Fox River Drive outside of Newark. The Department will investigate the matter.

REVIEW PRE-VIOLATION REPORT:

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

<u>Historic Preservation Organization Meeting-February 19, 2025, at 5:30 p.m., at the Plano</u> Stone Church Community Center

The Committee reviewed the save-the-date information. There will be a tour of the church and a discussion about the McCormick Experimental farm at Silver Springs State Park. There were twenty-two (22) people that have RSVP'd so far.

The historic preservation award window was open.

The County was still waiting on the State regarding the application for a Certified Local Government Grant for an historic structure survey of unincorporated Seward and Na-Au-Say Townships.

REVIEW PERMIT REPORT:

The Committee reviewed the report.

REVIEW REVENUE REPORT:

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS:

None

EXECUTIVE SESSION

None

ADJOURNMENT:

Member DeBolt made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 7:13 p.m.

Minutes prepared by Wanda A Rolf, Part-Time Office Assistant

Enc.



IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

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Zoning-Econ 2-11-25

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Kendall County



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Zoning-Econ 2-25-25

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* Invoice must be approved or voided to post.

CONDITIONS THAT PREVENT POSTING INVOICE

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REPORT TOTALS

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YEAR-TO-DATE BUDGET REPORT

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Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 3/10/2025

Subject: Text Amendment Pertaining to Parking Regulations in the Front Yard Setback

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 24-35, A Request from the Kendall County Regional Planning Commission for Text Amendments to the Kendall County Code Amending Parking Regulations in Front Yard Setbacks

Previous Board/Committee Review:

ZPAC – Approval of Original Proposal – 7-0-3 on November 5, 2024

Kendall County Regional Planning Commission – Approval of Clarified Proposal – 10-0 on January 22, 2025

Kendall County Zoning Board of Appeals – Approval of Clarified Proposal – 7-0 on January 27, 2025

Fiscal impact:

N/A

Background and Discussion:

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart Road, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

The clarified proposal is as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-

Kendall County Agenda Briefing Meeting Date: 3/10/2025 Subject: Parking Setback Text Amendment

Page: 2

way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed."

Staff Recommendation:

Approval

Attachments:

Memo Dated March 3, 2025



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

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

Date: March 3, 2025

Re: Proposed Text Amendment Related to Allowing Parking in the Front Yard Setback of A-1

Zoned Properties (Petition 24-35)

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District."

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart Road, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed."

Information was sent to the Townships on October 25, 2024. No comments were received.

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting are provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this

proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are provided.

At their meeting on January 22, 2025, the Kendall County Regional Planning Commission recommended approval of the proposal by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the meeting are provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing are provided.

The Kendall County Zoning Board of Appeals continued the public hearing on January 27, 2025. No members of the public testified at the public hearing and the Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing are provided.

The draft ordinance is provided.

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

MHA

Encs.: November 5, 2024, ZPAC Meeting Minutes (This Petition Only)
December 11, 2024, RPC Meeting Minutes (This Petition Only)
December 16, 2024, ZBA Hearing Minutes (This Petition Only)
January 22, 2025, RPC Meeting Minutes (This Petition Only)
January 27, 2025, ZBA Hearing Minutes (This Petition Only)
Draft Ordinance

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) November 5, 2024 – Unapproved Meeting Minutes

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

Present:

Matt Asselmeier – PBZ Department Lauren Belville – Health Department David Guritz – Forest Preserve Brian Holdiman – PBZ Department Commander Jason Langston – Sheriff's Department Alyse Olson – Soil and Water Conservation District Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department Greg Chismark – WBK Engineering, LLC Fran Klaas – Highway Department

Audience:

James Kerrigan, Nicholas Bellone, and Nicholas Standiford

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District."

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

Accordingly, the redlined version of the text is as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A
1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District."

Information was sent to the Townships on October 25, 2024. No comments received.

Mr. Holdiman asked if the setback was whichever was greater. Mr. Asselmeier said that, in terms of the setback, the whichever was greater language had been removed from the zoning regulations.

Mr. Guritz asked why the current provisions were in place and what about the impact of changing the regulations. Mr. Asselmeier explained that the requirement of not allowing parking in front yard setbacks had been in the Zoning Ordinance for a long time. However, the setback in the A-1 District had increased over time. Mr. Holdiman noted the increase of

ZPAC Meeting Minutes 11.05.24

businesses in the agricultural district, like landscaping businesses, that have the need for parking. Mr. Asselmeier said the ordinance already sets the number of parking spaces based on use; stormwater regulations would also apply.

Mr. Guritz made a motion, seconded by Ms. Belville, to recommend approval of the proposal to the Kendall County Regional Planning Commission.

The votes were follows:

Ayes (7): Asselmeier, Belville, Guritz, Holdiman, Langston, Olson, and Wormley

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

Absent (3): Briganti, Chismark, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on December 11, 2024.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Commander Langston, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:31 a.m., adjourned.

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

Enc.

KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of December 11, 2024 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-

Lange, Ruben Rodriguez, Bob Stewart, and Claire Wilson

Members Absent: Seth Wormley

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Tom Ryan, Juan Hernandez, and Tom Ryan

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District."

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

Accordingly, the redlined version of the text is as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District."

Information was sent to the Townships on October 25, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition with three (3) members absent. The minutes of the meeting were provided.

Member Landovitz stated that the dimensions are not clearly stated. Mr. Asselmeier stated the parking is permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District. Member Landovitz favored more explicitly stating the seventy-five foot (75') and fifty foot (50') requirement.

The amendment would read "No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. Specifically, for properties located in the A-1 Agricultural District, parking and driving aisles are permitted within the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed."

Member Wilson asked if the proposal applied to all roads or rights-of-way. Mr. Asselmeier responded that, if a road authority widened a road, the property would be grandfathered. The property owner could also pursue a variance under the argument that the State created the hardship/non-conformity. Member Wilson discussed a case in Channahon where a restaurant could not be rebuilt.

Member Landovitz made a motion, seconded by Member Bernacki, to continue the Petition to the January 22, 2025, meeting at the Historic Courthouse.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Stewart, and

Wilson

Nays (0): None Absent (1): Wormley Abstain (0): None

The motion carried.

The proposal returns to the Kendall County Regional Planning Commission on January 22, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the application deadline for the January meeting is December 24, 2024. Petitions 24-30 and 24-35 will be on the agenda.

Member Landovitz appreciated the Staff for updating the ordinance as necessary. Mr. Asselmeier said that the Staff was proposing text amendments reducing the number of plats submitted for certain applications.

Member Wilson suggested only including a summary instead of complete NRI Reports.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of nine (9) ayes, KCRPC Meeting Minutes 12.11.24 Page 2 of 3

the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:05 p.m.

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

Enc.



KENDALL COUNTY REGIONAL PLANNING COMMISSION DECEMBER 11, 2024

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
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MINUTES – UNOFFICIAL UNTIL APPROVED KENDALL COUNTY

ZONING BOARD OF APPEALS MEETING

111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
December 16, 2024 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson,

and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Michael Faulkner and Miranda Marshall-Faulkner

PETITIONS:

The Zoning Board of Appeals started their reviews of Petitions 24-30 and 24-35 and opened the public hearings for both at 7:01 p.m.

Petition 24 – 30 – Nicholas S. Bellone on Behalf of Ament Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)

Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-

282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation

Agreement

PINs: 05-16-300-006 and 05-17-400-005

Location: South of 9949 and 10021 Ament Road, Yorkville in Kendall Township

Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

Petition 24 – 35 – Kendall County Regional Planning Commission

Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front

Yard Setbacks

Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on

Properties Zoned A-1

At the request of the Petitioners, Chairman Mohr stated that Petition 24 - 30 and Petition 24 - 35 will be continued until the January 27, 2025, meeting, at 7:00 p.m., at the Historic Courthouse.

With a voice vote of seven (7) ayes, the motion carried.

ZBA Meeting Minutes 12.16.24

Page 1 of 3

The Zoning Board of Appeals completed their reviews and recessed the public hearings for Petition 24-30 and 24-35 at 7:02 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that the next application deadline was December 24, 2024. The only petitions, to date, for the January hearing are the solar project on Simons Road and the solar project on Ament Road and the two (2) petitions continued at tonight's meeting.

Michael Faulkner, a property owner in the A-1 district, wanted to speak about Petition 24-35, the parking regulations in the front yard setbacks.

Mr. Asselmeier spoke regarding the issue with the setbacks. It was noted that at their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

Mr. Faulkner asked why he could not park within the first twenty-five feet (25') of the road if he is a owns property zoned A-1. Mr. Asselmeier stated that Mr. Faulkner is not allowed to count that parking spot as his principal, required parking spot.

Miranda Marshall-Faulkner discussed the situation at 1539 Collins Road regarding the demolition of the house and their concerns about setbacks at the property.

The reasoning behind this proposal was because there was a landscaping business that wanted to have their required parking spaces in the front yard setback and that is against regulation.

Chairman Mohr asked Mr. and Mrs. Faulkner to attend the January 27, 2025, meeting, at 7:00 p.m., at the Historic Courthouse.

Starting in January, the meetings will be in the Historic Courthouse.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of seven ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:33 p.m.

The next regularly scheduled meeting/hearing will be on Monday, January 27, 2025, in the Historic Courthouse.

ZBA Meeting Minutes 12.16.24

Page 2 of 3

Respectfully submitted by, Wanda A Rolf Planning, Building and Zoning Part-Time Administrative Assistant

Exhibits

- 1. Memo on Petition 24-35 Dated December 12, 2024
- 2. Certificate of Publication for Petition 24-35 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY REGIONAL PLANNING COMMISSION

Kendall County Historic Court House Court Room 110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of January 22, 2025 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-

Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: None

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Steve Grebner, Steve Gengler, Tom Ryan, and Nick Standiford

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District." During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way

existed."

Information was sent to the Townships on October 25, 2024. No comments received.

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are provided. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

Member Wormley made a motion, seconded by Member Landovitz, to recommend approval of the text amendment.

The votes were as follows:

Ayes (10): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Stewart, Wilson,

and Wormley

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

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on January 27, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported there were no petitions for the February 26th meeting.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of ten (10) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:08 p.m.

Respectfully submitted by,

Matthew H. Asselmeier, AICP, CFM, Director

Encs.

D

KENDALL COUNTY REGIONAL PLANNING COMMISSION JANUARY 22, 2025

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)	
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Nill Standolm			
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MINUTES – UNOFFICIAL UNTIL APPROVED KENDALL COUNTY

ZONING BOARD OF APPEALS MEETING

110 WEST MADISON STREET, COURT ROOM YORKVILLE, IL 60560 January 27, 2025 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson,

and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Tom Ryan, Nick Bellone, Mike Keith, Nick Standiford, Steve Grebner, and Paul Yearsley

PETITIONS:

Chairman Mohr swore in Tom Ryan, Nick Bellone, Mike Keith, Nick Standiford, Steve Grebner, and Paul Yearsley

The Zoning Board of Appeals started their review and re-opened the public hearing of Petition 24-35 at 8:44 p.m.

Petition 24 – 35 – Kendall County Regional Planning Commission

Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front

Yard Setbacks

Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on

Properties Zoned A-1

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District."

During the review of the special use permit for a landscaping business between 3900 and 3716

Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

ZBA Meeting Minutes 1.27.25

Page 1 of 3

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed."

Information was sent to the Townships on October 25, 2024. No comments received.

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are provided.

At their meeting on January 22, 2025, the Kendall County Regional Planning Commission recommended approval of the proposal by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the meeting are provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

ZBA Meeting Minutes 1.27.25

Page 2 of 3

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

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

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

The motion carried.

The townships will be notified of the results of the public hearing.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on March 10, 2025, at 6:30 p.m. at the Historic Courthouse.

The Zoning Board of Appeals completed their review and closed the public hearing for Petition 24-35 at 8:46 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported the next meeting is March 3, 2025, and the only agenda items are Petition 24-30 and the by-laws amendment.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Cherry made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:51 p.m.

The next regularly scheduled meeting/hearing will be on Monday, March 3, 2025, in the Historic Courthouse.

Respectfully submitted by,

Wanda A. Rolf

Planning, Building and Zoning Part-Time Administrative Assistant

Exhibits

- 1. Memo on Petition 24-35 Dated January 23, 2025
- Certificate of Publication for Petition 24-35 (Not Included with Report but on file in Planning, Building and Zoning Office)

ZBA Meeting Minutes 1.27.25

Page 3 of 3



KENDALL COUNTY ZONING BOARD OF APPEALS JANUARY 27, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Ton Ryan		
NRK Bellon		
Mike Keith		
Nick Standiford		
STEVE GREBNER		
and Vensley		
	-	,

ORDINANCE NUMBER 2025-____

TEXT AMENDMENTS PERTAINING TO PARKING REGULATIONS IN FRONT YARD SETBACKS IN THE ZONING CHAPTER OF THE KENDALL COUNTY CODE

<u>WHEREAS</u>, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve text amendments and provides the procedure through which text amendments are granted; and

<u>WHEREAS</u>, Section 36-1013 (f) (6) (a) (1) of the Kendall County Code forbids parking and driving aisles in a required front yard setback except the interior one-half (1/2) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District; and

<u>WHEREAS</u>, the Kendall County Regional Planning Commission, hereinafter be referred to as "Petitioner", desires to allow parking in a portion of the front yard setback on properties zoned A-1 Agricultural District; and

<u>WHEREAS</u>, on or about October 23, 2024, the Petitioner submitted text amendments to the Kendall County Code allow parking in the interior seventy-five feet (75') from the centerline where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed on properties zoned A-1 Agricultural District; and

<u>WHEREAS</u>, following due and proper notice by publication in the Kendall County Record on November 21, 2024, the Kendall County Zoning Board of Appeals initiated a public hearing on December 16, 2024, at 7:00 p.m., in the County Office Building, at 111 W. Fox Street, in Yorkville, and continued the public hearing to January 27, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested text amendment and zero members of the public testified in favor or in opposition to the request; and

<u>WHEREAS</u>, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on January 27, 2025; and

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

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

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

I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.

State of Illinois Zoning Petition
County of Kendall #24-35

II. Amended Text: The present language contained in Section 36-1013 (f) (6) (a) (1) of the Kendall Code is hereby amended to read as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed."

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18th day of March, 2025.

Attest:	
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg

Matt Asselmeier

From:

Jennifer Hughes < JHughes@oswegoil.org>

Sent:

Friday, February 14, 2025 2:36 PM

To: Cc: Matt Asselmeier; Curtis Cassidy Christina Burns; Greg Chismark

Subject:

[External]RE: Proposed Amendments to the Kendall County Stormwater Management

Ordinance

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

Your request is timely as I'm in the process of updating our ordinance as well. I have a few questions/comments:

Item 23: The State Model Floodplain Ordinance provides for the option to include in the definition of Substantial Improvement increases the floor area by more than 20%. The stormwater management ordinances of Kane County, Will County, and Grundy County all have the 20% requirement. Kendall County is not including this in the definition and is specifically removing the 20% requirement from 16-140(c)(1)b removing this provision from Sec, 16-140 this provision?

Item 28. See comment on Item 23. This is where the 20% increase floor area requirement is removed from 16-140(c)(1)b.

Item 64. Please clarify the purpose of this provision. It appears it prevents federal and state representatives as well as private citizens from initiating (i.e. commenting, reviewing, suggesting, etc.) changes to the regulations. I don't think the intent is to shut down outside input. If the intent is to prevent developers from initiating a change to the ordinance so that the development is can come into compliance only upon adoption of the revision, I would suggest that the developer has every right to petition for a revision as would a private citizen, but that the governing body also has the obligation to deny the petition to protect the health, safety, and welfare of the community.

Item 69 – The proposed revisions add the word "reasonably" to the State Model Floodplains template "The development activity cannot [reasonably] be located outside the floodplain. What is the purpose of inserting this word? Do you anticipate that FEMA will accept the insertion?

Item 79. The provision requires the Administrator to identify critical facilities and determine the 0.2% annual change of flood elevation. This appears to require the Administrator to look back rather than forward to new permits. While we believe this is a good idea, we note that it is beyond the requirement of the State Model Floodplain Ordinance. Is there an anticipated timeframe for this work to be completed within Kendall County? Where will this data be stored? It would be a good idea for this information be incorporated into the Kendall County's GIS and be available to first responders.

Item 93. Has fee in lieu been requested for any projects? If so, is the fund established for fee in lieu for detention or wetlands? For which watershed(s)? What are the plans to spend any funds?

Sincerely,

Matt Asselmeier

From: Scott Threewitt <sthreewitt@goplainfield.com>

Sent: Monday, March 3, 2025 10:30 AM

To: Matt Asselmeier

Cc: Tom Topor; Jonathan Proulx

Subject: [External]RE: Proposed Amendments to the Kendall County Stormwater Management

Ordinance

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

Thank you for the opportunity to review the draft Kendall County Stormwater Management Ordinance. As the Village of Plainfield extends the Will County Stormwater Management Ordinance into Kendall County, the following comments are provided for the County's consideration.

The comments are grouped by ordinance section, and the numbers match those in the County's "2025 Changes" document.

Section 16-52 Definitions

- 22. Redefines substantial damage to a 10-year rolling period instead of the total life of the structure. This is optional language under the IDNR model ordinance. The Village would not look to adopt a similar revision it into its ordinance since it raises the threshold for improvements, allowing for more damages to occur before the structure has to be brought into compliance with floodplain regulations. (p.13)
- 23. Redefines substantial improvement to 10-year rolling period instead of the total life of the structure. Same as 22, this is optional language under the IDNR model ordinance. (p.13)

Section 16-140 General Performance Standards

28. Presently, building improvements which increase floor area by 20 percent require the entire structure be brought into compliance with floodplain regulations. The proposed change removes this threshold which appears to be a diminishment of protection.

Section 16-343 Duties of Administrator

79. (through 91) adds a comprehensive list of the Administrator's duties. It could be argued that the specific duties listed in the Ordinance may increase the County's liability, as they explicitly outline the Administrator's responsibilities.

Please let us know of any questions or concerns.

Scott

Scott R. Threewitt, P.E. | Public Works Director Village of Plainfield | Department of Public Works 14400 Coil Plus Drive | Plainfield, Illinois 60544 815-230-2037 - Direct http://www.plainfield-il.org



Ord # Previous Ord	Address
Milibrook 2004-0001	6891 Fox River Drive
23-35	1270 E. Seecher
28-01	5375 Route 34
22-25	67 Boulder Hill Pass
22-19	15759 Route 47
21-16	14975 Brisbin Road
21-21	12830 Ashley Road
21-11	9396 Plattville Road
21-10	4405 Van Dyke
18-15	Harszin Froperty on Newark Road
16-02	8573 Fox River Drive
15-03	655 Wapiley Road
15-02	71 Boulder Hill Pass
15-16 97-06	3485 Route 126
09-24 18-22349	1072 Tyler Road
09-38 13-22355	6133 Caton Farm Road
05-28 2005	Bell Road in Minooka
05-52 2005	32624 McKanna Road
02-26	3428 Roth Road
02-16	3478 Route 52
00-30	14270 Fennel Road
DO-25 99-17	1250 E. Brecher Road
98-31	14313 Route 52
0.13	102d femora IL
82-02	15331 Burr Oak Road
77-05	10017 Liszon Road (s
72-08	Corner of Beacher and E. Beecher
72-08	02-07-200-013
72-08	02-06-400-006 (Green Buffer)
72-08	02-07-200-015
72-08	02-07-200-008 (Comply with Road District Commissioner)
72-08	02-08-100-007 (Green Buffer and Comply with Road District Commissioner).
72-08	02-08-100-005 (Comply with Road District Commissioner)
72-08	02-08-300-015 (Comply with Road District Commissioner)
72-08	02-08-300-014 (Comply with Road District Commissioner)

	recial Use Description
L	indscaping Business
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	Lupancy Letter for Groomsman
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A	phalt Production
W	atchman's Quarters
	Mary George
\$W	firming Classes
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G	avel Mining

A CALL COLORS
Check Frequency
Seth Wormley or Related Trust Must Maintain Ownership
Manager Information by July 1st; Permit Expires in 2083
Annually
Annually (Restricted to Clargi Wosho Foundation)
Botanticals Installed by June 2024 (Extended to July 1, 2025)
Annually (Expires When Thomas or Wanda Hogan No Long Own Property or Oct. 31, 2031)
Annually (Owner or Operator Must Reside at the Property)
Annually (Owner or Operator Must Reside at the Property)
Annually (Owner or Operator Must Reside at the Property)
Annually (Production Frequency)
Annually (Pete and Mary Bielby Must Retain Ownership)
Annually (Andrew and Audra Sybert Must Own Property)
Annually Restricted to Rivers' Edge Fellowship
Annually
Annually
Annually
Review as Necessary
Annually (Wilsons Must Maintain Plint's License)
Annually
Annually (Property Must be Owned by Crity Ingenuity, LLC or Northern Tradition Farms)
Annually (Property Must be Owned by David and Lori Chelson)
Every Five Years (Due in 2024, December 31st Extension)
Annually
[2] F. C. Brenner, M. G. and M. C. and J. A. and J. and J. A. a
Annually
Inspect Annually (No Business in 2022) (Wants to Keep SU 2024)
Annually

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9/10/2024 7/10/2026 7/15/2026 7/15/2026 7/15/2024 7/15/2024 7/15/2024 7/15/2024 7/25/2024 7/25/2024 7/25/2024

Find Plex Prepued Not Recorded 2/27/65

2022 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	pened Follow up	PBZ	SAO	Court	Closed
V22-001	Aguilar	03-07-277-001 20 Shore Ct	20 Shore Ct.	Marina Village	Parking on Lawn	11/9/2021	1/23/2022				2/9/2022
V22-002	Jones	03-05-279-020 44 Briarcliff Rd	44 Briarcliff Rd.	Boulder Hill	Illegal fence height	8/6/2021	1/23/2022				4/27/2022
V22-003	Cabrera	03-04-306-027 44 Hampton Rd	44 Hampton Rd.	Boulder Hill	Multiple Violations	8/3/2021	1/23/2022				5/9/2022
V22-004	Lemaster	03-04-253-024 16 Winrock Rd	16 Winrock Rd.	Boulder Hill	Inoperable Vehicles	8/18/2021	1/23/2022		11/8/2022		11/23/2022
V22-005	Johnson	03-04-477-025	03-04-477-025 54 Springdale Rd.	Boulder Hill	Trailer parking	11/22/2021	1/23/2022				4/22/2022
V22-006	Haehlen	03-04-277-011	03-04-277-011 235 Fernwood Rd.	Boulder Hill	RV parking	11/24/2021	1/23/2022				2/24/2022
V22-007	Joaquin	03-27-377-015	2543 Simons Rd		Banquet facility	11/15/2021			5/16/2022		5/17/2022
V22-008	Bilek	01-34-300-008	01-34-300-008 14824 Millhurst Rd		Air B&B	1/3/2022	3/11/2022				2/24/2022
V22-009	VOID										
V22-010	Faulkner	03-26-100-004 1539 Collins Rd	1539 Collins Rd.		Multiple Violations	7/13/2021	8/4/2021				Ongoing
V22-011	Amstadt	02-35-380-001	02-35-380-001 7796 Madeline Dr.	FOFC	RV parking	5/24/2022	6/24/2022		9/7/2022		10/18/2022
V22-012	Gomez	09-27-200-004 2511 Wildy Rd	2511 Wildy Rd.		Stormwater	8/1/2022	4/11/2023	1/17/2024	4/11/2023 1/17/2024 10/17/2024	3/11/2025	
V22-013	Utility Dynamics	03-07-227-002 5327 Light Rd	5327 Light Rd.		Stormwater	9/8/2022	10/11/2022				9/19/2022

Court Endofman

4/15/2024					8/22/2023	MULTIPLE VIOLATIONS	MARINA VILLAGE	31 BOAT LN	03-08-106-014	EXQUIVEL	V23-015
7/29/2024	Fined	Court 5/1/2024		Applied SP 24-05	11/7/2023	STORMWATER VIOLATION		7821 ROUTE 71	02-35-151-017	RIVERA/ROSIER	V23-015/V24-007
12/4/2023				2nd Citation coming	6/15/2023	PROHIBITED SIGN		15625 COUNTY LINE RD	09-24-400-027	ТОЅО	V23-014
10/25/2023				10/11/2023	7/19/2023	PROHIBITED PARKING-TRAILER	BOULDER HILL	144 LONGBEACH RD	03-04-430-015	RAMIREZ/RENDON	V23-013
		Waiting on Citation		4/2/2024	9/12/2023	INOPERABLE VEH/ JUNK & DEBRIS		7701 PLATTVILLE RD	08-11-100-014	FLORES	V23-012
12/12/2024	Court October	Bench Trial 9/4/24 Court October 12/12/2024			1/23/2023	LANDSCAPE/PALLET BUSINESS	GASTVILLE ACRES	29 GASTVILLE ST	03-12-203-011	SANCHEZ	V23-011
7/29/2024	Fined 7/3/24 7/29/2024	Court 6/5/2024		MA	8/21/2023	MULTIPLE VIOLATIONS		7821 ROUTE 71	02-35-151-017	RIVERA/ROSIER	V23-010
Re-opened 2/28/24	R	8/9/2023		3/21/2024	12/8/2023	STORMWATER VIOLATION		8150 S SCHLAPP RD	06-15-100-007	DILLER, JR. LIV TR	V23-009
10/12/2023					6/15/2023	INOPERABLE VEHICLE	BOULDER HILL	17 WYNDHAM DR	03-04-307-005	CRUZ/KOKOSIOULIS	V23-008
8/21/2024	Dismissed-Service to so	COURT 5/7/2024 Dismissed-Service to so			5/10/2023	JUNK & DEBRIS	BOULDER HILL	28 SENECA DR	03-05-432-012	OROS	V23-007
1/3/2024				Removed	6/6/2023	INOPERABLE VEHICLE	BOULDER HILL	13 SONORA DR	03-04-282-007	RAMIREZ	V23-006
10/24/2023		10/18/2023		\$500 fine tbp 4/3/24	12/27/2022	PROH. PKG. COMMERCIAL VEHICLE 12/27	BOULDER HILL	132 SAUGATUCK RD	03-03-352-001	RUIZ	V23-005
8/21/2024	\$1700 fine + \$100	COURT 5/7/2024			9/8/2022	MULTIPLE VIOLATIONS	BOULDER HILL	16 WYNDHAM DR	03-04-305-023	ВИТZ	V23-004
8/6/2023					3/23/2023	PROHIBITED PARKING-TRAILER	BOULDER HILL	90 FERNWOOD RD	03-04-176-006	VANDERBERG	V23-003
10/24/2023		\$2400 Jdgmnt		12/1/2023	10/14/2022	INOPERABLE VEHICLE	BOULDER HILL	44 INGLESHIRE RD	03-04-253-010	HARDEKOPF	V23-002
7/3/2023				MA Stormwater	5/15/2023	FOX RIVER GARDENS Work in Floodplain w/o permit	FOX RIVER GARDENS	34 RIVERSIDE ST	02-34-176-004	MUND/STADLER	V23-001
Closed	Court	SAO	PBZ	Follow up	Opened	Description	Subdivision	Address	Parcel #	Name	Violation

Meeting w. 1

2024 VIOLATIONS

Violation	Name	Parcel#	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO		Court
V24-001	Gonzalez	03-09-152-019	14 Ridgefield Rd.	Boulder Hill	RV/Trailer parked in F/y setback	11/6/2023	12/10/2023				
V24-002	Galvan	03-05-430-019	42 S Bereman Rd.	Boulder Hill	Trailer parked in F/Y setback	12/6/2023	1/11/2024		-		
V24-003	Sanchez	03-08-279-007	110 Circle Drive W	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024			COURT 5/7/2024	COURT 5/7/2024
V24-004	Nickels	05-04-178-006	53 Crooked Creek Dr	Crooked Creek	Junk & Debris	11/15/2023	4/2/2024			HOLD SAO	HOLD SAO Citation - MA
V24-005	Maxson	03-04-378-018	81 Pueblo Rd.	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024				
V24-006	Silva	03-04-152-013	22 Greenbriar rd.	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024			Court 5/7/2024	Court 5/7/2024 \$630 fine 3 mo prob.
V24-007	Rosier	02-35-151-017	7821 Route 71		Stormwater Violation	11/6/2023	4/2/2024			Court 5/1/2024	Court 5/1/2024 \$18,000 fine + \$100
V24-008	Schuster	03-22-400-001	2142 Woolley Rd.		Landscape Business	1/4/2024	4/24/2024	MA	A	A HOLD SAO	
V24-009	Oak Plaza Properties LLC	02-17-226-004	2215 B Route 47		Junk & Debris	11/7/2023	4/1/2024			HOLD SAO	HOLD SAO Citation - MA
V24-010	Leifheit	01-29-351-010	16789 Griswold Springs Rd	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	Þ	A 9/26/2024	
V24-011	Bohr	01-29-351-011	16751 Griswold Springs Rd	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	⋝	IA 9/26/2024	
V24-012	Ortega	01-29-351-008	16859 Griswold Springs Rd.	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	A	A 9/26/2024	
V24-013	Widloe	01-29-351-009	16815 Griswold Springs Rd.	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	Þ	A 9/26/2024	
V24-014	Hurtado	03-04-277-023	2 Afton Dr.	Boulder Hill	Trailer parked in F/Y setback	2/6/2024	4/12/2024			HOLD SAO	HOLD SAO

complaint	complaint_statu	complaint_description	complaint_date	date_notice_sent	last_edited_date	complaint_ address	complaint_subdivision
1895	Open	Illegal Tree Removal Business	16-Apr-24	19-Apr-24	5-Feb-25	03-12-204- 26 GASTVII	GASTVILLE
2069	Open	Junk and Debris	18-Sep-24		18-Sep-24	03-16-176- 3595 WOLF	FOX BEND
2070	Open	Building pool without a permit in flood zone	18-Sep-24		18-Sep-24	03-16-176- 3595 WOLF	FOX BEND
2075	Monitoring	Thereâ€"s a semi truck parked in the driveway every other day	23-Sep-24		14-Jan-25	03-05-280- 49 Briarclif	f Rd,
	Submitted from I	A ComEd Commercial Vehicle has been parked at 52 Cotswold Drive, Yorkvill	5-Feb-25		5-Feb-25	05-18-152- 52 COTSW	OLD DRIVE,
		Noise and air pollution. Safety concerns, security issues. Over a year of nuis-			5-Feb-25	02-15-327-88 BRISTO	RIDGE ROAD,
		Over 12 cars came and went today alone. A UTV was used to push diesel truc			7-Feb-25	02-15-327- 88 BRISTOR	. RIDGE ROAD,
		Under the law. The RV must be in the back of the property	19-Feb-25		19-Feb-25	03-04-377- 81 Pueblo I	Road,
2137	30 Day Notice	. , ,	20-Feb-25	20-Feb-25	20-Feb-25	06-28-300- 3505 CATO	N FARM ROAD, MINOOKA 60447
	•	Owners are operating a trucking company out of property. Consistently 3 serv	23-Feb-25		23-Feb-25	02-26-400- 7404 ROUT	E 71.

South of 3900 Stevert nd-vaning notice sent

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	\$1,575,000	\$15,720	\$8,020
Accessory Buildings	1	\$0	\$0	\$0
Remodeling	3	\$414,696	\$220	\$0
Barns/Farm Buildings	2	\$76,000	\$0	\$0
Swimming Pools	2	\$296,000	\$200	\$0
Decks	2	\$132,650	\$400	\$0
Demolitions	1	\$12,000	\$150	\$0
Electrical Upgrades	1	\$4,500	\$150	\$0
Solar	3	\$74,083	\$700	\$0
-	18	\$2,584,929	\$17,540	\$8,020

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	6	3	3	0	0	0	0	0	0	0	0	0	0
Accessory Buildings	6	5	1	0	0	0	0	0	0	0	0	0	0
Additions	1	1	0	0	0	0	0	0	0	0	0	0	0
Remodeling	5	2	3	0	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	3	1	2	0	0	0	0	0	0	0	0	0	0
Swimming Pools	3	1	2	0	0	0	0	0	0	0	0	0	0
Decks	2	0	2	0	0	0	0	0	0	0	0	0	0
Demolitions	2	1	1	0	0	0	0	0	0	0	0	0	0
Electrical Upgrades	2	1	1	0	0	0	0	0	0	0	0	0	0
Solar	5	2	3	0	0	0	0	0	0	0	0	0	0
	35	17	18	0	0	0	0	0	0	0	0	0	0

Permit Approval Date Report **Kendall County**

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1/31/2025	1/13/2025	1/23/2025	1/13/2025	2/6/2025	2/10/2025	1/7/2025	1/15/2025	1/3/2025	1/28/2025	2/26/2025	Issue Date
032025029 03 Accessory Buildings	032025021 03 Accessory Buildings	032025026 03 Accessory Buildings	032025024 03 Accessory Buildings	012025036 01 House	012025032 01 House	012025012 01 House	012025015 01 House	012025007 01 House	012025017 01 House	012024351 01 House	Permit ID Permit Category
02-15-327-004 BRUDERLE K CHARLES	08-01-300-003 MACKENZIE MARKA	06-08-101-027 MORRIS PATRICK J & MICHELE R	02-34-127-002 DEBOLT BRIAN & ARMELINDA	05-12-277-015 SIEMIANOWSKI JOSEPH R & JULIE T	06-07-405-002 PARNELL RYAN & EUGENIA	04-02-227-005 HOGAN MICHAEL & SHERRY	02-23-303-012 PFLIPSEN DAVID & RASHIDA	05-12-226-003 BURNETT PTOSHIAA	06-07-374-002 ESCOBEDO LARRY & KELLY R	02-35-301-007 MARKS MICHAEL	Parcel Number Owner Name
88 BRISTOL RIDGE RD BRISTOL, IL 60512-		7251 JOYCE CT OSWEGO, I 60543-	4 ACORN LN YORKVILLE, IL 60560-	5929 LEGACY CIR YORKVILLE, IL 60560-	5516 LEGEND DR YORKVILLE, IL 60560-	6195 SOUTH WOODS CT YORKVILLE, IL 60560-	26 TIMBER RIDGE DR. YORKVILLE, IL. 60560	6005 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	5971 FIELDS DRIVE YORKVILLE, IL. 60560	Property Address
		IL GROVE ESTATES	FOX RIVER GARDENS	WHITETAIL RIDGE	WHITETAIL RIDGE	THE WOOD OF SILVER SPRINGS PHASE 2	TIMBER RIDGE SUB UNIT		WHITETAIL RIDGE	FIELDS OF FARM COLONY MICHAEL ANTHONY UNIT 2 BUILDERS	Subdivision
SELF			SAME AS OWNER	KING'S COURT BUILDERS	REVOLUTION BUILDERS CUSTOM	JEFF HAZDRA HOMES & REMODELING	ED SALOGA DESIGN BUILD		JAKE MENARD	MICHAEL ANTHONY BUILDERS	Contractor Name

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2/13/2025	2/19/2025	2/5/2025	1/28/2025	2/25/2025	1/8/2025	2/7/2025	1/13/2025	1/27/2025	2/5/2025	1/13/2025	Issue Date
132025041 13 Decks	132025043 13 Decks	122025033 12 Swimming Pools	082025031 09-15-200-003 08 Barns/Farm Buildings BEST BUDGET TREE SERVICE LLC	082025047 03-27-200-008 08 Barns/Farm Buildings HIGENS NICHOLAS & MARJORIE	072025010 07 Commercial - B Zone	052025037 05 Remodeling	052025023 05 Remodeling	052025028 05 Remodeling	052025035 05 Remodeling	042025022 04 Additions	Permit ID Permit Category
06-02-400-005 POTTS BRIAN D & KENDRA H	04-21-125-008 FREEMAN JON & JAYMIE	05-12-228-002 FISHER JUSTIN & RACHELLE	09-15-200-003 BEST BUDGET TREE SERVICE LLC	03-27-200-008 HIGENS NICHOLAS & MARJORIE	02-10-300-019 FOX VALLEY FAMILY YMCA INC	05-12-228-003 TESTONE VINCENT & CAROL WESTPHAL	02-34-127-002 DEBOLT BRIAN & ARMELINDA	02-21-151-004 GOSCINIAK TOMASZ	03-18-328-007 PATULA ROBERT R & KATHRYN L	07-16-400-006 MARTINEZ DAVID M & BOBBI JO	Parcel Number Owner Name
1430 CHERRY RD OSWEGO, IL 60543-	15715 HOODS CIR NEWARK, IL 60541-	5976 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	2241 ROUTE 52 MINOOKA, IL 60447-	4050 DOUGLAS RD OSWEGO, IL 60543-	1520 N CANNONBALL TRL BRISTOL, IL 60512-	6004 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	4 ACORN LN YORKVILLE, IL 60560-	20 PATRICIA LN YORKVILLE, IL 60560-	9 N CHERRY DR OSWEGO, IL 60543-	14560 TOWNHOUSE RD NEWARK, IL 60541-	Property Address
	, ESTATES OF MILLBROOK UNIT 2	WHITETAIL RIDGE	F			WHITETAIL RIDGE	FOX RIVER GARDENS	RICHARDS BLACKBERRY ESTATES	OWNERS 2ND SUB SEC 18-37-8		Subdivision
WARNER'S DECKING, INC.	WEST SUBURBAN DECKS., LLC	ALL PROPERTY SERVICES INC.				ACCULEVEL, INC.	SAME AS OWNER		LEADS CONSTRUCTION		Contractor Name

Permit Approval Date Report Kendall County

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2/19/2025	2/25/2025	1/3/2025	1/27/2025	1/9/2025	2/25/2025	Date	Issue
242025045 24 Solar	242025046 24 Solar	242025016 24 Solar	242025030 24 Solar	152025019 15 Electrical Upgrades	152025048 15 Electrical Upgrades	Permit Category	Permit ID
02-10-400-006 IBARRA JOSE ANTONIO	06-14-200-017 COUGAR TRUST	03-08-202-014 CLEMENTI JOHN P & KAREN K	03-08-276-004 LOVELACE PATRICK M	06-13-129-004 JOHNSON RYAN A & JESSICA L	02-22-126-004 LEIFHEIT ELMER B & NANCY	Owner Name	Parcel Number
8371 GALENA RD BRISTOL, IL 60512-	8493 OLD RIDGE RD PLAINFIELD, IL 60586-	5 WESTLEIGH CT MONTGOMERY, IL 60538-	4 FIELDPOINT RD MONTGOMERY, IL. 60538	33 VIKING BLVD PLAINFIELD, IL 60586-	26 LAKEVIEW DR YORKVILLE, IL 60560-	Property Address	
		BOULDER HILL UNIT 14	BOULDER HILL UNIT 17	EVERGREEN GROVE UNIT HI - LITE ELECTRIC INC 1		Subdivision	
ION DEVELOPER LLC	BRS FIELDS OPS LLC	INDEPENDENCE RENEWABLE ENERGY	SUNRUN INSTALLATION	T HI - LITE ELECTRIC INC.	TIMOTHY J MCHENRY	Contractor Name	

PHERBER

PLANNING BUILDING & ZONING RECEIPTS 2025

	BUILDING	ZONING	LAND-	OFFSITE	MONTHLY	TOTAL	MONTHLY	TOTAL
DATE	FEES	FEES	CASH	ROADWAY	FY 2025	FY 2025	FY 24	FY 24
December	\$8.244.00	\$0.00	\$3.163.48	\$1,000,00	\$12.407.48	12.407.48 \$12.407.48	\$10.759.44	\$10.759.44
January	\$9,122.50	\$425.00	\$8,141.06	\$2,000.00		9,688.56 \$32,096.04	\$6,128.44	\$16,887.88
February	\$7,170.00	\$0.00	\$8,434.67	\$2,000.00	\$17,604.67	7,604.67 \$49,700.71	\$12,449.55	\$29,337.43
March							\$15,542.46	\$44,879.89
April							\$36,410.16	\$81,290.05
May							\$13,067.18	\$94,357.23
June							\$27,571.20	\$121,928.43
July							\$33,948.83	\$155,877.26
August							\$31,821.36	\$187,698.62
September							\$27,597.57	\$215,296.19
October							\$42,701.26	\$257,997.45
November							\$46,441.83	\$304,439.28
YR END TOTAL	\$24,536.50	\$425.00	\$19,739.21	\$5.000.00	\$49.700.71			