

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
SPECIAL AGENDA

Monday, August 26, 2019 – 8:00 a.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from August 12, 2019 Meeting (Pages 3-15)

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 16-17)

PUBLIC COMMENT:

PETITION:

1. **19 – 29 – Richard Wagner on Behalf of State Bank of Illinois (Pages 18-27)**
Request: Revocation of Special Use Permit Granted by Ordinance 1996-13 for a Bed and Breakfast
PIN: 04-04-400-001
Location: 15426 A Millhurst Road, Fox Township
Purpose: Petitioner Does Not Want to Operate a Bed and Breakfast at the Subject Property; Property is Zoned A-1

NEW BUSINESS:

1. None

OLD BUSINESS:

1. Discussion of Hide-A-Way Lakes (Pages 28-49)
2. Update on 45 Cheyenne Court (Page 50)
3. Discussion of Planning, Building and Zoning Department Staffing-Committee Could Approve Part-Time Inspector Job Description
4. Zoning Ordinance Project Update
5. Discussion of Recreational and Medicinal Marijuana Zoning Regulations-Committee Could Initiate a Text Amendment to the Kendall County Zoning Ordinance on This Matter (Pages 51-114)

REVIEW VIOLATION REPORT (Pages 115-120):

1. Approval to Forward to the Kendall County State's Attorney's Office a Violation of Section 7.01 (Operating an Asphalt Business on A-1 Zoned Property) and Section 12.06.A.3 (Illegal Sign in the right-of-way) of the Kendall County Zoning Ordinance at 5408 Route 71 (Pages 121-131)

2. Approval to Forward to the Kendall County State's Attorney's Office a Violation of Section 11.05.A.1.b.ii of the Kendall County Zoning Ordinance (Prohibited Parking of a Trailer in the Front Yard Setback) at 18 Ridgefield Road (Pages 132-176)

REVIEW NON-VIOLATION COMPLAINT REPORT (Pages 177-178):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 179-195):

REVIEW REVENUE REPORT (Page 196):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 & 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of August 12, 2019 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 6:30 p.m. Chairman Prochaska led the attendees in the Pledge of Allegiance.

ROLL CALL

Committee Members Present: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Dan Kramer, Dorothy Flisk, and Katie Finlon

APPROVAL OF AGENDA

Member Flowers made a motion, seconded by Member Kellogg, to approve the agenda as presented. With a voice vote of five (5) ayes, the motion carried unanimously.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Gengler to approve the minutes of the July 30, 2019, special meeting. With a voice vote of five (5) ayes, the motion carried unanimously.

PUBLIC COMMENT

None

PETITIONS

18 – 24 – Dorothy Flisk on Behalf of Skyfall Equestrian, LLC

Mr. Asselmeier summarized the request.

Dorothy Flisk, on behalf of Skyfall Equestrian, LLC, is requesting a major amendment to their special use permit to increase the number of horses allowed to be boarded in the stable from twenty-four (24) to thirty-six (36). The Petitioner desires the amendment to respond to increased market demand for stabling services.

When the Petitioner originally applied for a major amendment to their special use permit, they did not provide information regarding a new building or a revised manure management plan reflecting the addition of twelve (12) horses. The matter was originally laid over at ZPAC until this information was provided.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

The Petitioner provided an EcoCat from 2005.

The Petitioner applied for an NRI in February 2019 and the LESA Score was 167 indicating a low

level of protection.

Revised information was sent to Little Rock Township Revised on February 21, 2019. No comments were received.

Revised information was sent to Bristol Township on February 21, 2019. No comments were received.

The City of Plano had no objections to the proposal.

Revised information was sent to the Bristol-Kendall Fire Protection District on February 21, 2019.

The Little Rock Fox Fire Protection District had no objections to the original proposal.

ZPAC recommended approval of the petition.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 27, 2019. Dan Huddleston expressed the Homeowners' Association concerns regarding increased traffic, light pollution, noise, and manure. Jean Cook, Arlene Vankamper, and Mary Kay Sergo board their horses at the stable and spoke about how well maintained the stable is and how it enhanced the area. Discussion occurred regarding planting arborvitaes as a buffer, but this did not seem to solve screening issues. By a vote of six (6) in favor and two (2) in opposition, the Kendall County Regional Planning Commission recommended approval with the conditions proposed by Staff.

The Kendall County Zoning Board of Appeals started a public hearing on this petition on August 27, 2018. The hearing was continued until April 29, 2019, July 1, 2019, and July 29, 2019. The minutes of the August 27th, April 29th, and July 1st hearings were provided. At the hearing on July 29th, Attorney Patrick Kinnally presented fourteen (14) requests from his client John Bryan. These were as follows:

1. Residential lots to remain residential with no ability for horse pasturing.
2. Two to Four (2-4) weeks Notice for outdoor events.
3. Change notice for "outdoor" events to "outside, not referring to roofs" events.
4. No tent erection at any event.
5. Parking for events to be restricted to one (1) side of the street to allow room for emergency vehicles.
6. Recommended that Skyfall obtain workers' compensation insurance as she has four (4) employees.
7. Increase additional insured insurance amount from One Million Dollars (\$1 Million) to Ten Million Dollars (\$10 Million).

8. HOA responsible for seventy-nine percent (79%) of road maintenance on the side streets; Dorothy responsible for twenty-one percent (21%).
9. Skyfall responsible for seventy-nine percent (79%) of road maintenance on the main road; HOA responsible for twenty-one percent (21%).
10. Skyfall responsible for one hundred percent (100%) of road maintenance for its property line.
11. Change the responsibility for the trail system to the HOA.
12. No trail system on the conservation area behind houses.
13. Keep Lot 1 pasture.
14. HOA to install requirement that anyone who sits on the Board must actually reside in the subdivision, not just be an owner.

The Petitioner's attorney responded that they agreed with requests 1-6 and 8-13. In request 7, the insurance amount could be increased to Three Million (\$3 Million). In request 14, the Petitioner's attorney held that the Petitioner could not bind the HOA to take a given action. Regarding request 2, the Petitioner's attorney said the notice will be served to the HOA and any lot owner that provided an email. Regarding request 5, they would like parking on the right side of the street. The special use permit would run with the property owner. Request 14 would not be included in the special use permit because the HOA is not a party of the special use permit.

Peter Lodestro testified against the proposal because of concerns regarding liability for increased traffic on the private streets of the subdivision and safety concerns.

William Barclay testified in favor of the proposal by stating that the facility is run great and the manure management plan is superb.

Chairman Mohr dissented on the findings of fact regarding the use being injurious to neighboring property owners and inconsistency with the Land Resource Management Plan. He felt that these types of uses (equestrian based residential developments) do not succeed and that Board would not approve this use if it was brand new.

The Zoning Board of Appeals recommended approval of the major amendment to the special use permit with the conditions proposed by Staff and the conditions agreed to between John Bryan and the Petitioner by a vote of five (5) in favor and one (1) in opposition. Chairman Mohr voted no. Member Cherry was absent.

The existing special use permit was established by Ordinance 2012-22. The restrictions placed on the special use permit were:

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #06-29 in its entirety and grants approval of a special use zoning permit to amend their existing special use permit **to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows**

boarder who do not live within the Subdivision subject to the following conditions (Emphasis Added):

- 1. A maximum of twenty-four (24) horses are allowed to be housed in the stable. (Emphasis Added)**
- 2. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.**
- 3. The facility shall be exclusively used by the owners, trainers, boarders and their guests. In keeping with the private and quiet nature intended for the residential community, activities at the facility should never be so large or noisy or late that it would be disruptive to residents of the Subdivision. If the facility hosts an outdoor event exceeding fifty (50) guests, the owner, shall provide each of the property owners and Homeowners Association with at least thirty (30) days notice of the event. The Owner shall host no more than two (2) such outdoor events a year. The Owner has no intention of hosting any activity with the general public that would intentionally invite so much traffic that parking would spill off the stable property on to the private residential streets. Events at the stable will be consistent with the image of a small private equestrian club.**
- 4. As a private equestrian facility, no school horses will be available for rent to the general public. Training is available to the owners, trainers, boarders and their guests, only.**
- 5. A maximum of two (2) adults and their immediate family can live in each of the two stable manager housing units inside the stable.**
- 6. Private Road Maintenance: The Owner will solely maintain that portion of the road that is on Lot 17, with that portion being shown on the Final Plat for Equestrian Estates at Legacy Farms Subdivision. The Homeowners Association or property owners will maintain the remaining roads within the Subdivision. The Owner will pay 29% of the cost of maintaining that portion of the roads running from Ashe Road to the turnabout, the turnabout road, and from the turnabout to that portion of the road that intersects with Lot 17. The Owner will notify all boarders that the residential roads are for private use only. With all things being equal with other service providers, including price and quality of service, the Homeowners Association and/or residents agrees to allow the Owner to provide landscaping and road maintenance services.**
- 7. Trails: The Homeowners Association or property owners will be responsible for maintaining any trails in Lot 18. The Owner will be responsible for 29% of the cost to maintain the trails in Lot 18 and the Homeowners Association or property owners will be responsible for 71% of the cost. With all things being equal with other service providers, including price and quality of service, the Homeowners Association or property owners agree to allow the Owner to provide trail improvement and maintenance services.**
- 8. Insurance: The Owner will maintain a comprehensive general liability policy in the minimum amount of \$1,000,000.00. The Homeowners Association and/or property owners will be named as an additional insured.**

9. Lighting: The outdoor arena shall not be lighted. The existing lighting on the south side of the stable will only be used before 8pm or in case of emergency.
10. Sale of the Stable: In the event the Owner lists the property for sale, the Owner shall notify the Homeowners Association and property owners of such listing within five (5) business days.
11. Stable Workers: All employees or independent contractors shall be retained by the Owner.
12. There shall be no signage on the property indicating the stable accepts commercial stabling of horses. The Owner may post upon Homeowners Association and/or property owners approval and/or request a small discreet sign on Lot 17, at the entrance to the facility.
13. No signs are permitted on the eastern portion of the outdoor riding arena.
14. Horse trailers: Horse trailers shall be parked west of the outdoor arena.
15. No rodeo, barrel racing or reining shows, but practicing such activities is a permitted use.

The Kendall County Planning, Building and Zoning Department has not received any complaints regarding the special use at the subject property.

The Kendall County Health Department received one (1) complaint since the issuance of the amended special use permit for manure related issues. The issue was unfounded.

The original ordinance granting the special use permit, Ordinance 2006-05, allowed thirty-six (36) horses to be stabled at the property.

Any new buildings would have to meet applicable building codes.

The property has indirect access to Ashe Road via private streets.

Pictures of the manure area were provided. The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week. The manure area is sealed and graded with four (4) concrete blocks across the back and is four (4) rows high and three (3) rows deep. The Petitioner plans to install an opaque fence around the manure area. The Petitioner has two (2) backup plans for handling manure. One (1) plan involves a truck transporting manure to a company in Wisconsin. The other plan involves working with a company that transforms manure into energy. Manure will be monitored daily and more pickups could occur if the manure pile gets too large. The revised manure management plan was provided. The Kendall County Health Department's approval of the manure management plan was provided.

No new lighting is planned.

No additional fencing or buffering is planned.

No changes in impervious surface are planned. The stormwater situation may have to be reexamined if the Petitioner constructs new building(s).

No changes in utilities, well, or septic system are planned. Any new utilities would have to secure applicable permits.

The 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 the manure management plan is implemented as proposed, the amendment to the special use will not be detrimental 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. Provided that the manure management plan is implemented as proposed and that the property owner follows the remaining restrictions in Ordinance 2012-22, the amendment will not be substantially injurious to the use and enjoyment of other property in the area nor will the amendment impair property values.

Chairman Mohr dissented with this finding.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Provided that the manure management plan is implemented as proposed, no concerns exist regarding drainage. The owner of the property will need to continue their required contributions to the Homeowners' Association as outlined in Ordinance 2012-22 to ensure that the subdivision roads remain in good repair.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The proposed special use permit and site plan conform to all other applicable regulations of the RPD-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 states the following regarding the Rural Estate Residential Area, "limited business use may also be appropriate for small offices or agricultural service enterprises" and "agricultural uses will continue to be a major use in Rural Estate areas" (Page 5-17). Accordingly, with proper restrictions, the proposed use is consistent with the purpose and objectives of the LRMP.

Chairman Mohr dissented with this finding.

Staff recommends approval of the requested amendment with the following conditions:

1. All of the conditions contained in Ordinance 2012-22, except conditions Number 1, Number 2, Number 3, Number 6, and Number 8 shall remain in effect. Conditions Numbers 1, 2, 3, 6, and 8 of Ordinance 2012-22 are hereby repealed.

2. The site shall be developed substantially in accordance with the attached site plan. Unless

otherwise shown on the attached site plan, the residential lots within the Subdivision shall remain residential with no ability for horse pasturing. Lot 1 can be used just for pasture. No trail system shall be placed on the conservation area behind houses.

3. The owner(s) of the property shall secure applicable building permits prior to the construction of any structures on the property.
4. A maximum of thirty-six (36) horses are allowed to be housed in the stable.
5. The manure shall be handled in substantially the manner stated in the manure management plan.
6. The facility shall be exclusively used by the owners, trainers, boarders, and their guests. In keeping with the private and quiet nature intended for the residential community, activities at the facility should never be so large or noisy or late that it would be disruptive to residents of the Subdivision. If the facility hosts an outside event exceeding fifty (50) guests, the owner shall provide each property owner that so requests and the Homeowners Association with at least two to four (2-4) weeks notice of the event. The Owner shall host no more than two (2) such outside events a year. The Owner has no intention of hosting any activity with the general public that would intentionally invite so much traffic that parking would spill off the stable property on to the private residential streets. Events at the stable will be consistent with the image of a small private equestrian club. No tent erection shall occur at any event.
7. Parking for events shall be restricted to the north and west side of the road within the boundaries of Lot 17 to allow room for emergency vehicles.
8. The owner of the special use allowed by this special use permit shall be responsible for twenty-one percent (21%) of the road maintenance for the side streets. The owner of the special use allowed by this special use permit shall be responsible for seventy-nine percent (79%) of the road maintenance of the main road. The owner of the special use allowed by this special use permit shall be responsible for one hundred percent (100%) of road maintenance on Lot 17.
9. The owner of the special use allowed by this special use permit will maintain a comprehensive general liability umbrella policy in the minimum amount of \$3 Million. The Homeowners' Association shall be named as an additional insured. The owner of the special use allowed by this special use permit shall obtain workers' compensation insurance.
10. The owners(s) of the facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
11. Failure to comply with one or more of the above conditions or restrictions contained in this ordinance and Ordinance 2012-22 could result in the amendment or revocation of the special use permit.
12. If one or more of the conditions contained in this ordinance and Ordinance 2012-22 is declared invalid by a court of competent jurisdiction, the remaining conditions of both ordinances shall remain valid.

The draft ordinance was provided.

Member Gilmour asked the Homeowners' Association. Dan Kramer, attorney for the Petitioner, responded that Chris Fowler represented the homeowners' association and the name of the subdivision was Legacy Estates.

Member Flowers asked why the Petitioner increased insurance only to Three Million Dollars (\$3 Million). Mr. Kramer stated that maximum available to Ms. Flisk was Three Million Dollars (\$3 Million); the Ten Million Dollar (\$10 Million Dollar) option was not available from Ms. Flisk's provider. Chairman Prochaska asked why the insurance increase was necessary. Mr. Kramer stated that the Homeowners' Association wanted the extra protection.

Mr. Kramer provided a history of why the development occurred and the impact of the economic downturn on the development. The bank that acquired that the property after it went into foreclosure requested the reduction of the number of horses allowed from the original thirty-six (36) to twenty-four (24).

Mr. Kramer explained the manure management plan and the impact of the expansion on traffic in subdivision.

Mr. Kramer stated that the Petitioner plans to build her house on Lot 1.

Chairman Prochaska asked why two (2) members of the Regional Planning Commission voted no. Mr. Asselmeier responded that concerns regarding the impact of increased horse urine and manure on the property and nearby creek were the reasons the two (2) members of the Regional Planning Commission opposed the proposal.

Chairman Prochaska asked if the representatives of the Homeowners' Association expressed concerns on their personal behalf or on behalf of the Homeowners' Association. Mr. Kramer responded that the Homeowners' Association has not formally objected to the proposal.

Member Kellogg asked about the private roads in the subdivision. Mr. Kramer explained why the roads were private.

Member Kellogg made a motion, seconded by Member Gilmour, to recommend approval of the amendment with conditions proposed by Staff agreed to by Mr. Bryan and the Petitioner.

With a voice vote of five (5) ayes, the motion carried unanimously.

The Petition will go to the County Board on August 27th.

19 – 25 – Dave Hamman on Behalf of KEKA Farms, LLC and Pulte Group

Mr. Asselmeier noted that the Kendall County Zoning Ordinance and the special use permit require renewal every two (2) years. A picture of the sign was provided to the Committee.

Chairman Prochaska suggested that the Committee look into changing the requirement that this special use permit not be required to renew every two (2) years.

Member Kellogg made a motion, seconded by Member Flowers, to recommend approval of the renewal of the special use permit with conditions proposed by Staff.

With a voice vote of five (5) ayes, the motion carried unanimously.

The Petition will go to the County Board on August 27th.

NEW BUSINESS

Request from Matthew Prombo for Permission to Construct a Single-Family Home at the Intersection of Route 71 and Sheridan Road (PIN: 07-07-100-015); Property is South of Sheridan Road and North of Route 71; Property is Zoned A-1

Dan Kramer, attorney for Matthew Prombo, described the subject property and the adjoining land uses. He discussed potential uses for the property and that one (1) single-family home was probably the best land use.

Mr. Asselmeier summarized the request.

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

Prior to 2014, the property was a part of the property across Route 71. The subject parcel was split from the larger parcel in 2014.

The property is less than forty (40) acres in size and the property has no housing allocations. Therefore, a building permit cannot be granted on the property without County action.

The property owner could ask for the property to be rezoned from A-1 to R-1. In order for this to occur, the County's Future Land Use Map in the Land Resource Management Plan would have to be amended. The Future Land Use Map calls for the property to be agricultural.

The issue with this option is that no other nearby properties are classified as residential on any applicable plans. The future land use maps for Kendall County, LaSalle County, and the Village of Newark call for the adjoining area to be agricultural. The six (6) houses in Kendall County and eight (8) houses in LaSalle County within one half (1/2) mile possess A-1 zoning.

Staff has concerns about the potential for spot zoning if this option is chosen. Without a change to the County's Future Land Use Map, Staff would recommend denial of the rezoning request because the request is inconsistent with the Land Resource Management Plan. Also, the Village of Newark could formally object to the rezoning.

The map amendment option was used in the two (2) most recent cases where this issue arose. However, in both of those cases, the Future Land Use Map called for those properties to be residential.

The Kendall County Zoning Ordinance outlines the following requirements to grant a building permit on A-1 zoned property with less than forty (40) acres:

Single Family Dwellings may be authorized under the following conditions:

- i. Each such dwelling shall be located on a zoning lot that meets the standards of single-family residential lots, one hundred and thirty thousand (130,000) sq. ft. minimum.
- ii. Septic suitability is approved by the Health Department.
- iii. It is the intent to limit such usage, and if, in the judgment of the County Board, contiguous parcels requesting approval hereunder represent an unwarranted expansion of this usage, then denial is warranted.
- iv. That application shall be made on forms provided by the Zoning Administrator and shall include specific written and graphic statements and illustrations establishing evidence that the site meets the standards as follows:
That the site for the proposed use must be incompatible with agricultural use that may be evidenced by establishment of one or more of the following criteria:
 - 1) Existing woodland coverage of a substantial portion of the site containing trees in excess of 6" in diameter measured at breast height;
 - 2) Soils which have a land evaluation ranking from the Kendall County Soil & Water Conservation District of seventy-five (75) or less;
 - 3) Excessive slopes;
 - 4) Other physical features which serve as barriers to farm operations such as streams, rock outcroppings and property configuration in relationship to wetlands, flood-prone areas or buildings.
- v. That such application shall be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the application to the Planning, Building and Zoning Committee of the County Board for recommendation prior to taking action.

It is the policy that allowance of dwellings under this section shall not change the general character of agricultural use in the surrounding area.

There does not appear to be any woodland coverage on the site meeting the requirements stated previously. The land evaluation score is 96 with a total LESA Score of 176. The executive summary of the NRI Report is attached. There are no excessive slopes. While Roods Creek flows through the property, there are no floodplains or wetlands on the property. Septic suitability is in unknown. If a house were placed on the property, access would be by Sheridan Road, per Fran Klaas.

Based on the above factors Staff does not believe the property qualifies for a conditional use permit.

To date, the property owner has not provided any information regarding a hardship. If the property owner applied for a variance, the neighbors would be notified of the hearing. Big Grove Township does not have a Planning Commission, so no formal objection could be filed.

The final option is to not allow the property owner to construct a house on the property.

Both the property owner and Staff request guidance as to how to proceed.

Member Flowers requested clarification on where a house would be placed on the subject

property in relation to the rights-of-way.

The consensus of the Committee was for the Petitioner to submit a site plan showing the location of the house and to grant an A-1 Conditional Use Permit. Mr. Kramer agreed to talk with Fran Klaas regarding potential right-of-way dedications.

Approval of an Intergovernmental Agreement between the Village of Millbrook and the County of Kendall to Administer the County's Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan and Stormwater Management within the Jurisdiction of the Village of Millbrook for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Millbrook to the County of Kendall

Mr. Asselmeier summarized the request.

The intergovernmental agreement between Kendall County and the Village of Millbrook expires in September. The Planning, Building and Zoning Department does not propose any changes to the body of the agreement.

A copy of the proposal was provided.

Member Gilmour made a motion, seconded by Member Flowers, to recommend approval of the agreement and that this item should be placed on the consent agenda.

With a voice vote of five (5) ayes, the motion carried unanimously.

The proposal will be forwarded to the Village of Millbrook.

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

The consensus of the Committee was to schedule a special meeting for August 26th at 8:00 a.m.

OLD BUSINESS

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

Mr. Asselmeier read County Administrator Koeppel's memo on the subject.

Committee members discussed the various cannabis related uses.

Member Gilmour favored having a distance requirement for cannabis uses away from churches, schools, and parks.

Medical marijuana uses are special uses in the M-1 and M-2 districts. The expiration date for these regulations will need to be changed at some point.

Committee members reviewed maps of properties zoned B-3, M-1, and M-2 in each township.

Chairman Prochaska favored cultivation centers to be in A-1, M-1, and M-2 districts as a special use.

The consensus of the Committee was to have Staff prepare maps showing distances from forest preserves, parks, churches, hospitals, and emergency rooms at five hundred foot (500'), one thousand foot (1,000') and one thousand five hundred foot (1,500') intervals.

The consensus of the Committee was that craft growers cannot sell cannabis onsite.

The consensus of the Committee was not to allow onsite consumption.

Discussion occurred regarding renewals. Discussion occurred about the liquor license fees. The Committee requested that the State's Attorney's Office provide an opinion on whether or not the County can charge different fees for different special use permits. The Committee requested the fee schedule for liquor licenses. The Committee also wanted to know if a limit existed in State law on fee schedule.

The consensus of the Committee was that a transporter could only transport cannabis.

Chairman Prochaska stated that the ordinance should not have an expiration date. He also felt the Committee should be the Petitioner. He also argued that cannabis related uses should be in stand-alone buildings. He favored that those business that sell to the public should have their own count room.

Discussion occurred regarding creating a separate zoning district for cannabis uses.

For the next meeting, Committee members were asked develop their ideas for zoning this use.

Discussion occurred regarding have medical marijuana zoning regulations the same as recreational marijuana.

Hide-A-Way Lakes-Committee Could Refer the Matter to the State's Attorney's Office for Enforcement, Committee Could Initiate Revocation of the Special Use Permit, Committee Could Initiate and Amendment to the Special Use Permit

Chairman Prochaska advised that the special use permit cannot be revoked or amended without permission of the property owner.

The Committee requested Staff to conduct a vigorous inspection of the property per the conditions of the special use permit. Staff is also to contact the Sheriff's Department regarding the log books. The creek crossing should also be inspected.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of five (5) ayes, the motion carried unanimously. Chairman Prochaska adjourned the meeting at 8:20 p.m.

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

Enc.

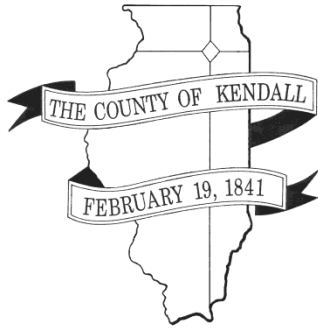
**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
AUGUST 12, 2019**

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)
Don Kramer	1107 A S. Bayview Yorkville, IL	cl.kramer@donkramer.com
Dorothy Flisby	do "	"
Don Kramer	Peoria 07-07-100-015	
Katie Finlon		

firmPrclClaim	Kendall County	Claims Listing				07/01/19	12:40:30 PM	Page 001
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount	
BUILDING AND ZONING								
1 191522	SOURCE ONE OFFICE PRODUCTS	536426	OFFICE SUPPLIES	07/01/19	01020026200	OFFICE SUPPLIES	130.12 130.12*	
2 220620	VERIZON	9832521528	CODE OFFICIAL - CELL	07/01/19	01020026207	CELLULAR PHONE	55.55 55.55*	
3 261005	RANDY ERICKSON	JUNE 2019	2019 JUNE PLUMBING I	07/01/19	01020026361	PLUMBING INSPECTIONS	700.00 700.00*	
4 091341	ILLINOIS EPA	ILR400261 (A)	ANNUAL NPDES FEE	07/01/19	01020026367	NPDES PERMIT FEE	1,000.00 1,000.00*	
5 110545	KENDALL COUNTY RECORDER	1008	MAY 2019	07/01/19	01020026370	RECORDING EXPENSE	212.00 212.00*	
Total BUILDING AND ZONING							2,097.67*	
GRAND TOTAL							2,097.67**	

frmPrctClaim	Kendall County	Supplemental Claims Listing			07/16/19	12:53:27 PM	Page 001
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 190816	SHAW MEDIA	061910101009	LEGAL PUBLICATIONS	07/16/19	01020026209	LEGAL PUBLICATIONS	288.30
							288.30*
2 110531	KENDALL CO HIGHWAY DEPT	JUNE 2019	JUNE 2019 - PBZ TRUC	07/16/19	01020026217	VEHICLE MAINT/REPAIRS	167.60
							167.60*
3 230933	WBK ENGINEERING, LLC	20347	REVIEW SERVICES 5/26	07/16/19	01020026363	CONSULTANTS	147.00
							147.00*
4 269072	JENNIFER WIRTH	03-2019-079	REFUND FOR BP# 03-02	07/16/19	01020026385	REFUNDS	260.48
							260.48*
ENGINEERING/CONSULTING ESCROW ACCT							863.38*
Total BUILDING AND ZONING							
5 230933	WBK ENGINEERING, LLC	20348	FOX METRO EXPANSION	07/16/19	59020000046	FOX METRO WATER REC DIST	1,419.52
							1,419.52*
6 230933	WBK ENGINEERING, LLC	20357	FOX METRO O&M BUILDI	07/16/19	59020000065	FOX METRO O&M BUILDING	429.00
							429.00*
7 230933	WBK ENGINEERING, LLC	20358	84 WOODLANDS	07/16/19	59020000067	MORENO PROPERTY SP 18-06	538.50
							538.50*
8 230933	WBK ENGINEERING, LLC	20368	LOTS 1-5 LIGHT RD IN	07/16/19	59020000068	LIGHT RD INDUSTRIAL PARK	172.00
							172.00*
9 230933	WBK ENGINEERING, LLC	20367	19-05 SCHLAPP RD. BA	07/16/19	59020000069	SCHLAPP RD BANQUET CENTER	388.00
							388.00*
10 230933	WBK ENGINEERING, LLC	20369	ENBRIDGE EFRD - CHIC	07/16/19	59020000070	ENBRIDGE ENERGY PROJECT C	485.00
							485.00*
11 230933	WBK ENGINEERING, LLC	20356	ENBRIDGE EFRD - MILL	07/16/19	59020000071	ENBRIDGE ENERGY PROJECT M	795.98
							795.98*
Total ENGINEERING/CONSULTING ESCROW							4,228.00*
GRAND TOTAL							5,091.38**



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-29**15426 A Millhurst Road, Plano
Revocation of Special Use Permit for
a Bed and Breakfast****INTRODUCTION AND BACKGROUND**

On August 20, 1996, the Kendall County Board granted a special use permit for a bed and breakfast at 15426 A Millhurst Road, Plano. Ordinance 1996-13, which granted the special use permit, is included as Attachment 1.

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

On August 8, 2019, Mr. Wagner submitted a request for the revocation of the special use permit for a bed and breakfast at this location. A copy of the revocation ordinance is attached to this memo as Attachment 2

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

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

1. Ordinance 1996-13
2. Draft Revocation Ordinance

04-04-400-001

State of Illinois
County of Kendall

Zoning File
9614

Ordinance 96 -13

**GRANTING SPECIAL USE ZONING PERMIT
KOEHLER BED AND BREAKFAST
15426 Millhurst Road**

WHEREAS, Kenneth and Arlene Koehler as owners of property at 15426 Millhurst Road in Section 4 of Fox Township have filed an application and all required documentation with Kendall County requesting a special use permit for a bed and breakfast establishment, and

WHEREAS, said property consists of one parcel totaling 15.5 acres which is described on the attached Exhibit A: Legal Description and is zoned A-1 Agricultural District, and

WHEREAS, said property contains facilities some of which are shown on the attached Exhibit B: Zoning Sketch including a 3-story building formerly used as a mill and other uses and is now intended to be used for the bed and breakfast establishment, a 1-story house occupied by the owners, and a gravel parking lot, and

WHEREAS, all administrative procedures required by the Kendall County Zoning Ordinance were followed including review by Fox Township and the Regional Planning Commission, notice for public hearing, findings of fact and recommendation by the Zoning Board of Appeals, and

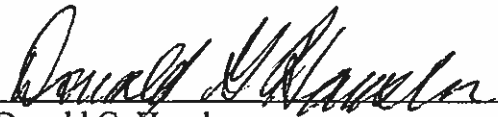
WHEREAS, the Kendall County Board finds that said request complies with the provisions of the Kendall County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a bed and breakfast establishment on the property at 15426 Millhurst Road in substantial conformance with the provisions of the Kendall County Zoning Ordinance and with Exhibit B: Zoning Sketch and with the following conditions.


1. A maximum of 6 guest rooms may be allowed.
2. A maximum of 32 square feet per sign face may be allowed for one free standing advertising sign with external illumination.
3. A maximum of 14 days per calendar year may be allowed for guest stays.
4. The owner shall dedicate land for public roadway right-of-way for Millhurst Road in substantial conformance with the attached Exhibit C: Legal Description for Road Dedication
5. The owner shall not interfere with any township roadway rights at the location of the gravel lane as depicted on the Sidwell plat maps of Kendall County.

Failure by the owner to comply with the terms of this ordinance may be cited by the Kendall County Board as a basis for amending or revoking this ordinance.

IN WITNESS OF, this ordinance has been enacted on _____, 1996.



Donald G. Hausler
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

scm

LEGAL DESCRIPTION:

The following is the legal description of the entire parcel of real estate of which the Bed and Breakfast facility will constitute approximately two (2) acres, including parking facilities:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at a point on the North line of said Southeast Quarter 363.0 feet Easterly of the Northwest corner of said Southeast Quarter; thence South $88^{\circ} 56' 13''$ East along said North line 956.30 feet; thence South $00^{\circ} 07' 48''$ West 240.14 feet to a Northeasterly line of a tract depicted in a plat of survey by Charles D. Mitchell, Illinois Registered Land Surveyor No. 1495, dated April 9, 1959; thence North $52^{\circ} 30' 41''$ West along said Northeasterly line of said tract 86.54 feet; thence South $29^{\circ} 46' 19''$ West along a Northwesterly line of said tract 251.80 feet; thence South $58^{\circ} 17' 19''$ West along a Northwesterly line of said tract 76.0 feet; thence South $36^{\circ} 56' 19''$ West along a Northwesterly line of said tract 228.40 feet; thence South $01^{\circ} 44' 19''$ West along a Westerly line of said tract 55.99 feet to the Northwesterly bank of the Fox River; thence Southwesterly along said Northwesterly bank to a line drawn parallel with the North-South center line of said Section 4 from the point of beginning; thence North $00^{\circ} 04' 09''$ East along said parallel line 1225.61 feet to the point of beginning in Fox Township, Kendall County, Illinois.

DWX19:A:\KOEH

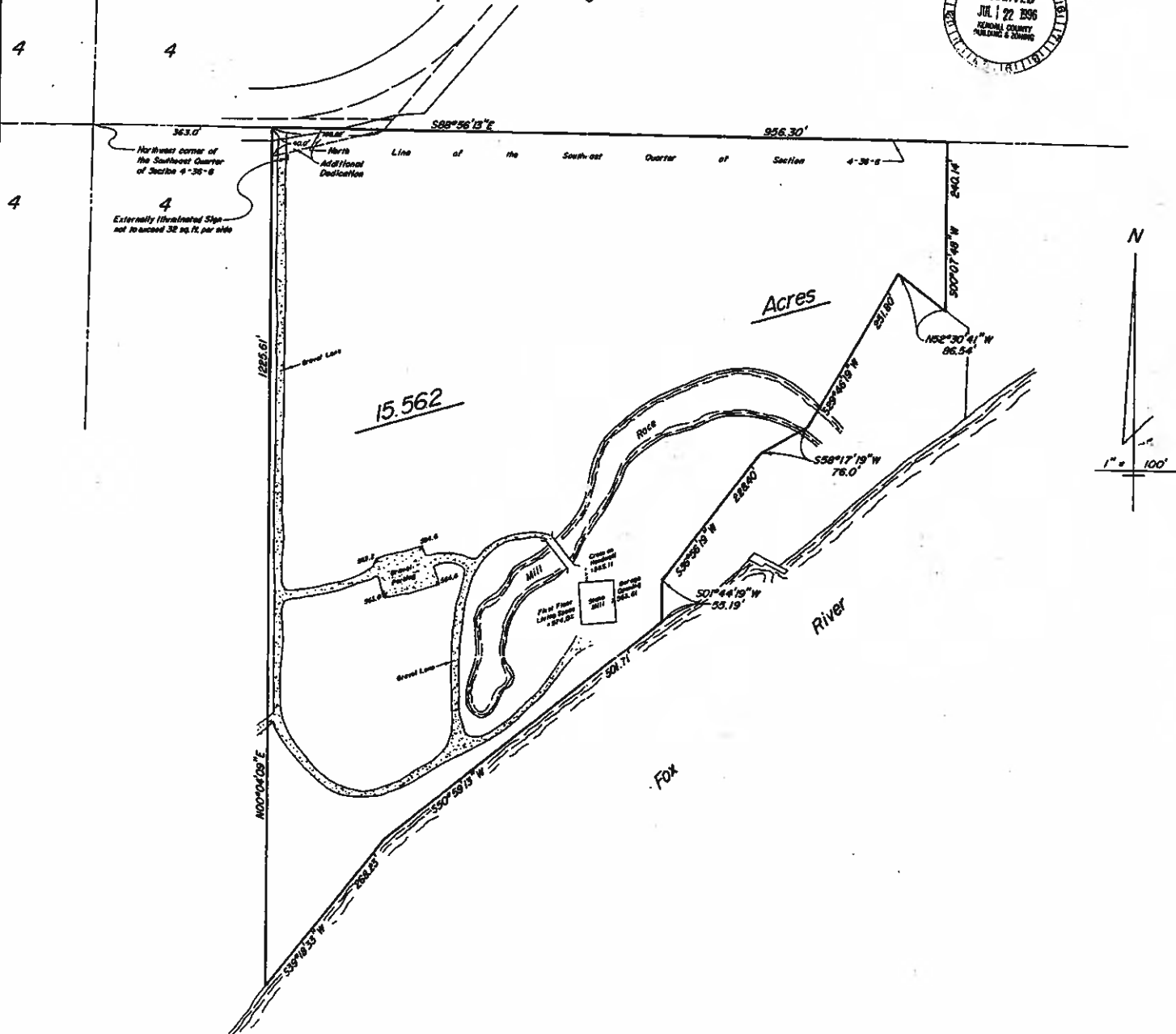
KOENLER
BED AND BREAKFAST
SPECIAL USE
EXHIBIT (A)
ORDINANCE 96-
DATE _____
SCM

Zoning Sketch of
Attachment 1, Page 4
Part of the East Half of Section 4-36-6
Fox Township Kendall County Illinois

JUL 1 1996

#9614

Special Use Zoning - Bed and Breakfast



KOENLER
BED AND BREAKFAST
SPECIAL USE
EXHIBIT (B)
ADMINISTRATIVE 96-
DATE
SCM

Prepared By:
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
(708)553-0050
April 23, 1996

Prepared For:
Kenneth & Arlene Koehler
15426 Millhurst Road
Plano, Illinois 60545

Attachment 1 Page 5
JAMES M. OLSON ASSOCIATES, LTD.
Illinois Professional Land Surveyors
107 West Madison Street
Yorkville, Illinois 60560
(708)553-0050
Fax: 553-0964




July 9, 1996

Legal Description for Koehler #6113

Road Dedication

That part of the Southeast Quarter of Section 4, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at a point on the North Line of said Southeast Quarter 363.0 feet easterly of the Northwest Corner of said Southeast Quarter; thence South 88°56'13" East along said North line 162.52 feet; thence South 77°25'26" West, 169.61 feet to a line drawn parallel with the North-South center line of said Section 4, from the point of beginning; thence North 00°04'09" East along said parallel line 40.0 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 0.076 acres.

KOENLER
BED AND BREAKFAST
SPECIAL USE
EXHIBIT
ORDINANCE 96-
DATE _____
SCM

State of Illinois
County of Kendall

Zoning Petition
#19-29

ORDINANCE NUMBER 2019-_____

**REVOKING A SPECIAL USE PERMIT FOR A BED AND BREAKFAST GRANTED BY
ORDINANCE 1996-13 AT 15426 A MILLHURST ROAD (PIN: 04-04-400-001)
IN FOX TOWNSHIP**

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

WHEREAS, Section 13.08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 15.5 acres more or less and is identified by Parcel Identification Number 04-04-400-001 in Fox Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, Kenneth and Arlene Koehler petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for the operation of a bed and breakfast on the subject property in 1996; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 1996-13 at the subject property on August 20, 1996 for the operation of a commercial or private dog kennel; and

WHEREAS, Old Second National Bank acquired the subject property from Kenneth and Arlene Koehler on or about May 1, 2003; and

WHEREAS, State Bank of Illinois acquired the subject property from Old Second National Bank on or about June 1, 2013; and

WHEREAS, Richard Wagner is authorized to represent State Bank of Illinois and shall hereinafter be referred to as “The Petitioner”; and

WHEREAS, The Petitioner, no longer desire the special use permit and has stated in a letter as provided in Exhibit B attached hereto that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

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

1. The Kendall County Board hereby revokes the special use permit for a bed and breakfast granted by Ordinance 1996-13.

State of Illinois
County of Kendall

Zoning Petition
#19-29

2. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect the revocation of the special use permit granted by Ordinance 1996-13.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this XXth day of September, 2019.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

LEGAL DESCRIPTION:

The following is the legal description of the entire parcel of real estate of which the Bed and Breakfast facility will constitute approximately two (2) acres, including parking facilities:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at a point on the North line of said Southeast Quarter 363.0 feet Easterly of the Northwest corner of said Southeast Quarter; thence South $88^{\circ} 56' 13''$ East along said North line 956.30 feet; thence South $00^{\circ} 07' 48''$ West 240.14 feet to a Northeasterly line of a tract depicted in a plat of survey by Charles D. Mitchell, Illinois Registered Land Surveyor No. 1495, dated April 9, 1959; thence North $52^{\circ} 30' 41''$ West along said Northeasterly line of said tract 86.54 feet; thence South $29^{\circ} 46' 19''$ West along a Northwesterly line of said tract 251.80 feet; thence South $58^{\circ} 17' 19''$ West along a Northwesterly line of said tract 76.0 feet; thence South $36^{\circ} 56' 19''$ West along a Northwesterly line of said tract 228.40 feet; thence South $01^{\circ} 44' 19''$ West along a Westerly line of said tract 55.99 feet to the Northwesterly bank of the Fox River; thence Southwesterly along said Northwesterly bank to a line drawn parallel with the North-South center line of said Section 4 from the point of beginning; thence North $00^{\circ} 04' 09''$ East along said parallel line 1225.61 feet to the point of beginning in Fox Township, Kendall County, Illinois.

August 6,
~~July 10,~~ 2019

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

We Richard Wagner am the owner at 15426 Millhurst Road
(First & Last Name) (Address of property)

On August 20, 1996, the property was granted a special use (Ordinance 1996-13). The special use granted in 1996 was granted for the operation of a bed and breakfast.

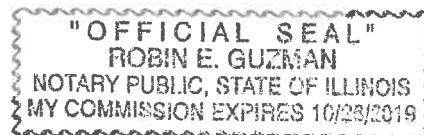
Pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, we hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.

Richard Wagner
(Signature)

August 6, 2019
(Date)

Richard Wagner
(Printed Name)

Attest: Robin E. Guzman
Notary Public



ORDINANCE
AMENDING KENDALL COUNTY ZONING ORDINANCE
AS AMENDED
71-19

A1-SU

Amended by
Ord 84-01

WHEREAS, Marion P. McCully and Judd McCully, Alice P. Gossard, Donald I. Gossard, Mildred P. Costello, Thomas E. Costello; Ruth Pierce Costello, William D. Costello; Andrew Pierce, Jr., Carol M. Pierce; and Rollin R. English; did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960, and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 2nd day of November, A.D. 1971 on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the Board of Supervisors of Kendall County, Illinois that the petition be granted and the zoning maps and ordinance be amended in the manner required by law; and

WHEREAS, Supervisor Myron Wormley, did move that the findings of the Zoning Board of Appeals be accepted and that the property described in said petition be granted a change in classification from "M-1" and "R-2" to "Special Use" for profit under Agriculture and upon second by Ernest Zeiter roll call was taken as follows:

The following voted Aye: Charles Sleezer, Ernest Zeiter, Charles Whitfield, John Stewart, Robert Hacker, Keith Nichols, Harold Christian, Myron Wormley, Russell Naden.

The following voted Naye: Howard Shoger; James Mann.

Board →

June 12th → Report
Mgtt Committee Board →

accept Lead

190

Bad Legal

03-41-401.002
which is part of
83-24 A1-SU
4
84-01 A1-SU

(strip)
03-42-226-009
(Kendall County)

pt 03-42-226-008

03-41-276-001
which is part of
83-24 A1-SU

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Kendall County, Illinois that the following described property be and it is hereby rezoned from "M-1" and "R-2" to "Special Use" for profit under Agriculture and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

PARCEL I

That part of the Southwest Quarter of Section 26 and part of Section 27, part of the Northeast quarter of Section 34 and part of Northwest quarter of Section 35, all in Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Section 34; thence South along the Section line 5.12 chains to the Westerly line of the right of way of Ottawa Oswego and Fox River Valley Railroad for the point of beginning; thence Southwesterly along said right of way line 6.18 chains; thence North 58° 30' West along the Northerly line of premises conveyed to John D. Engelbrecht and wife by deed recorded in book 66, Page 119 a distance of 1109 feet; thence North 2° 19' East 419.4 feet; thence South 75° 14' West 613.7 feet to the Northeasterly bank of the Fox River; thence generally Northerly along the bank of Fox River to a point in a line drawn parallel with and 13 chains West of the East line of Section 27; thence South along said parallel line to a point in the South line of the Northeastquarter of the Southeast quarter of said Section 27; thence East along said South line to the East line of Section 27; thence South along the Section line 4.81 chains; thence East parallel with the North line of the Southwest quarter of the Southwest quarter of Section 26 aforesaid, 12.51 chains to the West line of the right of way of the Ottawa Oswego and Fox River Valley Railroad;

thence Southwesterly along the said right of way line to the point of beginning (except that part of the Northeast quarter of Section 27, described as follows: Commencing at a point 385 feet West and 227.41 feet North of the Northeast corner of the Southeast quarter of said Section; thence North 289.37 feet to a point on the Southeast bank of the Fox River; thence South 81° West along said bank 431.32 feet; thence South 221.89 feet; thence East 426 feet to the point of beginning,) In the Township of Oswego, Kendall County, Illinois;

PARCEL II

That part of the Southwest quarter of the Southwest quarter of Section 26, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said Southwest quarter of the Southwest quarter; thence East along the North line of said quarter 280 feet 3.36 inches; thence South parallel with the West line of said quarter 317.47 feet; thence Northwesterly to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

PARCEL III

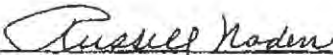
That part of the Northeast quarter of Section 27, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast quarter; thence West along the South line of said Northeast quarter 858 feet; thence North parallel with the East line of said Northeast quarter 227.41 feet for the point of beginning; thence continuing North parallel with said East line 289.37 feet to the bank of Fox River; thence South 81° West along said bank 431.32 feet; thence South 221.89 feet; thence East 426 feet to the point of beginning in the Township of Oswego, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above "Special Use" classification shall be expressly made subject to the following conditions:

1. That the foregoing "Special Use" shall be subject to further review of the Zoning Board of Appeals and the Board of Supervisors upon notice directed to the owners of the premises herein described and a proper publication as required by law not less than fifteen days prior to date of hearing.
2. Board of Supervisors agreed to grant "Special Use Permit" for recreation area for profit with satisfactory ingress and egress of a 70 foot entrance over the Wayne Morganegg property.

PASSED:

this 9th day of November, 1971



Chairman, Board of Supervisors,
Kendall County, Illinois

ATTEST:



County Clerk

HIDE-A-WAY LAKES CAMPGROUND

8006

4-2-81

I INTRODUCTION

- A. An amendment to the County Ordinance No. 71-19 originally approved on 11/9/71.

In order to promote the public health, safety, comfort and general welfare of those mostly affected by the Hide-A-Way Campground and the people of Kendall County, the following rules and regulations are made a part of the ordinance granting the special use for the campground. Any changes or amendments will be by a public hearing before the Zoning Board of Appeals and approved by the County Board.

B. Definitions

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

Recreational Vehicle (R.V.) - A portable structure designed as a temporary dwelling for travel, recreation or vacation uses, and to be used without a permanent foundation.

Lot - A parcel of land designated on the official plot plan for the placement of a single R.V. or tent and the exclusive use of its occupants or for the use of 4 picnickers or less.

Fully Improved Lot shall mean with individual sewer, water and electric.

Partially Improved Lot shall mean individual water and electric.

Unimproved Lot shall mean no dedicated individual service. These are designated in a larger area outlined on the official map with the maximum number of lots shown within the bounded area.

Hide-A-Way Lakes Campground and owners (H.L.C.).

Picnickers - Any person or persons using the park for recreational purposes on a daily basis.

II GENERAL REQUIREMENTS

- A. The H.L.C. manager and his family shall be permitted to occupy the single family dwelling and be registered as a resident of H.L.C. on a year round basis. They shall be considered exempt from any rules and regulations that are applicable to campers.

- B. H.L.C. manager shall maintain a register containing the names, make of car and license plate number of all campers and picnickers. Such register shall be available to any authorized person inspecting H.L.C.

- C. No R.V. shall be used as a permanent place of abode, dwelling or business for indefinite periods of time. Continuous occupancy extending beyond four months in any twelve month period shall be presumed to be permanent occupancy.

Hide-A-Way Lakes

- None* X D. Any action toward removal of wheels of a R.V. except for temporary purposes of repair or to attach the trailer to the lot for stabilizing purposes is hereby prohibited.

- E. H.L.C. shall enforce their own rules and regulations and observe a quiet time from 11:00 p.m. to 7:00 a.m. At no time shall loud noises or music exceed the State E.P.A. rules and regulations.

- Does the notice signs* F. Owner shall adopt and enforce regulations prohibiting camper's and pic-nicker's pets from running at large committing a nuisance or otherwise disturb other campers or residents in Kendall County. *copy of rules + regulations for campground.* *Reserv*

III FLOOD PLAIN - FOX RIVER AND MORGAN CREEK

The official plot plan shall delineate the flood plain boundaries as designated by Federal and State agencies.

- A. Creek crossing shall be designed and maintained as to not impede the flow of storm water that would cause property damage to R.V.'s or adjoining property owners.
- B. It shall be the responsibility of the owner of H.L.C. to obtain permission, prior to registration, from any owner of a R.V. or other camping equipment to relocate said R.V. or equipment when the owner of H.L.C. has determined a possible flood may cause damage to the R.V. or other camping equipment.

IV PARK SIZE AND CAMPSITES

The January 1981 Kendall County Assessment map shows the gross acreage of H.L.C. to be 150.61. The special use is hereby granted to H.L.C. exclusively, any deletions of any property from H.L.C. shall be considered a reduction in the boundary of the special use and said use shall not be extended or transferred to any other owner(s) than H.L.C. or their heirs or assigns.

- X A. The total number of lots is limited to no more than 1,150 and shall be distributed as follows:

- A 500 fully improved (sewer, water and electric)
- B 400 partially improved (water and electric)
- C 250 unimproved

These lots may be eventually automatically upgraded to fully improved lots following that evidence has been shown to the County Board Committee the existing 500 fully improved lots have been brought into compliance with County, State and Federal sewage disposal and water regulations.

- ask hls* X B. A minimum 50 foot setback shall be maintained from the property line abutting a residentially used property not including the boundary of the Fox River. It shall be the responsibility of H.L.C. to provide, as needed, as much screening or fencing necessary to discourage trespassing by campers and visitors on said property line abutting a residentially used property.

- ask hls* X C. Adequate screening and buffering as determined by mutual agreement between H.L.C. and the County Board Committee shall be provided on the Fox River to reduce the view of the R.V. from the residential properties on the opposite bank of the Fox River.

Hide-A-Way Lakes

- X D. The owner shall provide as part of the special use a current map showing the locations of the fully improved and partially improved lots. Areas, also, shall be shown indicating boundaries and density used for other camping facilities. *anytime* *ask*

V ACCESSORY USES AND UTILITIES

- A. The H.L.C. may provide a store, game room and open pavillion for the use of campers and picnickers only.

- none* X B. Individual camper telephone or mail service shall be prohibited. *Mail Box* *ask*

- C. One storage building not to exceed 8' X 10' shall be permitted on a lot except for existing storage units prior to April 14, 1981. The building shall not be permanently attached to the ground.

VI OTHER GOVERNMENTAL AGENCIES

- A. Units of Federal, State and local governments having rules, regulations and restrictions shall be in full force. Failure on H.L.C. to abide by their regulations will constitute a violation of the special use.

All ordinances applicable -

- broken vehicles

- Junk & debris

Vendor for Food Service.

KENDALL COUNTY
RECREATIONAL VEHICLE PARK
AND CAMPGROUND REGULATIONS

1.00 PURPOSE

This ordinance is designed to:

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

2.00 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

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

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

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

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

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

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

3.00 CRITERIA TO BE USED IN EVALUATING RECREATIONAL VEHICLE PARKS

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

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

4.00 PENALTIES

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

5.00 INSPECTION OF RECREATIONAL VEHICLE PARK OR CAMPGROUND

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

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

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

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

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

6.00 DEFINITIONS

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

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

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

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

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

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

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

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

Kendall County Recreational Vehicle Park and Campground Regulations

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

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

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

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


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

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

PASSED THIS 14th day of
June, 1983.

ATTEST:


Jean P. Brady, Clerk


Frank Coffman, Chairman
Kendall County Board

Pt 02-27.

03-41-401-002 ✓

03-40-300-015

ORDINANCE 84-1

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Hide-A-Way Lakes Campground did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 16th day of November, 1983, A.D., on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property has an existing A1SU, Agriculture Special Use for a campground, and is hereby granted an expansion of said special use for a recreational facility and swimming pool:

PARCEL 1: That part of the Southwest Quarter of Section 26 and part of Section 27, part of the Northeast quarter of Section 34 and part of Northwest quarter of Section 35, all in Township 37 North, Range 7 East of the Third Principal Meridian, described as follows:

Commencing at the Northeast corner of Section 34; thence South along the section line 5.12 chains to the Westerly line of the right of way of Ottawa Osvego and Fox River Valley Railroad for the point of beginning; thence Southwesterly along said right of way line 6.18 chains; thence North 58°30' West along the Northerly line of premises conveyed to John D. Engelbrecht and wife by deed recorded in Book 66, Page 119 a distance of 1109 feet; thence North 2°19' East 419.4'; thence South 75°14' West 613.7' to the Northeastly bank of the Fox River; thence generally Northerly along the bank of Fox River to a point in a line drawn parallel with and 13 chains West of the East in the South line of the Northeast quarter of the Southeast quarter of said Section 27; thence East along said South line to the East line of Section 27; thence South along the Section line 4.81 chains;

thence East parallel with the North line of the Southwest quarter of the Southwest quarter of Section 26 aforesaid, 12.51 chains to the West line of the right of way of the Ottawa Oswego and Fox River Valley railroad; thence Southwesterly along the said right of way line to the point beginning (except that part of the Northeast quarter of Section 27) described as follows:

Commencing at a point 385 feet West and 227.41 feet North of the Northeast corner of the Southeast quarter of said Section; thence North 289.37 feet to a point on the Southeast bank of the Fox River; thence South 81° West along said bank 431.32 feet; thence South 221.89 feet; thence East 426 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois;

PARCEL II: That part of the Southwest quarter of the Southwest quarter of Section 26, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said Southwest quarter of the Southwest quarter; thence East along the North line of said quarter quarter 280 feet 3.36 inches; thence South parallel with the West line of said quarter quarter 317.46 feet; thence Northwesterly to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

PARCEL III: That part of the Northeast quarter of Section 27, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast quarter; thence West along the South line of said Northeast quarter 858 feet; thence North parallel with the East line of said Northeast quarter 227.41 feet for the point of beginning; thence continuing North parallel with said East line 289.37 feet to the bank of Fox River; thence South 81° West along said bank 431.32 feet; thence South 221.89 feet; thence East 426 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

Conditions to Hide-A-Way Lakes Expansion

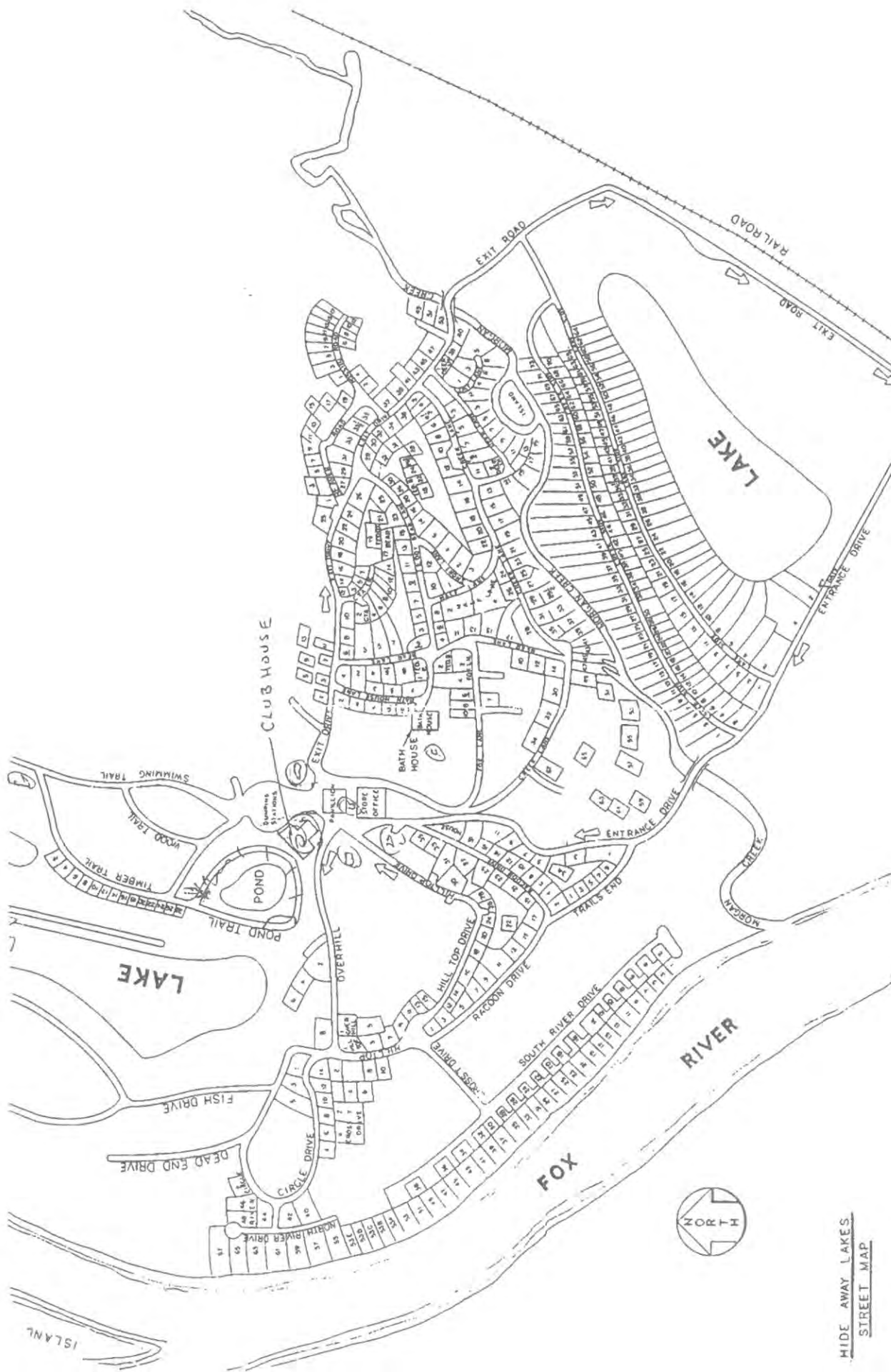
1. Complete by May 1984, the planting of 100 upright Juniper trees between the RV's and the Fox River for all lots along the River bank. The trees at planting time will be 6 to 7 feet in height and shall be

- planted in accordance to the site plan marked as CB Exhibit 1.
2. Start in March 1984, to work on Club House project provided documentation be received, the tree plantings been committed.
 3. Complete by October 1984, all septic system updates according to States standards. Such approval of system update shall be received before an occupancy permit is issued on Club House.
 4. The Club House Rules are as follows:
 - a. The Club House will be mainly for the use of adults. Children and teenagers will be allowed to use it only for controlled activities with adults present to supervise such activities.
 - b. The Club House will be for the use of seasonal and membership campers. Daily campers may use it only when some special planned activity is scheduled, in which they may be included. The daily campers may be charged extra for the activity.
 - c. The Club House will not be available to the general non-camping public - its use will be limited to the campers camping at Hide-A-Way Lakes.

PASSED THIS 10TH day of January, 1984.


Chairman, County Board of
Kendall County, Illinois

ATTEST: 
County Clerk



HIDE AWAY LAKES
STREET MAP

IN THE CIRCUIT COURT OF THE TWENTY-THIRD JUDICIAL CIRCUIT
KENDALL COUNTY, ILLINOIS

OSWEGO FIRE PROTECTION DISTRICT,
A municipal corporation,

Plaintiff,

v.

HIDE-A-WAY LAKES, INC.,
An Illinois Corporation,

Defendant.

Case No. 2019CH000163

FILED IN OPEN COURT

AUG 08 2019

ROBYN INGEMUNSON
CIRCUIT CLERK KENDALL CO.

AGREED ORDER

This Matter coming before the Court for the entry of an Agreed Order, both parties having been represented by counsel of their own choosing in the negotiation and preparation of this Agreed Order; and both parties having entered into this Agreed Order as their own free and voluntary acts; and the Court being fully advised in the Premises; IT IS HEREBY AGREED AND ORDERED AS FOLLOWS:

1. To comply with the Sections of the Fire Prevention Code ("Code") noted below, Defendant, Hide-A-Way Lakes, Inc. ("Defendant"), agrees to take the following actions at the camp ground known as "Hide-A-Way Lakes," located at 8045 Van Emmon Road, Yorkville, IL 60560 ("camp ground"):

A. Regarding Section 304.1 of the Code, concerning the existence of combustible waste material creating a fire hazard, such as abandoned RVs, campers, equipment and vehicles, Defendant agrees to remove such combustible waste material from the camp ground common areas. The Parties agree that Defendant may keep said combustible waste material in designated, secured storage areas within the camp ground;

B. Regarding Section 503.1.2 of the Code, which requires the camp ground to maintain more than one fire apparatus access road based on potential for impairment of a single road and to comply with Section 503.2.6 of the Code, concerning the requirements of AASHTD HB-17 (American Association of State Highway Transportation Officials – Highway Bridges), which mandates that bridges and/or elevated surfaces be designed for a live load sufficient to carry the imposed loads of fire apparatus, Defendant agrees to retain a structural engineer to inspect, report and certify that the bridge located on Entrance Drive of the camp ground can carry the imposed loads of the fire apparatus, up to fifty thousand pounds (50,000lbs), of the Plaintiff, Oswego Fire Protection District ("District")

C. To comply with Section 503.2.1 of the Code, requiring that fire apparatus access roads shall be maintained with an unobstructed width of not less than 20' and vertical clearance of not less than 13'6," to comply with Section 503.2.2 of the Code, providing the District with the authority to require modifications to access widths where inadequate for fire or rescue operations or to meet public safety objectives, and to comply with Section 503.4 of the Code, mandating that fire apparatus access roads shall not be obstructed, Defendant agrees to trim such trees, bushes and shrubs and/or remove all obstructions surrounding all access roads to ensure that the District's fire apparatus are not obstructed by such trees, bushes, shrubs and obstructions when attempting to traverse such access roads. The Parties agree that trees, bushes, and shrubs causing short-distance obstructions need not be trimmed. The unobstructed

width of 20' may temporarily diminish to no less than 12' as long as the length of that obstruction does not exceed 20' on the access roads (where any diminishments within a 25' length shall be considered as one) and 30' on the bridges;

D. To comply with Section 503.2.3 of the Code, requiring that fire apparatus access roads shall be designed/maintained to support imposed loads of fire apparatus and surfaced to provide all-weather driving capabilities, Defendant agrees to repair all such access roads and surface all such access roads to ensure all-weather driving capabilities of the District's fire apparatus and vehicles; and

E. To comply with Section 505.1 of the Code, concerning approved address identification in approved locations to facilitate emergency responses, Defendant agrees to mark all access roads to clearly delineate which access roads are intended for "over the road vehicle traffic" and which such roads are not intended for over the road vehicle traffic. Such roads marked for over the road vehicle traffic shall be maintained such that emergency vehicle traffic can navigate such access roads. Additionally, Defendant agrees to mark such access roads in a conspicuous manner so as to ensure such markings and/or signage remain legible at all times of the day and night;

2. Defendant agrees to initiate action to comply with the Sections of the Code noted in Paragraph 1, subparagraphs A through E, above, by July 31, 2019;

3. Defendant agrees that it's responsibility to maintain compliance with the Code is ongoing and that this Agreed Order memorializes an agreement of Defendant's continuing obligation to comply with the Code;

4. Defendant further agrees to make the camp ground available for inspection by the District at days and times specified by the District;

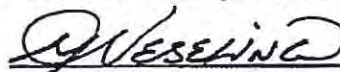
5. Defendant's failure to maintain compliance with this Agreed Order shall allow for the District to petition the Court for all available legal and equitable remedies to enforce compliance herewith; and

6. This case is continued for status of compliance with this Agreed Order to December ¹²~~11~~, 2019 at 9 AM in Room 113 of the Kendall County Courthouse.


7. Strike CMC date of 8/12/19.

Agreed and accepted:

Plaintiff, Oswego Fire Protection District

 8/2/2019
By: Mike Veseling Date
Its: Fire Chief

Defendant, Hide-A-Way Lakes, Inc.

 8/4/2019
By: Thomas Tanner Date
Its: President

Stephen L. Krentz

Dated: 8/8/19

Entered: _____
Presiding Judge

This Order Prepared By:
Joshua B. Rosenzweig (jrosenzweig@ottosenbritz.com)
OTTOSEN BRITZ KELLY COOPER
GILBERT & DiNOLFO, LTD.
1804 N. Naper Blvd., Ste. 350
Naperville, IL 60563
(630) 682-0085 – Phone

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

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

2.) Individual Mail Service:

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

ADDITIONAL RULES FOR MONTHLY/WEEKLY CAMPERS

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



ORDINANCE NUMBER 2019-_____

TEXT AMENDMENT TO SECTIONS 3.02 (DEFINITIONS), 7.01.D (SPECIAL USES IN THE A-1 ZONING DISTRICT), SECTION 9.04.C (SPECIAL USES IN THE B-3, M-1, AND M-2 ZONING DISTRICTS), AND APPENDIX 9-TABLE OF USES OF THE KENDALL COUNTY ZONING ORDINANCE BY ADDING ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS, 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, AND ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER TO THE LIST OF DEFINITIONS AND LIST OF SPECIAL USES IN THE A-1 AGRICULTURAL, B-3 HIGHWAY BUSINESS, M-1 LIMITED MANUFACTURING, AND M-2 HEAVY INDUSTRIAL ZONING DISTRICTS AND RELATED CITATION CORRECTIONS

WHEREAS, the State of Illinois enacted the Cannabis Regulation and Tax Act, which pertains to the possession, use, cultivation, transportation, and dispensing of adult-use cannabis, which became effective June 25, 2019; and

WHEREAS, pursuant to the Cannabis Regulation and Tax Act, Kendall County may enact reasonable zoning ordinances or resolutions not in conflict with the Cannabis Regulation and Tax Act, regulating cannabis business establishments, including rules adopted governing time, place, manner, and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations in the unincorporated portions of Kendall County that Kendall County deems sensitive; and

WHEREAS, Section 13.07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve text amendments and provides the procedure through which text amendments are granted; and

WHEREAS, on **Month Day**, 2019, the Kendall County **Planning, Building and Zoning Committee** hereinafter be referred to as “Petitioner”, submitted a text amendment to the Kendall County Zoning Ordinance amending Sections 3.02, 7.01.D, 9.04.C, and Appendix 9-Table of Uses by adding 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, and adult-use cannabis transporting organization or transporter to list of definitions and list of **special uses in the A-1 Agricultural, B-3 Highway Business, M-1 Limited Manufacturing, and M-2 Heavy Industrial Zoning Districts**, update to Appendix 9-Table of Uses of the Kendall County Zoning Ordinance to reflect these addition, and citation corrections to reflect these additions; and

WHEREAS, following due and proper notice by publication in the **Kendall County Record** on **Month Day** 2019, the Kendall County Zoning Board of Appeals conducted a public hearing on **Month Day**, 2019, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested text amendment and **XXXX** members of the public testified in favor of the request, **XXXX** members of the public testified in opposition to the request, and **XXXX** members of the public provided general comments on the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended **approval/denial** of the text amendment on **Month Day**, 2019; and

WHEREAS, 55 ILCS 5/5-12014 (c) grants certain townships the right to file formal objections to proposed text amendments; and

WHEREAS, the Township of **XXXXXX** did file a formal objection in a manner permissible by State law; and

WHEREAS, 55 ILCS 5/5-12014 (c) requires the approval of at least three-fourths of a County Board to approve a text amendment over the formal objection of certain townships; and

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

WHEREAS, 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 Zoning Ordinance be amended as follows:

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: Section 3.02 is amended by adding the following definitions in the appropriate places alphabetically in the list of definitions:

“ADULT-USE CANNABIS BUSINESS ESTABLISHMENT. An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION. A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER. A facility operated by an

organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER. An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.”

- III. Amended Text: Sections 7.01.C and 9.04.C are amended by adding the following uses alphabetically in the list of special uses in the A-1 Agricultural, B-3 Highway Business, M-1 Limited Manufacturing, and M-2 Heavy Industrial Zoning Districts:

“Adult-Use Cannabis Craft Grower Subject to the Following Conditions:

1. Facility may not be located within **one thousand five hundred feet (1,500’)** of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located within **one thousand five hundred feet (1,500’)** of the property line of a pre-existing property zoned or used for residential purposes, unless the residential use is owned by the same owner as the Adult-Use Cannabis Craft Grower.
3. Adult-Use Cannabis Craft Growers may co-locate with Adult-Use Dispensing Organizations and Adult-Use Cannabis Infuser Organizations or both.
4. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
5. At the time of application, the Petitioner shall submit the following information:
 - a. A statement regarding the impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - b. Information on the proposed structure the facility will be located, including co-tenancy (if located in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - c. Anticipated number of employees and customers.
 - d. Anticipated parking demand and available parking supply.
 - e. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - f. Site design, including access points and internal site circulation.
 - g. Proposed signage plan.
 - h. Other criteria as may be necessary to determine Findings of Fact of the Special Use Permit application

6. The Petitioner shall file an affidavit with the County affirming compliance with the regulations contained in the Kendall County Zoning Ordinance.
7. In the event that the Cannabis Regulation and Tax Act is amended, the more restrictive of the State or County Regulation shall apply.

Adult-Use Cannabis Cultivation Center Subject to the Following Conditions:

1. Facility may not be located within **one thousand five hundred feet (1,500')** of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located within **one thousand five hundred feet (1,500')** of the property line of a pre-existing property zoned or used for residential purposes.
3. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
4. At the time of application, the Petitioner shall submit the following information:
 - a. A statement regarding the impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - b. Information on the proposed structure the facility will be located, including co-tenancy (if located in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - c. Anticipated number of employees and customers.
 - d. Anticipated parking demand and available parking supply.
 - e. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - f. Site design, including access points and internal site circulation.
 - g. Proposed signage plan.
 - h. Other criteria as may be necessary to determine Findings of Fact of the Special Use Permit application.
5. The Petitioner shall file an affidavit with the County affirming compliance with the regulations contained in the Kendall County Zoning Ordinance.
6. In the event that the Cannabis Regulation and Tax Act is amended, the more restrictive of the State or County Regulation shall apply.
7. **Medical Cannabis Cultivation Centers are special uses in M-1 and M-2 and must be 2,500 feet from the property lines listed in #1. No outdoor storage allowed. Electronic message boards and temporary signs not allowed. Fences must be a minimum of 8 feet tall topped with barbed wire.**

Adult-Use Cannabis Dispensing Organization Subject to the Following Conditions:

1. Facility may not be located within **one thousand five hundred feet (1,500')** of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located **in a dwelling unit or within two hundred fifty feet (250')** of the property line of a pre-existing property zoned or used for residential purposes.
3. At least seventy-five percent (75%) of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Cannabis Regulation and Tax Act and no dispensing organization shall also

sell food for consumption on the premises other than as authorized below in the same tenant space.

- ~~4. Facility may be issued a permit to host on-site consumption of cannabis if located in a freestanding structure occupied solely by the dispensing organization and smoke from the facility does not migrate into an enclosed area where smoking is prohibited. The security plan for the facility shall also reflect adequate provisions to respond to disruptive conduct and over-consumption. The on-site consumption permit shall be reviewed annually and may be suspended or revoked following notice and hearing. Onsite consumption of cannabis by the public shall not be allowed at Adult Use Cannabis Dispensing Organizations.~~
5. Adult-Use Cannabis Dispensing Organizations may co-locate with Adult-Use Craft Growers and Adult-Use Cannabis Infuser Organizations or both. In a co-location, the floor requirements listed above shall not apply, but the co-located establishments shall be the sole use of the tenant space.
6. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
7. At the time of application, the Petitioner shall submit the following information:
- A statement regarding the impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - Information on the proposed structure the facility will be located, including co-tenancy (if located in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - Hours of operation.
 - Anticipated number of employees and customers.
 - Anticipated parking demand and available parking supply.
 - Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - Site design, including access points and internal site circulation.
 - Proposed signage plan.
 - Other criteria as may be necessary to determine Findings of Fact of the Special Use Permit application.
8. The Petitioner shall file an affidavit with the County affirming compliance with the regulations contained in the Kendall County Zoning Ordinance.
9. In the event that the Cannabis Regulation and Tax Act is amended, the more restrictive of the State or County Regulation shall apply.
- 10. Medical Dispensing organizations are special uses in M-1 and M-2. Cannot be located within 1,000 feet of the uses listed in #1. No flashing lights, search lights, spot lights, or other similar lighting systems may be used on the exterior of the building. Electronic message boards and temporary signs not allowed. Any additional merchandise packaging provided by a dispensary, such as bags, sacks, totes or boxes, shall be opaque and identify the name of the dispensing organization. Hours of operation are 6:00 a.m. until 8:00 p.m.**

Adult-Use Cannabis Infuser Organization Subject to the Following Conditions:

- Facility may not be located within **one thousand five hundred feet (1,500')** of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- Facility may not be located **in a dwelling unit or within two hundred fifty feet (250')** of the

- property line of a pre-existing property zoned or used for residential purposes.
3. At least seventy-five percent (75%) of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Cannabis Regulation and Tax Act.
 4. Adult-Use Cannabis Infuser Organizations may co-locate with Adult-Use Dispensing Organizations and Adult-Use Cannabis Craft Growers or both. In a co-location, the floor requirements listed above shall not apply, but the co-located establishments shall be the sole use of the tenant space.
 5. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
 6. At the time of application, the Petitioner shall submit the following information:
 - a. A statement regarding the impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - b. Information on the proposed structure the facility will be located, including co-tenancy (if located in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - c. Hours of operation.
 - d. Anticipated number of employees and customers.
 - e. Anticipated parking demand and available parking supply.
 - f. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - g. Site design, including access points and internal site circulation.
 - h. Proposed signage plan.
 - i. Other criteria as may be necessary to determine Findings of Fact of the Special Use Permit application.
 7. The Petitioner shall file an affidavit with the County affirming compliance with the regulations contained in the Kendall County Zoning Ordinance.
 8. In the event that the Cannabis Regulation and Tax Act is amended, the more restrictive of the State or County Regulation shall apply.

Adult-Use Cannabis Processing Organization Subject to the Following Conditions:

1. Facility may not be located within **one thousand five hundred feet (1,500')** of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located **in a dwelling unit or within two hundred fifty feet (250')** of the property line of a pre-existing property zoned or used for residential purposes.
3. At least seventy-five percent (75%) of the floor area of any tenant space occupied by a processing organization shall be devoted to the activities of the processing organization as authorized by the Cannabis Regulation and Tax Act.
4. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
5. At the time of application, the Petitioner shall submit the following information:
 - a. A statement regarding the impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - b. Information on the proposed structure the facility will be located, including co-tenancy (if located in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - c. Hours of operation.

- d. Anticipated number of employees and customers.
 - e. Anticipated parking demand and available parking supply.
 - f. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - g. Site design, including access points and internal site circulation.
 - h. Proposed signage plan.
 - i. Other criteria as may be necessary to determine Findings of Fact of the Special Use Permit application.
6. The Petitioner shall file an affidavit with the County affirming compliance with the regulations contained in the Kendall County Zoning Ordinance.
 7. In the event that the Cannabis Regulation and Tax Act is amended, the more restrictive of the State or County Regulation shall apply.

Adult-Use Cannabis Transporting Organization Subject to the Following Conditions:

1. Facility may not be located within **one thousand five hundred feet (1,500')** of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located **in a dwelling unit or within two hundred fifty feet (250')** of the property line of a pre-existing property zoned or used for residential purposes.
3. The transporting organization shall be the sole use of the tenant space in which it is located **and shall not transport any other products beside cannabis, unless specifically allowed by the special use permit.**
4. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
5. At the time of application, the Petitioner shall submit the following information:
 - a. A statement regarding the impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - b. Information on the proposed structure the facility will be located, including co-tenancy (if located in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - c. Hours of operation.
 - d. Anticipated number of employees and customers.
 - e. Anticipated parking demand and available parking supply.
 - f. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - g. Site design, including access points and internal site circulation.
 - h. Proposed signage plan.
 - i. Other criteria as may be necessary to determine Findings of Fact of the Special Use Permit application.
6. The Petitioner shall file an affidavit with the County affirming compliance with the regulations contained in the Kendall County Zoning Ordinance.
7. In the event that the Cannabis Regulation and Tax Act is amended, the more restrictive of the State or County Regulation shall apply.

IV. Appendix 9-The Table of Uses is hereby amended to reflect the addition of these uses in the proper zoning districts.

V. Any reference citation errors created by the addition of these definitions and uses to the Zoning Ordinance shall be corrected.

VI. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

IN WITNESS OF, this ordinance has been enacted by a supermajority vote of the Kendall County Board and is effective this **XXst** day of **Month**, 2019.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

COUNTY OF KENDALL, ILLINOIS



SCOTT KOEPPPEL
COUNTY ADMINISTRATOR
KENDALL COUNTY OFFICE BUILDING
111 WEST FOX STREET, SUITE 316
YORKVILLE, ILLINOIS 60560
630.553.4171

Date: August 9, 2019

To: Planning Building & Zoning Chairman Matthew Prochaska, and the Members of the Planning Building & Zoning Committee

From: Scott Koeppel, Kendall County Administrator

Re: Questions and concerns involving the zoning of cannabis facilities

I wanted to note some questions and concerns that I had while reviewing the cannabis facility regulations.

1. Pay special attention to the distances in the conditions for each different type of facility.
2. Should distance from forest preserves, parks, and churches be added to #1 of the list of conditions?
3. Is there anything else that should be protected? (example parks)
4. Should craft growers, infusing organizations, processing organizations, and/or cultivation centers be considered an agricultural use?
5. What should be allowed in B-3, A-1, M-1, and M-2? As written, all of the following are allowed if a special use it granted. Does a cultivation center make sense in the B-3?
 - a. Craft grower?
 - b. Cultivation center?
 - c. Dispensing organization?
 - d. Infuser organization?
 - e. Processing organization?
 - f. Transporting organization?
6. Should craft growers only be allowed to sell what they grow on site?
7. Onsite consumption.
 - a. Should onsite consumption be allowed?
 - b. Should an annual permit be given?
 - c. Should a fee be charged?
 - d. What should be involved with the inspection?
8. Should hours of operation be set or defined in each special use?

9. Should transporting organizations be allowed to transport other items besides cannabis?
10. Should the text amendment have an expiration date? This would force the County Board to eventually pass new rules.
11. Should the PB&Z Committee or the Full County Board be the petitioner?

Scott Koeppe
County Administrator
Kendall County

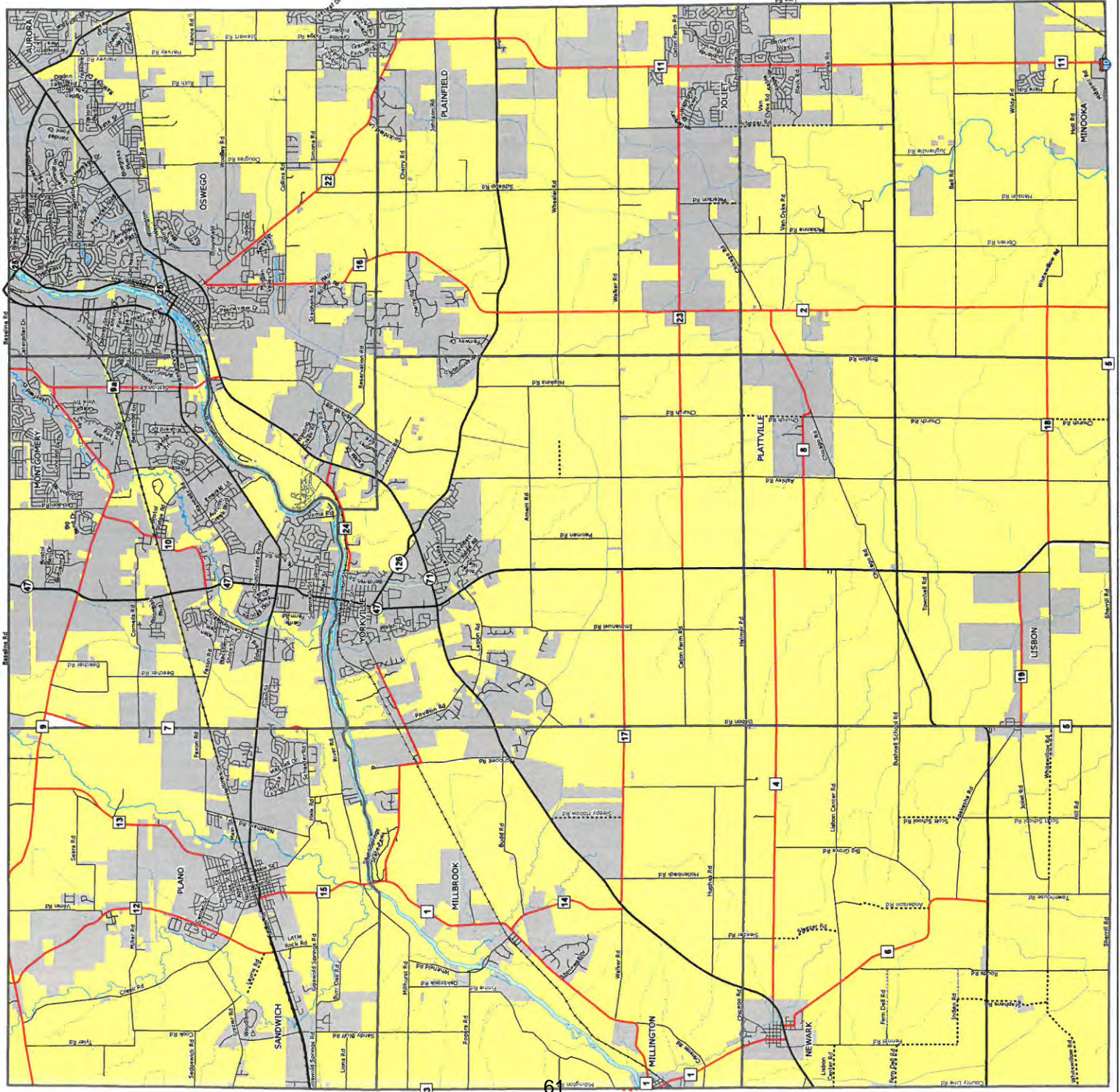
Zoning Map A1, A1-BP, A1-SU, A1-SU-PUD KENDALL COUNTY

- 2019 -

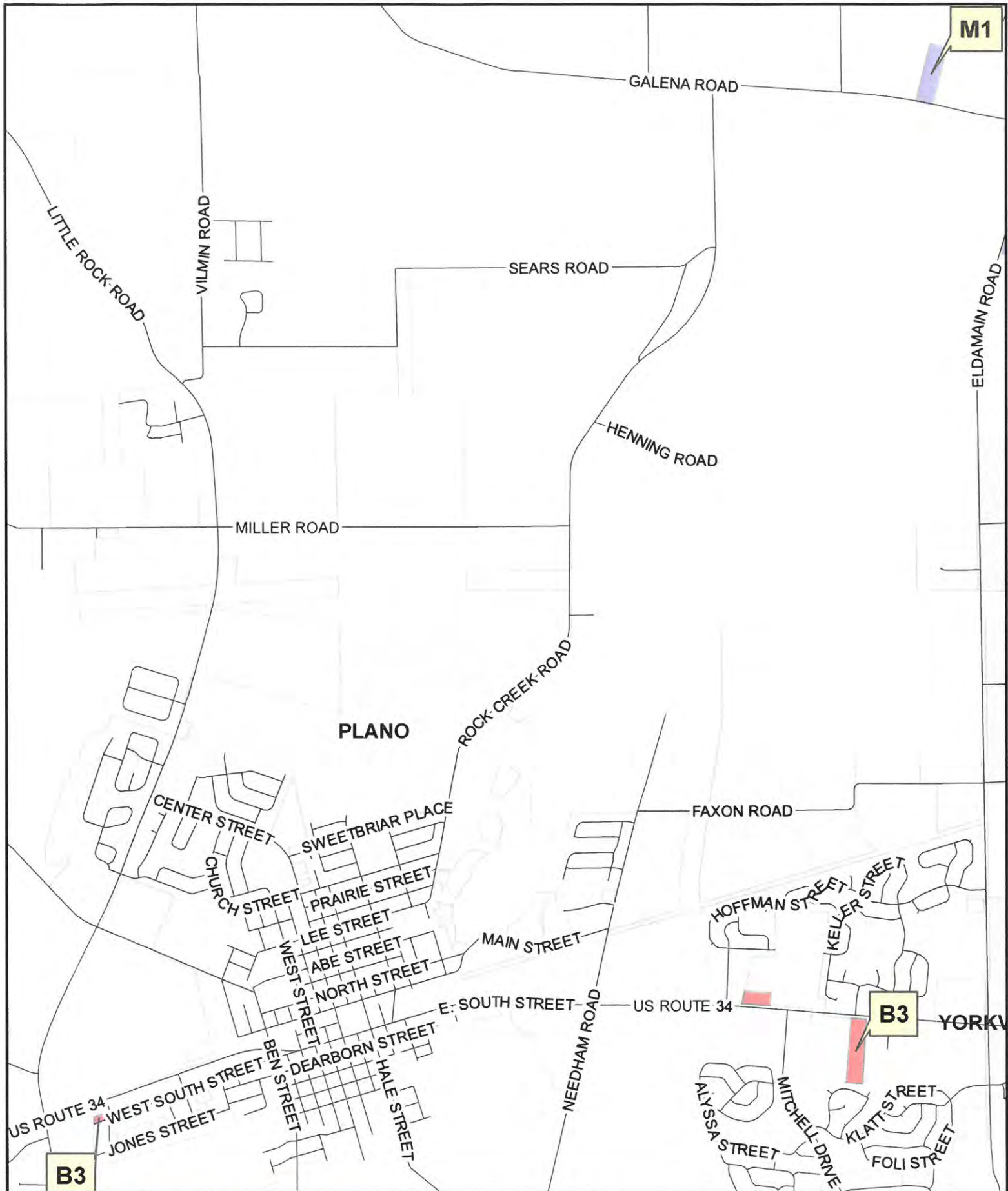
<http://gis.co.kendall.il.us>

Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- CORPORATE BOUNDARIES
- A1, A1-BP, A1-SU, A1-SU-PUD
- All Other Zoning/Municipalities



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111 West Fox Street - Room 203
Yorkville, Illinois 60560-1408
402.234.1211



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

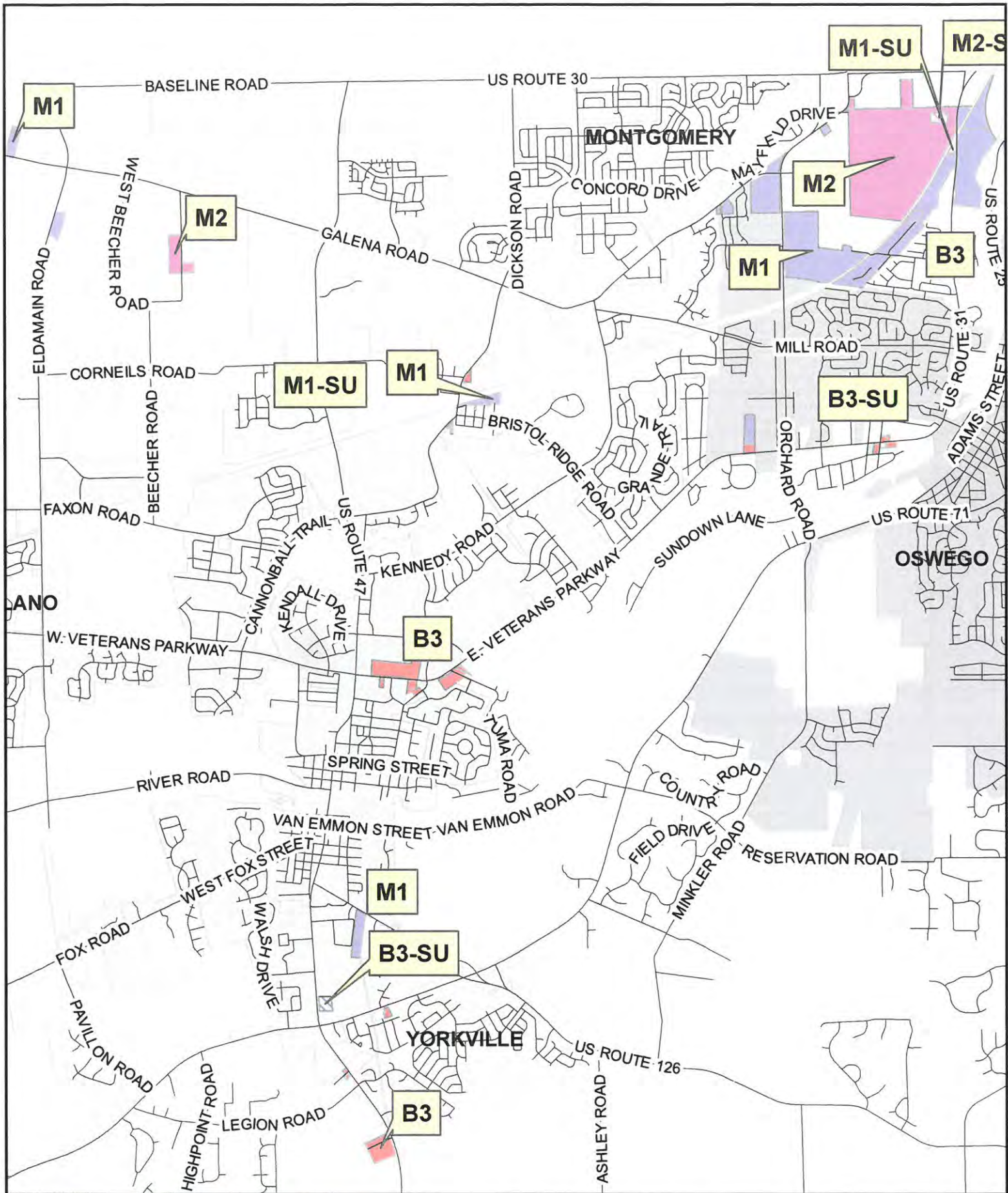
Little Rock Township

62

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Miles



Created: 7/24/2019



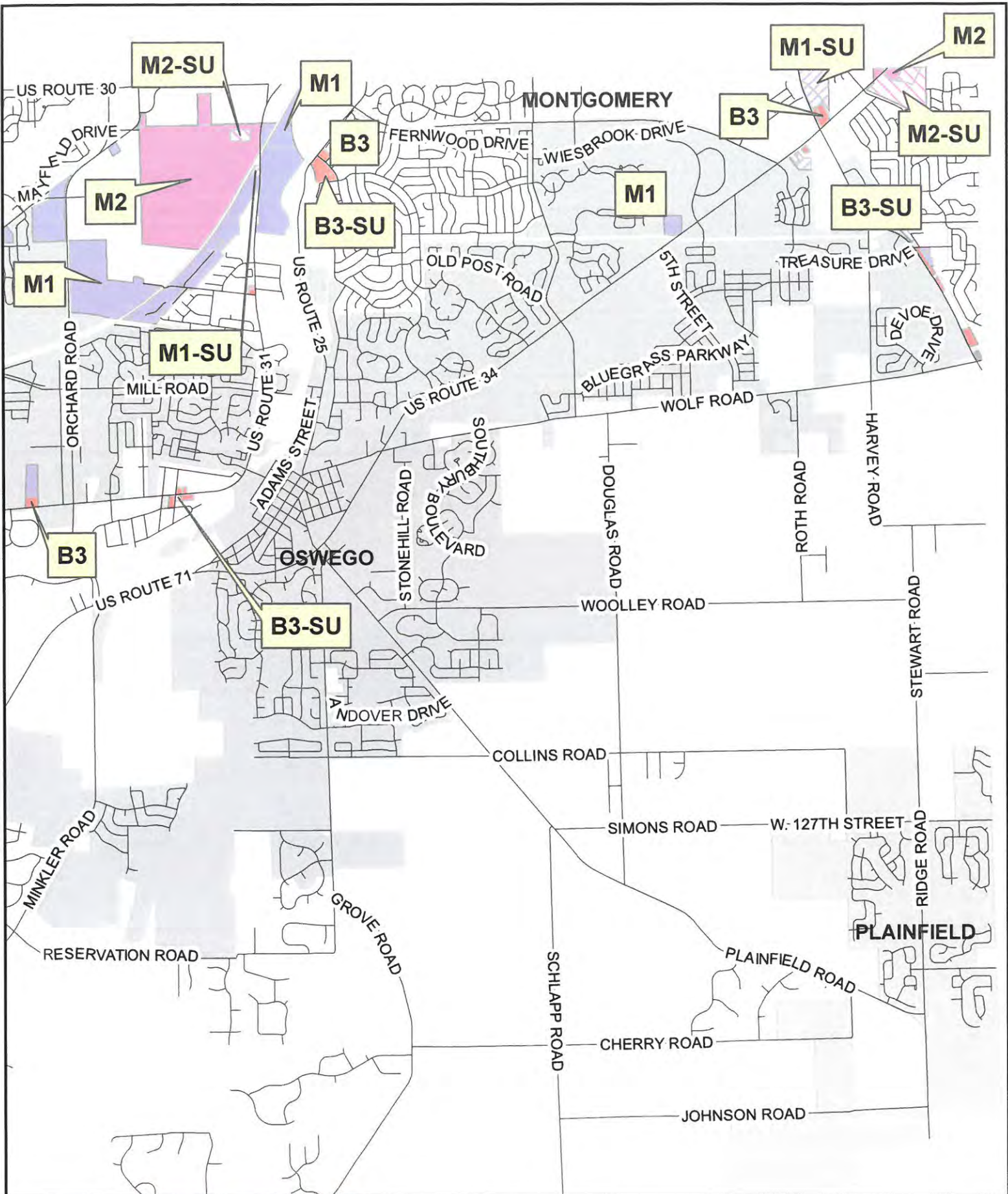
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 Yorkville, Illinois 60560
 630.553.4212

Bristol Township

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Created: 7/24/2019



Kendall County GIS

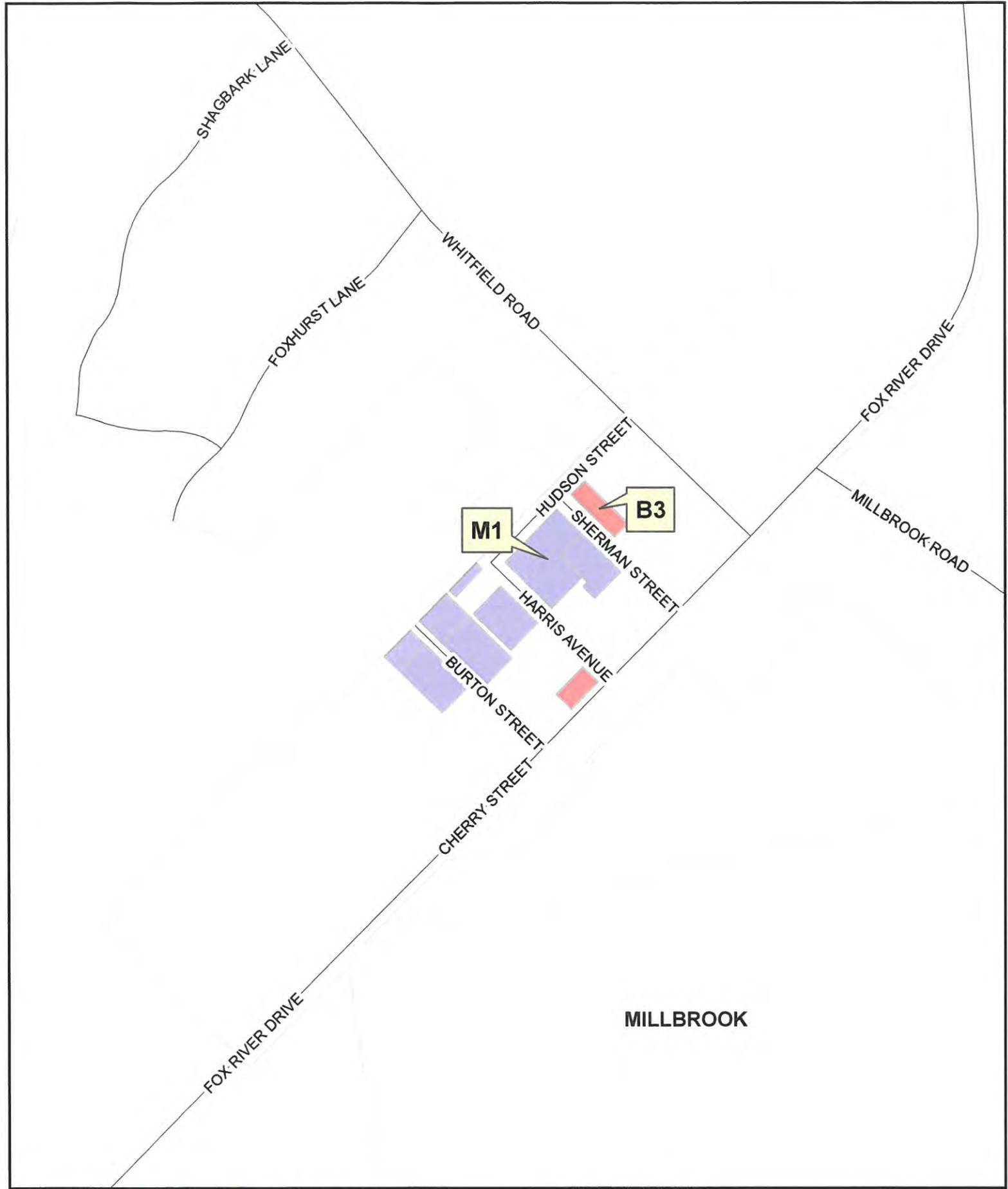
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Oswego Township

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Created: 7/24/2019



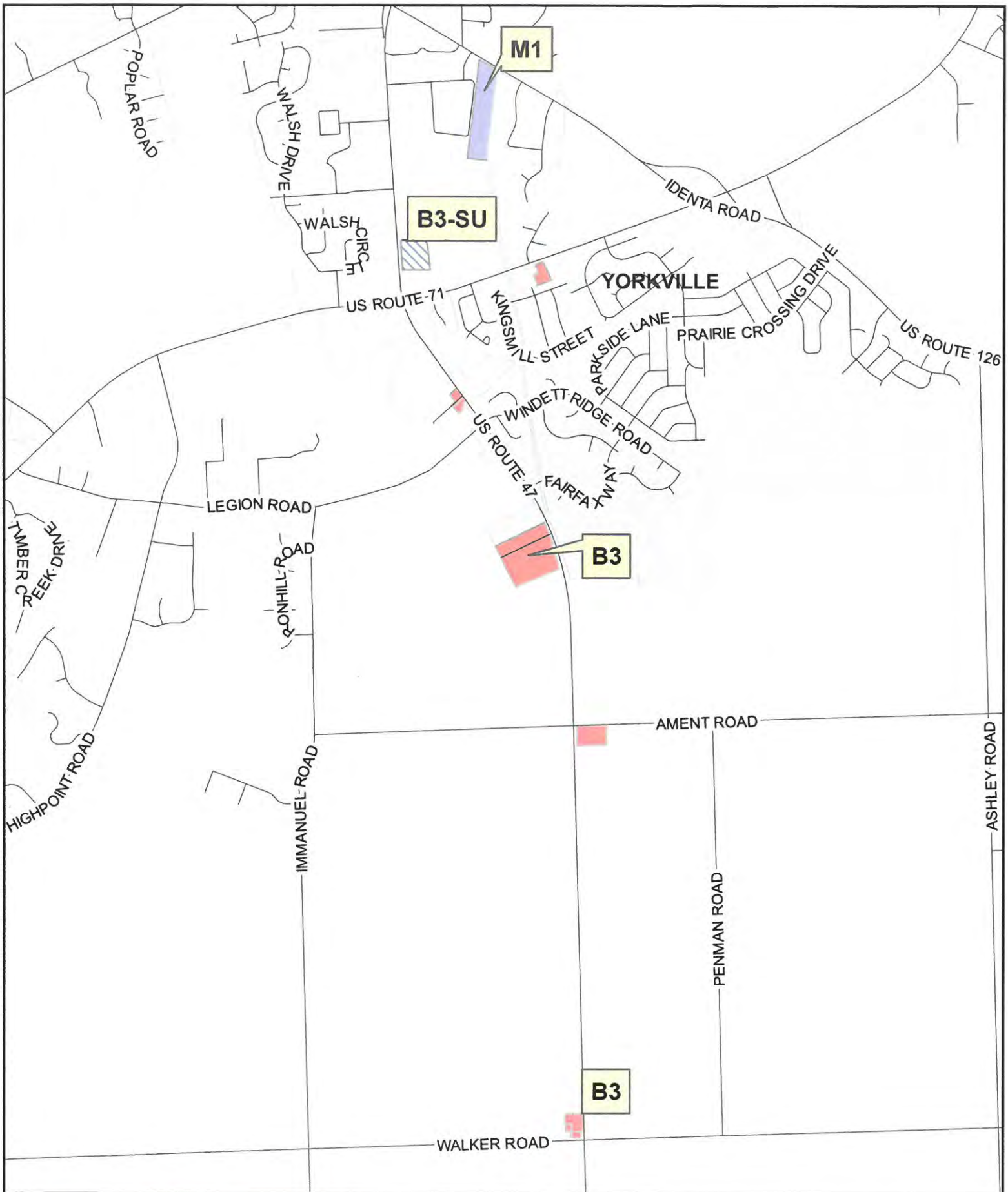
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Yorkville, Illinois 60560
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Fox Township

0 65 200 400 600 800 1,000 Feet



Created: 7/24/2019



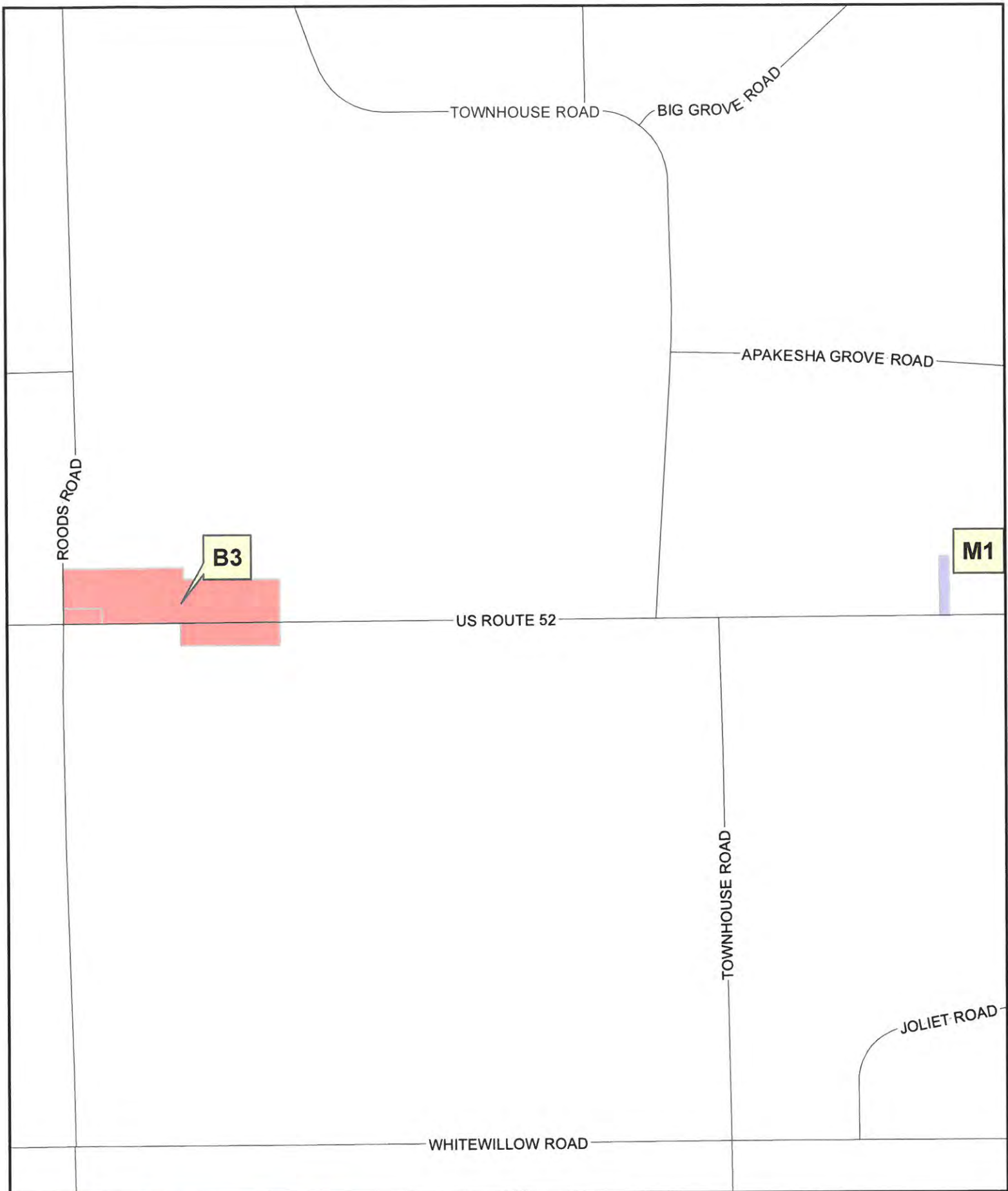
Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Kendall Township

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Miles

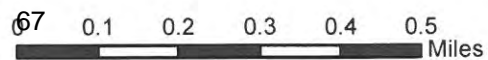


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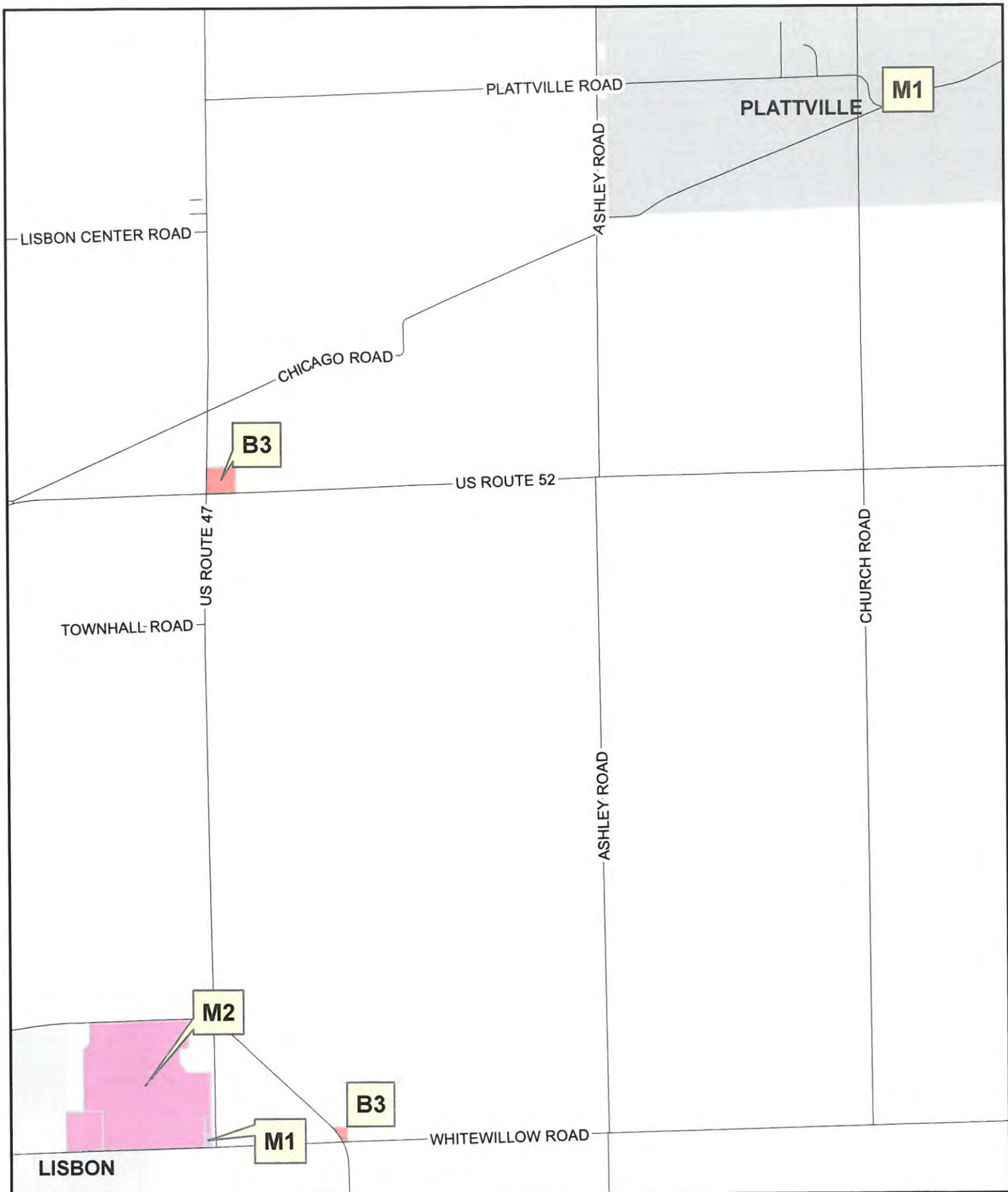


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Yorkville, Illinois 60560
630.553.4212

Big Grove Township



Created: 7/24/2019



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111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Lisbon Township

0.25 0.5 1 Miles



Created: 7/24/2019



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630.553.4212

Seward Township



Created: 7/24/2019

Buffers around Residential Buildings and Property Lines of Schools, Places of Worship, Day Cares, and Air Strips

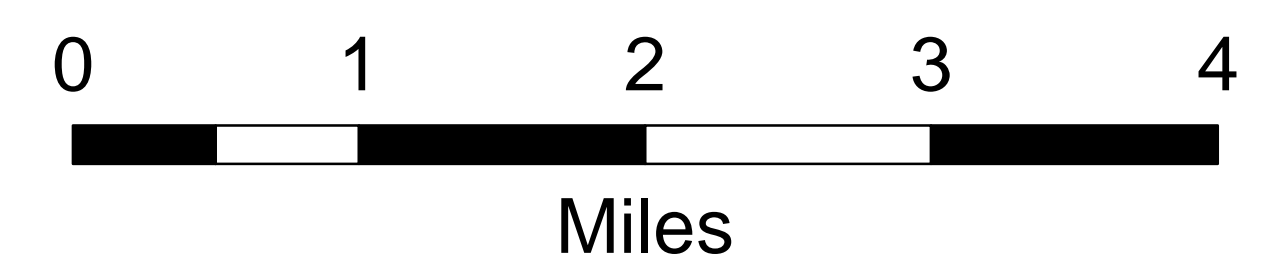
KENDALL COUNTY

- 2019 -

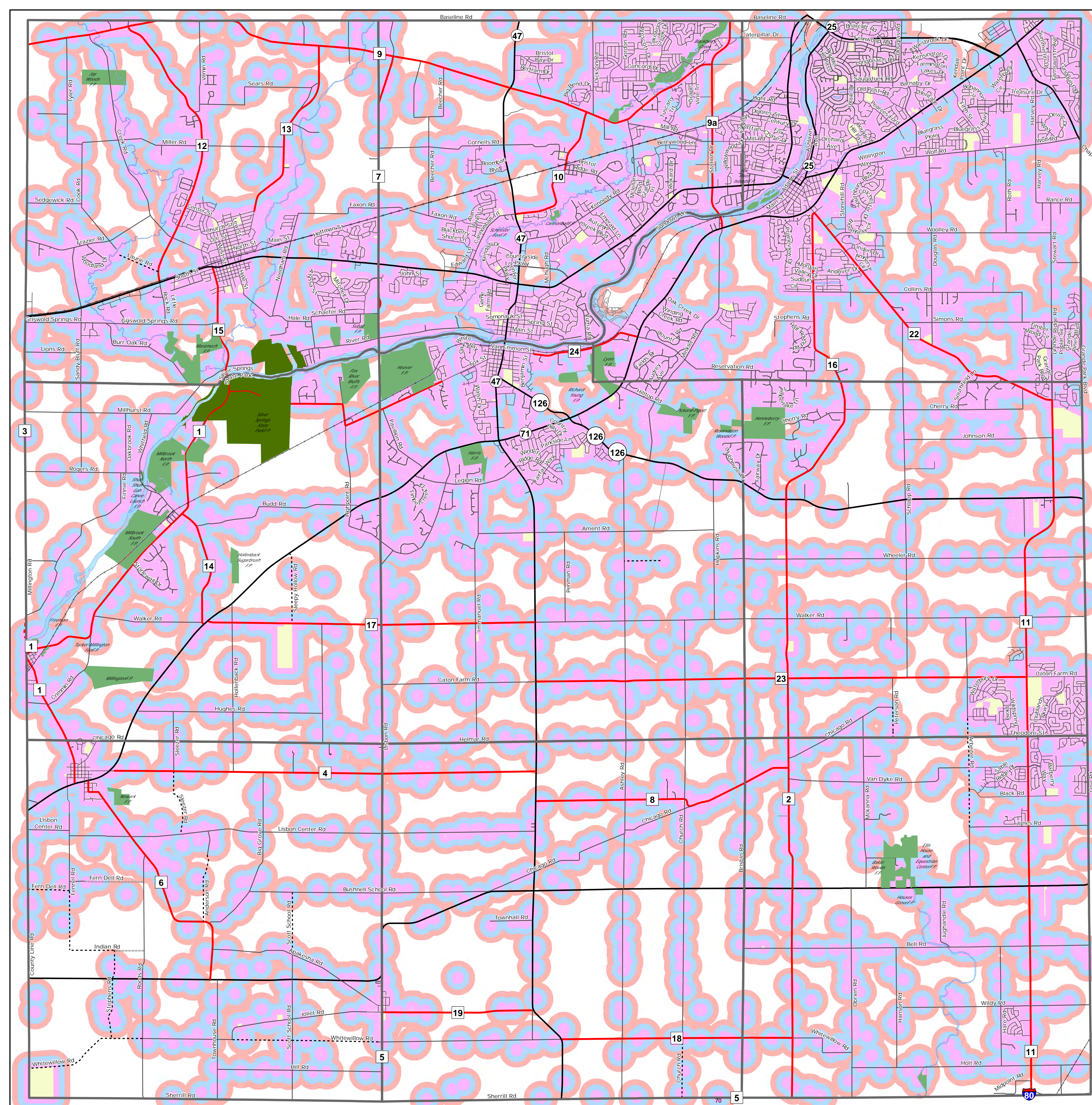
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Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- CORPORATE BOUNDARIES
- 0 feet buffer
- 500 feet buffer
- 1,000 feet buffer
- 1,500 feet buffer



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560-1498
630.553.4212

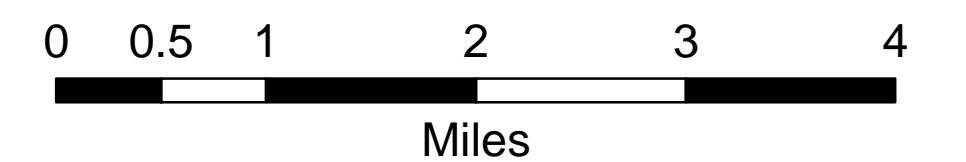
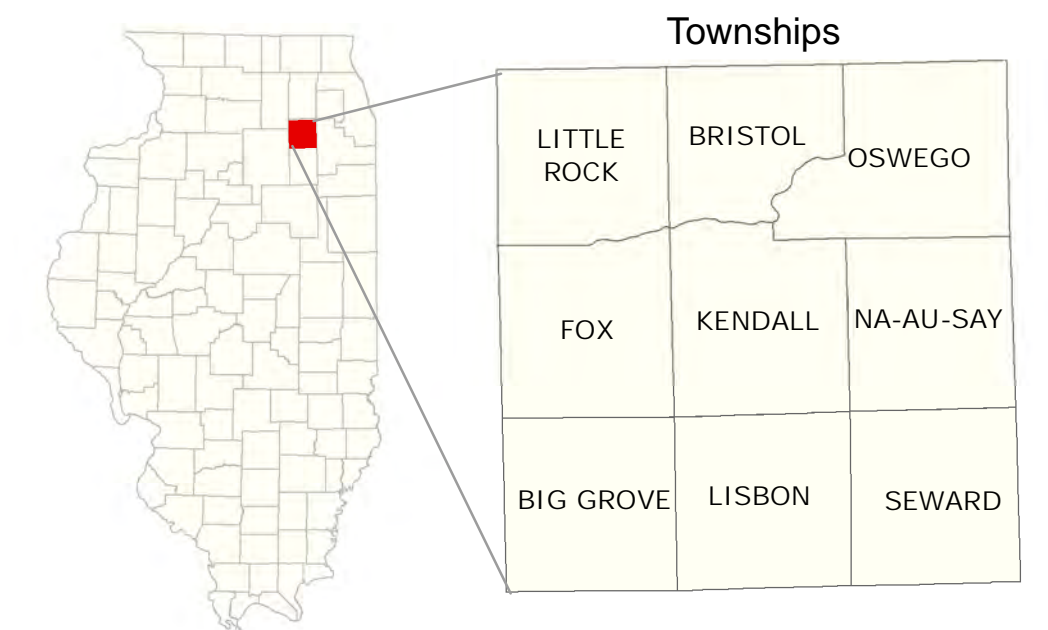
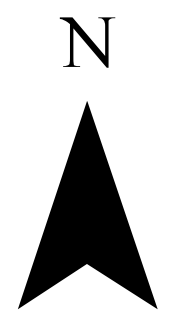


**Distance from Corporate
Boundaries, Residential
Zoning, Forest Preserve
Land, Parks, Medical
Centers, Places of Worship,
Schools, and Day Cares**

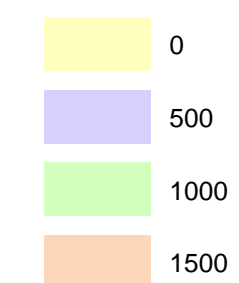
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Distance in Feet



Kendall County GIS

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Yorkville, Illinois 60560
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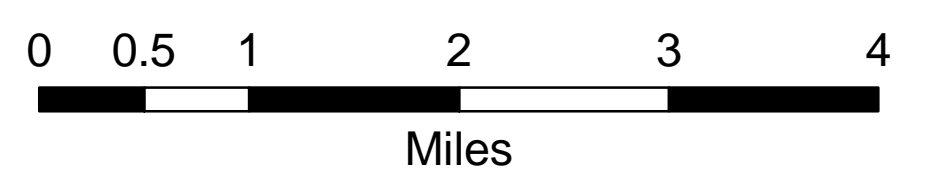
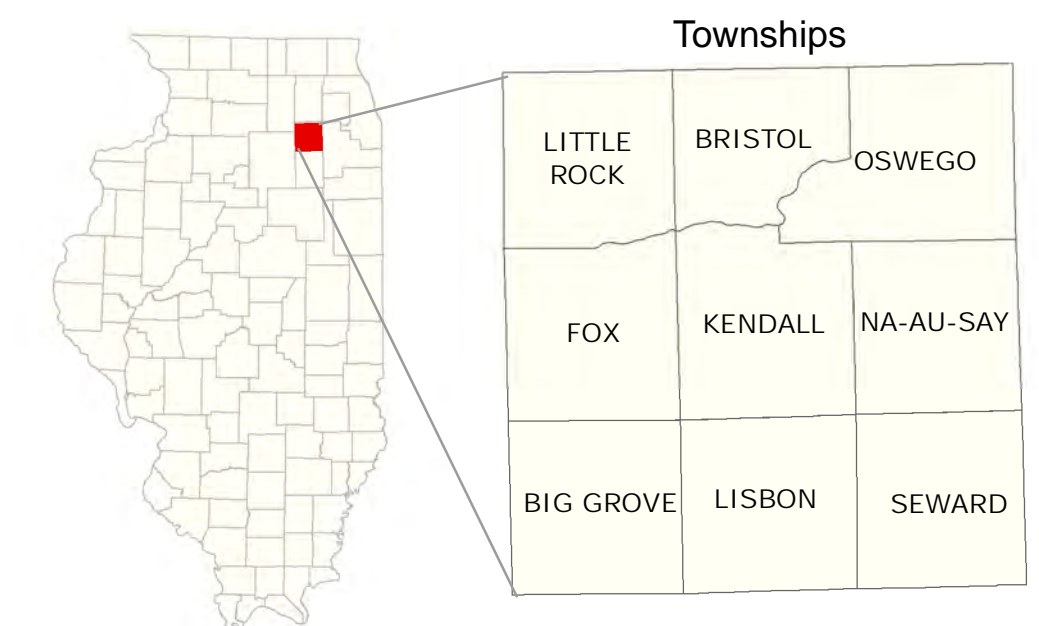
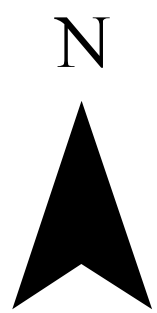
Created: 08/14/2019

Distance from Corporate
Boundaries, Forest Preserve
Land, Parks, Medical
Centers, Places of Worship,
Schools, and Day Cares

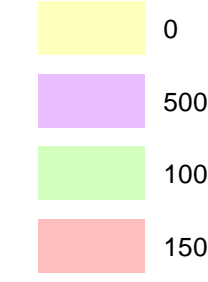
KENDALL COUNTY

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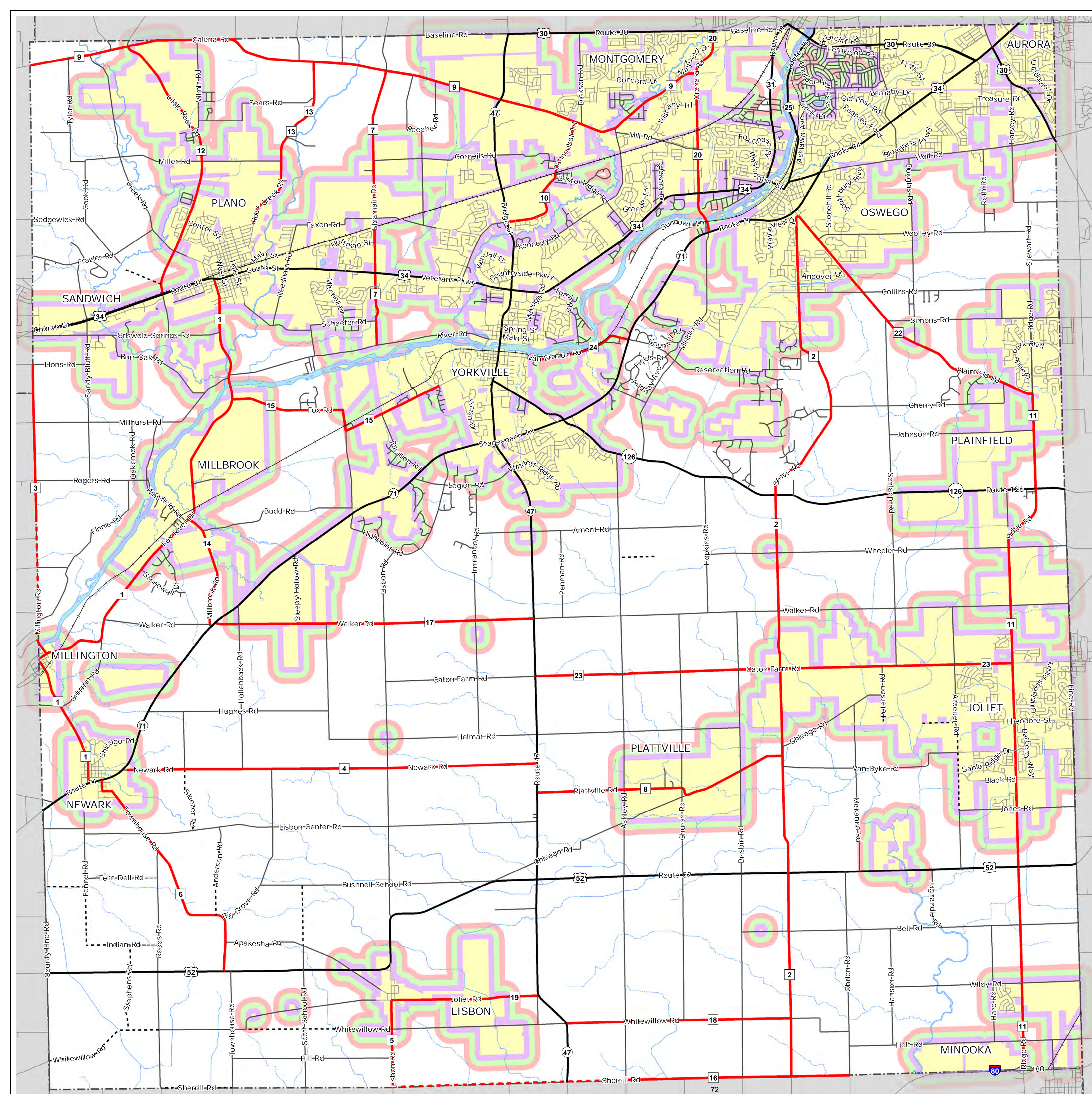


Distance in Feet



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Yorkville, Illinois 60560
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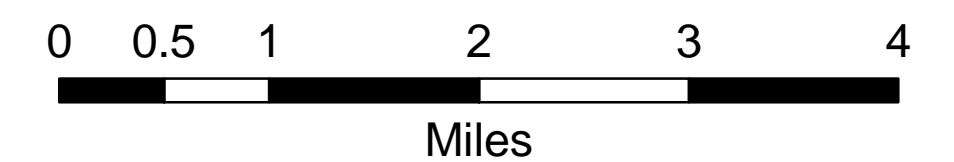
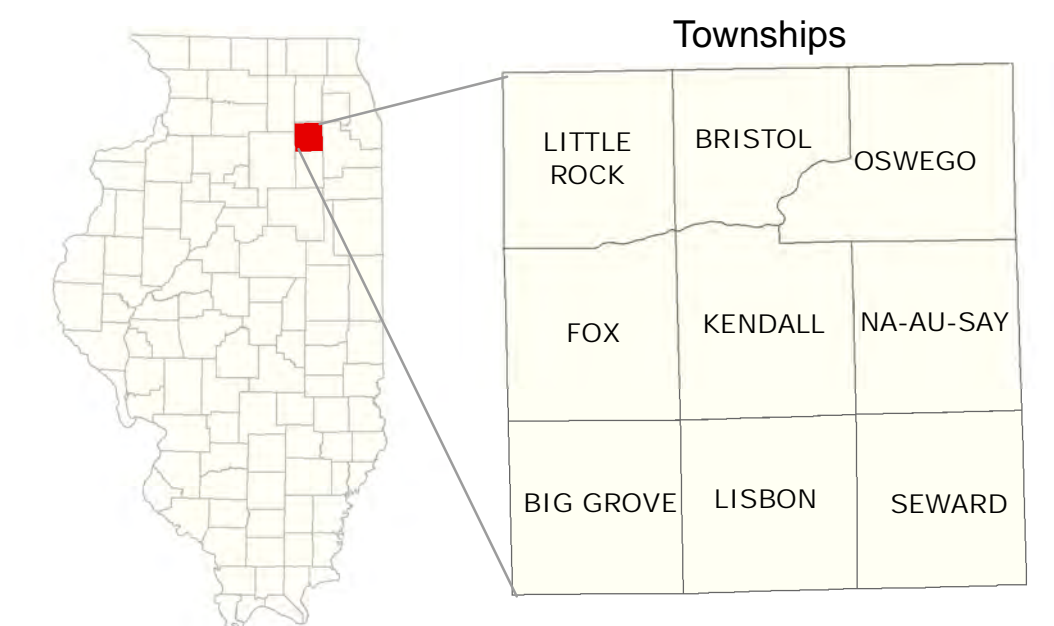
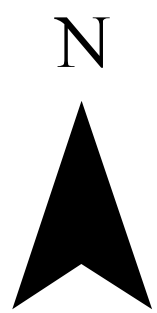


Distance from Forest
Preserve Land, Parks,
Medical Centers, Places
of Worship, Schools,
and Day Cares

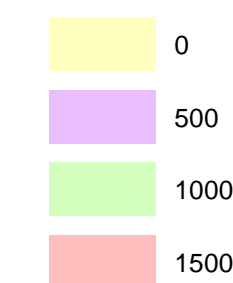
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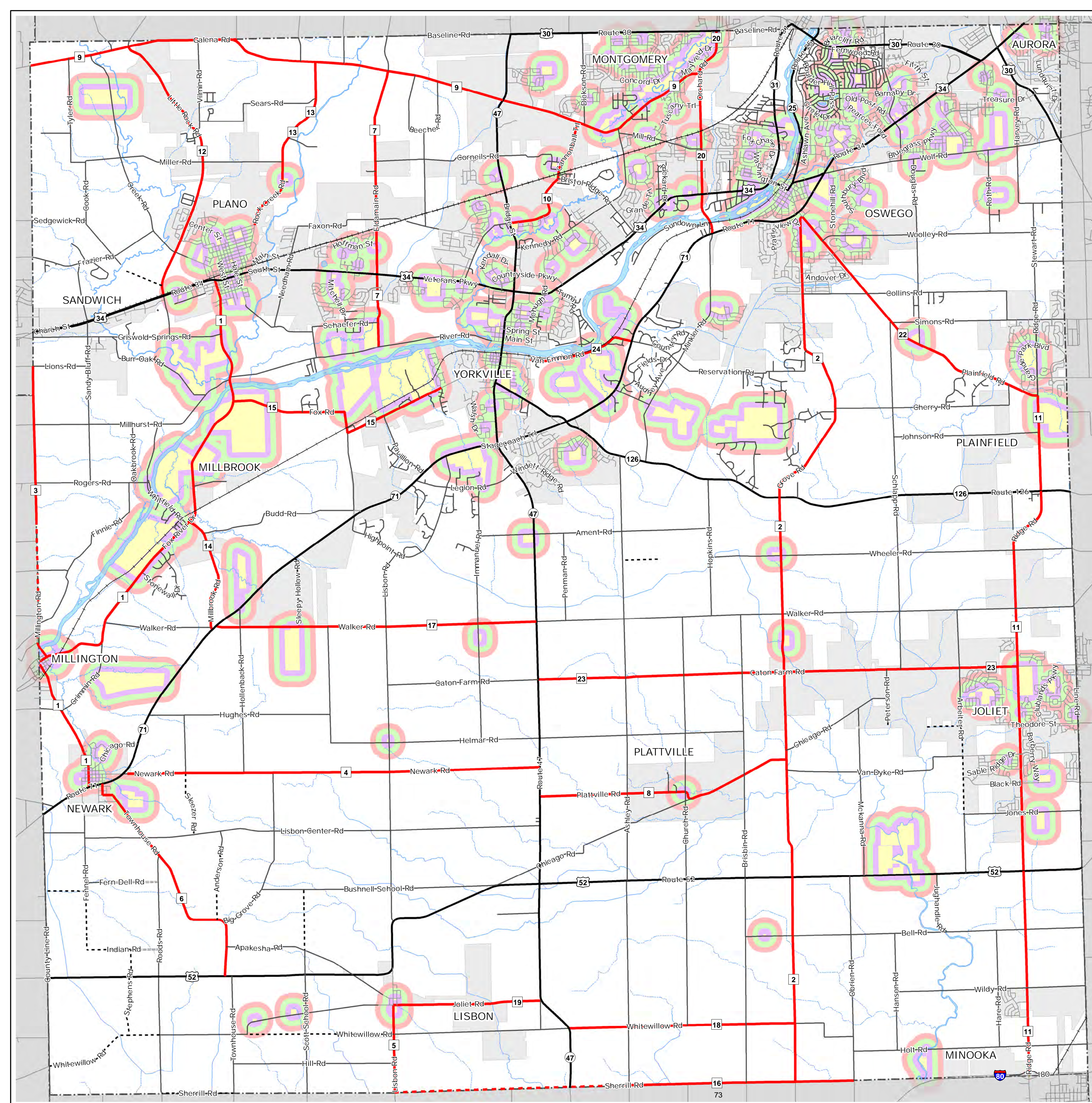
Distance in Feet



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111 West Fox Street - Room 308
Yorkville, Illinois 60560
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Created: 08/22/2019



been manufactured on the premises, for consumption on the premises and shall authorize the retail sale of all kinds of alcoholic liquor, when such liquor has been manufactured on the premises, for consumption off the premises. Class "K" licensees may conduct limited beer and liquor tasting activities on the premises.

A Craft Distiller under this license shall be allowed to manufacture of up to 15,000 gallons of spirits by distillation per year and a Craft Brewer may only manufacture up to 465,000 gallons of beer per year. These amounts may be increased/reduced pursuant to amendment of the State Liquor Control Act of 1934.

The Class "K" License does not permit the retail sale, either for consumption on the premises or off the premises, of any alcoholic liquor that has been purchased at wholesale nor does the Class "K" License permit the retail sale, either for consumption on the premises or off the premises, of any alcoholic liquor that has been manufactured off the premises.

Section 2: All licenses shall be signed by the Liquor Control Commissioner of Kendall County, and shall thereon the class or classification for which issued, and shall state thereon the name of the licensee, the address and description of the premises for which granted, together with the date of issuance and expiration thereof. Every renewed license shall be in all respects identical with the original or first license.

Section 3: A retailer's license shall allow the licensee to sell and offer for sale at retail, on the premises specified in such license, alcoholic liquor for use or consumption, but not for resale.

Section 4: All licenses issued hereunder are limited in use to the premises specified in said licenses and upon cessation in possession thereof, by the licensee, said license shall immediately be rendered null and void.

ARTICLE IV LICENSE FEES

Section 1: The annual license fees for each of the classes of licenses authorized by this Ordinance to be issued are hereby fixed in the following amounts:

Class "A"	\$2,000.00
Class "B"	\$ 300.00
Class "C"	\$2,000.00
Class "D"	\$2,000.00
Class "E"	\$2,000.00
Class "F"	\$1,300.00
Class "G"	\$ 100.00
Class "H"	\$2,000.00
Class "I"	\$ 100.00
Class "J"	\$ 300.00

Class "K" \$2,000.00

Section 2: Unless otherwise provided herein, all licenses issued hereunder shall be valid for a period of one (1) year from the date of issuance. No refunds shall be made for cancelled or surrendered licenses, nor shall any license issued hereunder be transferred, except as provided by the provisions of this Ordinance, or the Liquor Control Act of 1934, as amended.

Section 3: On application for a license hereunder, the applicant shall deposit with the Liquor Control Commissioner of Kendall County at the time he submits his application for a license hereunder, the fee as is in this Ordinance provided. This shall be by certified check, bank draft or money order made payable to the Liquor Control Commissioner of Kendall County.

ARTICLE V NUMBER OF LICENSES

Section 1: At the date of the adoption of this Ordinance, the maximum number of licenses for retail sale of alcoholic beverage is as follows:

Class "A" – 6	Class "F" – 0	Class "K" - 1
Class "B" – 3	Class "G" – No more than 4 during a 12 month period per	
qualified organization as outlined in Art. III Sec. 1(g).		
Class "C" – 2	Class "H" – 0	
Class "D" – 2	Class "I" – 10	
Class "E" – 0	Class "J" – 1	

In the event any license issued hereunder is surrendered, for any reason whatsoever, the maximum number of licenses authorized in that class is accordingly reduced by the number of licenses surrendered. No further licenses may be issued until action of the Kendall County Board appropriately increases the maximum number allowed.

ARTICLE VI APPLICATION FOR LICENSES AND RENEWALS

Section 1: Forms of application for a license under this Ordinance shall be furnished by the Liquor Control Commissioner of Kendall County, and applicants for a license under this Ordinance shall secure the necessary forms from said Liquor Control Commissioner and such application or applications shall be in writing and under oath and shall be filed with the Liquor Control Commissioner of Kendall County and shall contain the following information, viz:

a) The names, date of birth, and address of residence of the applicant or any agent or manager who conducts the business in the case of an individual; in the case of a co-partnership, the names of all partners together with their ages and addresses; and in the

1 (o) Labeling, including warning labels, may be modified by
2 rule by the Department of Agriculture.

3 Section 55-25. Local ordinances. Unless otherwise provided
4 under this Act or otherwise in accordance with State law:

5 (1) A unit of local government, including a home rule
6 unit or any non-home rule county within the unincorporated
7 territory of the county, may enact reasonable zoning
8 ordinances or resolutions, not in conflict with this Act or
9 rules adopted pursuant to this Act, regulating cannabis
10 business establishments. No unit of local government,
11 including a home rule unit or any non-home rule county
12 within the unincorporated territory of the county, may
13 prohibit home cultivation or unreasonably prohibit use of
14 cannabis authorized by this Act.

15 (2) A unit of local government, including a home rule
16 unit or any non-home rule county within the unincorporated
17 territory of the county, may enact ordinances or rules not
18 in conflict with this Act or with rules adopted pursuant to
19 this Act governing the time, place, manner, and number of
20 cannabis business establishment operations, including
21 minimum distance limitations between cannabis business
22 establishments and locations it deems sensitive, including
23 colleges and universities, through the use of conditional
24 use permits. A unit of local government, including a home
25 rule unit, may establish civil penalties for violation of

1 an ordinance or rules governing the time, place, and manner
2 of operation of a cannabis business establishment or a
3 conditional use permit in the jurisdiction of the unit of
4 local government. No unit of local government, including a
5 home rule unit or non-home rule county within an
6 unincorporated territory of the county, may unreasonably
7 restrict the time, place, manner, and number of cannabis
8 business establishment operations authorized by this Act.

9 (3) A unit of local government, including a home rule
10 unit, or any non-home rule county within the unincorporated
11 territory of the county may regulate the on-premises
12 consumption of cannabis at or in a cannabis business
13 establishment within its jurisdiction in a manner
14 consistent with this Act. A cannabis business
15 establishment or other entity authorized or permitted by a
16 unit of local government to allow on-site consumption shall
17 not be deemed a public place within the meaning of the
18 Smoke Free Illinois Act.

19 (4) A unit of local government, including a home rule
20 unit or any non-home rule county within the unincorporated
21 territory of the county, may not regulate the activities
22 described in paragraph (1), (2), or (3) in a manner more
23 restrictive than the regulation of those activities by the
24 State under this Act. This Section is a limitation under
25 subsection (i) of Section 6 of Article VII of the Illinois
26 Constitution on the concurrent exercise by home rule units

1 of powers and functions exercised by the State.

2 (5) A unit of local government, including a home rule
3 unit or any non-home rule county within the unincorporated
4 territory of the county, may enact ordinances to prohibit
5 or significantly limit a cannabis business establishment's
6 location.

7 Section 55-28. Restricted cannabis zones.

8 (a) As used in this Section:

9 "Legal voter" means a person:

10 (1) who is duly registered to vote in a municipality
11 with a population of over 500,000;

12 (2) whose name appears on a poll list compiled by the
13 city board of election commissioners since the last
14 preceding election, regardless of whether the election was
15 a primary, general, or special election;

16 (3) who, at the relevant time, is a resident of the
17 address at which he or she is registered to vote; and

18 (4) whose address, at the relevant time, is located in
19 the precinct where such person seeks to circulate or sign a
20 petition under this Section.

21 As used in the definition of "legal voter", "relevant time"
22 means any time that:

23 (i) a notice of intent is filed, pursuant to subsection
24 (c) of this Section, to initiate the petition process under
25 this Section;

1 board of a business or non-profit organization that pled
2 guilty, was convicted, fined, or had a registration or
3 license suspended or revoked;

4 (6) proposed operating bylaws that include procedures
5 for the oversight of the cultivation center, including the
6 development and implementation of a plant monitoring
7 system, accurate recordkeeping, staffing plan, and
8 security plan approved by the Department of State Police
9 that are in accordance with the rules issued by the
10 Department of Agriculture under this Act. A physical
11 inventory shall be performed of all plants and cannabis on
12 a weekly basis by the cultivation center;

13 (7) verification from the Department of State Police
14 that all background checks of the prospective principal
15 officers, board members, and agents of the cannabis
16 business establishment have been conducted;

17 (8) a copy of the current local zoning ordinance or
18 permit and verification that the proposed cultivation
19 center is in compliance with the local zoning rules and
20 distance limitations established by the local
21 jurisdiction;

22 (9) proposed employment practices, in which the
23 applicant must demonstrate a plan of action to inform,
24 hire, and educate minorities, women, veterans, and persons
25 with disabilities, engage in fair labor practices, and
26 provide worker protections;

1 site as prescribed in subsection (b) of this Section shall
2 submit an application on forms provided by the Department. The
3 application must meet or include the following qualifications:

4 (1) a payment of a nonrefundable application fee of
5 \$30,000;

6 (2) proof of registration as a medical cannabis
7 dispensing organization that is in good standing;

8 (3) submission of the application by the same person or
9 entity that holds the medical cannabis dispensing
10 organization registration;

11 (4) the legal name of the medical cannabis dispensing
12 organization;

13 (5) the physical address of the medical cannabis
14 dispensing organization and the proposed physical address
15 of the secondary site;

16 (6) a copy of the current local zoning ordinance
17 Sections relevant to dispensary operations and
18 documentation of the approval, the conditional approval or
19 the status of a request for zoning approval from the local
20 zoning office that the proposed dispensary location is in
21 compliance with the local zoning rules;

22 (7) a plot plan of the dispensary drawn to scale. The
23 applicant shall submit general specifications of the
24 building exterior and interior layout;

25 (8) a statement that the dispensing organization
26 agrees to respond to the Department's supplemental

1 suspended or revoked or (ii) managed or served on the board
2 of a business or non-profit organization that pled guilty,
3 was convicted, fined, or had a registration or license
4 suspended or revoked;

5 (6) proposed operating bylaws that include procedures
6 for the oversight of the craft grower, including the
7 development and implementation of a plant monitoring
8 system, accurate recordkeeping, staffing plan, and
9 security plan approved by the Department of State Police
10 that are in accordance with the rules issued by the
11 Department of Agriculture under this Act; a physical
12 inventory shall be performed of all plants and on a weekly
13 basis by the craft grower;

14 (7) verification from the Department of State Police
15 that all background checks of the prospective principal
16 officers, board members, and agents of the cannabis
17 business establishment have been conducted;

18 (8) a copy of the current local zoning ordinance or
19 permit and verification that the proposed craft grower is
20 in compliance with the local zoning rules and distance
21 limitations established by the local jurisdiction;

22 (9) proposed employment practices, in which the
23 applicant must demonstrate a plan of action to inform,
24 hire, and educate minorities, women, veterans, and persons
25 with disabilities, engage in fair labor practices, and
26 provide worker protections;

1 and implementation of a plant monitoring system, accurate
2 recordkeeping, staffing plan, and security plan approved
3 by the Department of State Police that are in accordance
4 with the rules issued by the Department of Agriculture
5 under this Act; a physical inventory of all cannabis shall
6 be performed on a weekly basis by the infuser;

7 (7) verification from the Department of State Police
8 that all background checks of the prospective principal
9 officers, board members, and agents of the infuser
10 organization have been conducted;

11 (8) a copy of the current local zoning ordinance and
12 verification that the proposed infuser is in compliance
13 with the local zoning rules and distance limitations
14 established by the local jurisdiction;

15 (9) proposed employment practices, in which the
16 applicant must demonstrate a plan of action to inform,
17 hire, and educate minorities, women, veterans, and persons
18 with disabilities, engage in fair labor practices, and
19 provide worker protections;

20 (10) whether an applicant can demonstrate experience
21 in or business practices that promote economic empowerment
22 in Disproportionately Impacted Areas;

23 (11) experience with infusing products with cannabis
24 concentrate;

25 (12) a description of the enclosed, locked facility
26 where cannabis will be infused, packaged, or otherwise

1 plan approved by the Department of State Police that are in
2 accordance with the rules issued by the Department of
3 Agriculture under this Act; a physical inventory shall be
4 performed of all cannabis on a weekly basis by the
5 transporting organization;

6 (7) verification from the Department of State Police
7 that all background checks of the prospective principal
8 officers, board members, and agents of the transporting
9 organization have been conducted;

10 (8) a copy of the current local zoning ordinance or
11 permit and verification that the proposed transporting
12 organization is in compliance with the local zoning rules
13 and distance limitations established by the local
14 jurisdiction, if the transporting organization has a
15 business address;

16 (9) proposed employment practices, in which the
17 applicant must demonstrate a plan of action to inform,
18 hire, and educate minorities, women, veterans, and persons
19 with disabilities, engage in fair labor practices, and
20 provide worker protections;

21 (10) whether an applicant can demonstrate experience
22 in or business practices that promote economic empowerment
23 in Disproportionately Impacted Areas;

24 (11) the number and type of equipment the transporting
25 organization will use to transport cannabis and
26 cannabis-infused products;

1 and employer workplace policies shall be interpreted broadly to
2 protect employee safety.

3 Section 1-10. Definitions. In this Act:

4 "Adult Use Cultivation Center License" means a license
5 issued by the Department of Agriculture that permits a person
6 to act as a cultivation center under this Act and any
7 administrative rule made in furtherance of this Act.

8 "Adult Use Dispensing Organization License" means a
9 license issued by the Department of Financial and Professional
10 Regulation that permits a person to act as a dispensing
11 organization under this Act and any administrative rule made in
12 furtherance of this Act.

13 "Advertise" means to engage in promotional activities
14 including, but not limited to: newspaper, radio, Internet and
15 electronic media, and television advertising; the distribution
16 of fliers and circulars; and the display of window and interior
17 signs.

18 "BLS Region" means a region in Illinois used by the United
19 States Bureau of Labor Statistics to gather and categorize
20 certain employment and wage data. The 17 such regions in
21 Illinois are: Bloomington, Cape Girardeau, Carbondale-Marion,
22 Champaign-Urbana, Chicago-Naperville-Elgin, Danville,
23 Davenport-Moline-Rock Island, Decatur, Kankakee, Peoria,
24 Rockford, St. Louis, Springfield, Northwest Illinois
25 nonmetropolitan area, West Central Illinois nonmetropolitan

1 area, East Central Illinois nonmetropolitan area, and South
2 Illinois nonmetropolitan area.

3 "Cannabis" means marijuana, hashish, and other substances
4 that are identified as including any parts of the plant
5 Cannabis sativa and including derivatives or subspecies, such
6 as indica, of all strains of cannabis, whether growing or not;
7 the seeds thereof, the resin extracted from any part of the
8 plant; and any compound, manufacture, salt, derivative,
9 mixture, or preparation of the plant, its seeds, or resin,
10 including tetrahydrocannabinol (THC) and all other naturally
11 produced cannabinol derivatives, whether produced directly or
12 indirectly by extraction; however, "cannabis" does not include
13 the mature stalks of the plant, fiber produced from the stalks,
14 oil or cake made from the seeds of the plant, any other
15 compound, manufacture, salt, derivative, mixture, or
16 preparation of the mature stalks (except the resin extracted
17 from it), fiber, oil or cake, or the sterilized seed of the
18 plant that is incapable of germination. "Cannabis" does not
19 include industrial hemp as defined and authorized under the
20 Industrial Hemp Act. "Cannabis" also means concentrate and
21 cannabis-infused products.

22 "Cannabis business establishment" means a cultivation
23 center, craft grower, processing organization, dispensing
24 organization, or transporting organization.

25 "Cannabis concentrate" means a product derived from
26 cannabis that is produced by extracting cannabinoids from the

1 plant through the use of propylene glycol, glycerin, butter,
2 olive oil or other typical cooking fats; water, ice, or dry
3 ice; or butane, propane, CO₂, ethanol, or isopropanol. The use
4 of any other solvent is expressly prohibited unless and until
5 it is approved by the Department of Agriculture.

6 "Cannabis container" means a sealed, traceable, container,
7 or package used for the purpose of containment of cannabis or
8 cannabis-infused product during transportation.

9 "Cannabis flower" means marijuana, hashish, and other
10 substances that are identified as including any parts of the
11 plant Cannabis sativa and including derivatives or subspecies,
12 such as indica, of all strains of cannabis; including raw kief,
13 leaves, and buds, but not resin that has been extracted from
14 any part of such plant; nor any compound, manufacture, salt,
15 derivative, mixture, or preparation of such plant, its seeds,
16 or resin.

17 "Cannabis-infused product" means a beverage, food, oil,
18 ointment, tincture, topical formulation, or another product
19 containing cannabis that is not intended to be smoked.

20 "Cannabis plant monitoring system" or "plant monitoring
21 system" means a system that includes, but is not limited to,
22 testing and data collection established and maintained by the
23 cultivation center, craft grower, or processing organization
24 and that is available to the Department of Revenue, the
25 Department of Agriculture, the Department of Financial and
26 Professional Regulation, and the Department of State Police for

1 the purposes of documenting each cannabis plant and monitoring
2 plant development throughout the life cycle of a cannabis plant
3 cultivated for the intended use by a customer from seed
4 planting to final packaging.

5 "Cannabis testing facility" means an entity registered by
6 the Department of Agriculture to test cannabis for potency and
7 contaminants.

8 "Clone" means a plant section from a female cannabis plant
9 not yet rootbound, growing in a water solution or other
10 propagation matrix, that is capable of developing into a new
11 plant.

12 "Community College Cannabis Vocational Training Pilot
13 Program faculty participant" means a person who is 21 years of
14 age or older, licensed by the Department of Agriculture, and is
15 employed or contracted by an Illinois community college to
16 provide student instruction using cannabis plants at an
17 Illinois Community College.

18 "Community College Cannabis Vocational Training Pilot
19 Program faculty participant Agent Identification Card" means a
20 document issued by the Department of Agriculture that
21 identifies a person as Community College Cannabis Vocational
22 Training Pilot Program faculty participant.

23 "Conditional Adult Use Dispensing Organization License"
24 means a license awarded to top-scoring applicants for an Adult
25 Use Dispensing Organization License that reserves the right to
26 an adult use dispensing organization license if the applicant

1 meets certain conditions described in this Act, but does not
2 entitle the recipient to begin purchasing or selling cannabis
3 or cannabis-infused products.

4 "Conditional Adult Use Cultivation Center License" means a
5 license awarded to top-scoring applicants for an Adult Use
6 Cultivation Center License that reserves the right to an Adult
7 Use Cultivation Center License if the applicant meets certain
8 conditions as determined by the Department of Agriculture by
9 rule, but does not entitle the recipient to begin growing,
10 processing, or selling cannabis or cannabis-infused products.

11 "Craft grower" means a facility operated by an organization
12 or business that is licensed by the Department of Agriculture
13 to cultivate, dry, cure, and package cannabis and perform other
14 necessary activities to make cannabis available for sale at a
15 dispensing organization or use at a processing organization. A
16 craft grower may contain up to 5,000 square feet of canopy
17 space on its premises for plants in the flowering state. The
18 Department of Agriculture may authorize an increase or decrease
19 of flowering stage cultivation space in increments of 3,000
20 square feet by rule based on market need, craft grower
21 capacity, and the licensee's history of compliance or
22 noncompliance, with a maximum space of 14,000 square feet for
23 cultivating plants in the flowering stage, which must be
24 cultivated in all stages of growth in an enclosed and secure
25 area. A craft grower may share premises with a processing
26 organization or a dispensing organization, or both, provided

1 each licensee stores currency and cannabis or cannabis-infused
2 products in a separate secured vault to which the other
3 licensee does not have access or all licensees sharing a vault
4 share more than 50% of the same ownership.

5 "Craft grower agent" means a principal officer, board
6 member, employee, or other agent of a craft grower who is 21
7 years of age or older.

8 "Craft Grower Agent Identification Card" means a document
9 issued by the Department of Agriculture that identifies a
10 person as a craft grower agent.

11 "Cultivation center" means a facility operated by an
12 organization or business that is licensed by the Department of
13 Agriculture to cultivate, process, transport (unless otherwise
14 limited by this Act), and perform other necessary activities to
15 provide cannabis and cannabis-infused products to cannabis
16 business establishments.

17 "Cultivation center agent" means a principal officer,
18 board member, employee, or other agent of a cultivation center
19 who is 21 years of age or older.

20 "Cultivation Center Agent Identification Card" means a
21 document issued by the Department of Agriculture that
22 identifies a person as a cultivation center agent.

23 "Currency" means currency and coin of the United States.

24 "Dispensary" means a facility operated by a dispensing
25 organization at which activities licensed by this Act may
26 occur.

1 "Dispensing organization" means a facility operated by an
2 organization or business that is licensed by the Department of
3 Financial and Professional Regulation to acquire cannabis from
4 a cultivation center, craft grower, processing organization,
5 or another dispensary for the purpose of selling or dispensing
6 cannabis, cannabis-infused products, cannabis seeds,
7 paraphernalia, or related supplies under this Act to purchasers
8 or to qualified registered medical cannabis patients and
9 caregivers. As used in this Act, dispensary organization shall
10 include a registered medical cannabis organization as defined
11 in the Compassionate Use of Medical Cannabis Pilot Program Act
12 or its successor Act that has obtained an Early Approval Adult
13 Use Dispensing Organization License.

14 "Dispensing organization agent" means a principal officer,
15 employee, or agent of a dispensing organization who is 21 years
16 of age or older.

17 "Dispensing organization agent identification card" means
18 a document issued by the Department of Financial and
19 Professional Regulation that identifies a person as a
20 dispensing organization agent.

21 "Disproportionately Impacted Area" means a census tract or
22 comparable geographic area that satisfies the following
23 criteria as determined by the Department of Commerce and
24 Economic Opportunity, that:

25 (1) meets at least one of the following criteria:

26 (A) the area has a poverty rate of at least 20%

1 according to the latest federal decennial census; or

2 (B) 75% or more of the children in the area
3 participate in the federal free lunch program
4 according to reported statistics from the State Board
5 of Education; or

6 (C) at least 20% of the households in the area
7 receive assistance under the Supplemental Nutrition
8 Assistance Program; or

9 (D) the area has an average unemployment rate, as
10 determined by the Illinois Department of Employment
11 Security, that is more than 120% of the national
12 unemployment average, as determined by the United
13 States Department of Labor, for a period of at least 2
14 consecutive calendar years preceding the date of the
15 application; and

16 (2) has high rates of arrest, conviction, and
17 incarceration related to the sale, possession, use,
18 cultivation, manufacture, or transport of cannabis.

19 "Early Approval Adult Use Cultivation Center License"
20 means a license that permits a medical cannabis cultivation
21 center licensed under the Compassionate Use of Medical Cannabis
22 Pilot Program Act as of the effective date of this Act to begin
23 cultivating, infusing, packaging, transporting (unless
24 otherwise provided in this Act), and selling cannabis to
25 cannabis business establishments for resale to purchasers as
26 permitted by this Act as of January 1, 2020.

1 "Early Approval Adult Use Dispensing Organization License"
2 means a license that permits a medical cannabis dispensing
3 organization licensed under the Compassionate Use of Medical
4 Cannabis Pilot Program Act as of the effective date of this Act
5 to begin selling cannabis to purchasers as permitted by this
6 Act as of January 1, 2020.

7 "Early Approval Adult Use Dispensing Organization at a
8 secondary site" means a license that permits a medical cannabis
9 dispensing organization licensed under the Compassionate Use
10 of Medical Cannabis Pilot Program Act as of the effective date
11 of this Act to begin selling cannabis to purchasers as
12 permitted by this Act on January 1, 2020 at a different
13 dispensary location from its existing registered medical
14 dispensary location.

15 "Enclosed, locked facility" means a room, greenhouse,
16 building, or other enclosed area equipped with locks or other
17 security devices that permit access only by cannabis business
18 establishment agents working for the licensed cannabis
19 business establishment or acting pursuant to this Act to
20 cultivate, process, store, or distribute cannabis.

21 "Enclosed, locked space" means a closet, room, greenhouse,
22 building or other enclosed area equipped with locks or other
23 security devices that permit access only by authorized
24 individuals under this Act. "Enclosed, locked space" may
25 include:

26 (1) a space within a residential building that (i) is

1 the primary residence of the individual cultivating 5 or
2 fewer cannabis plants that are more than 5 inches tall and
3 (ii) includes sleeping quarters and indoor plumbing. The
4 space must only be accessible by a key or code that is
5 different from any key or code that can be used to access
6 the residential building from the exterior; or

7 (2) a structure, such as a shed or greenhouse, that
8 lies on the same plot of land as a residential building
9 that (i) includes sleeping quarters and indoor plumbing and
10 (ii) is used as a primary residence by the person
11 cultivating 5 or fewer cannabis plants that are more than 5
12 inches tall, such as a shed or greenhouse. The structure
13 must remain locked when it is unoccupied by people.

14 "Financial institution" has the same meaning as "financial
15 organization" as defined in Section 1501 of the Illinois Income
16 Tax Act, and also includes the holding companies, subsidiaries,
17 and affiliates of such financial organizations.

18 "Flowering stage" means the stage of cultivation where and
19 when a cannabis plant is cultivated to produce plant material
20 for cannabis products. This includes mature plants as follows:

21 (1) if greater than 2 stigmas are visible at each
22 internode of the plant; or

23 (2) if the cannabis plant is in an area that has been
24 intentionally deprived of light for a period of time
25 intended to produce flower buds and induce maturation, from
26 the moment the light deprivation began through the

1 remainder of the marijuana plant growth cycle.

2 "Individual" means a natural person.

3 "Infuser organization" or "infuser" means a facility
4 operated by an organization or business that is licensed by the
5 Department of Agriculture to directly incorporate cannabis or
6 cannabis concentrate into a product formulation to produce a
7 cannabis-infused product.

8 "Kief" means the resinous crystal-like trichomes that are
9 found on cannabis and that are accumulated, resulting in a
10 higher concentration of cannabinoids, untreated by heat or
11 pressure, or extracted using a solvent.

12 "Labor peace agreement" means an agreement between a
13 cannabis business establishment and any labor organization
14 recognized under the National Labor Relations Act, referred to
15 in this Act as a bona fide labor organization, that prohibits
16 labor organizations and members from engaging in picketing,
17 work stoppages, boycotts, and any other economic interference
18 with the cannabis business establishment. This agreement means
19 that the cannabis business establishment has agreed not to
20 disrupt efforts by the bona fide labor organization to
21 communicate with, and attempt to organize and represent, the
22 cannabis business establishment's employees. The agreement
23 shall provide a bona fide labor organization access at
24 reasonable times to areas in which the cannabis business
25 establishment's employees work, for the purpose of meeting with
26 employees to discuss their right to representation, employment

1 rights under State law, and terms and conditions of employment.
2 This type of agreement shall not mandate a particular method of
3 election or certification of the bona fide labor organization.

4 "Limited access area" means a building, room, or other area
5 under the control of a cannabis dispensing organization
6 licensed under this Act and upon the licensed premises with
7 access limited to purchasers, dispensing organization owners
8 and other dispensing organization agents, or service
9 professionals conducting business with the dispensing
10 organization.

11 "Member of an impacted family" means an individual who has
12 a parent, legal guardian, child, spouse, or dependent, or was a
13 dependent of an individual who, prior to the effective date of
14 this Act, was arrested for, convicted of, or adjudicated
15 delinquent for any offense that is eligible for expungement
16 under this Act.

17 "Mother plant" means a cannabis plant that is cultivated or
18 maintained for the purpose of generating clones, and that will
19 not be used to produce plant material for sale to an infuser or
20 dispensing organization.

21 "Ordinary public view" means within the sight line with
22 normal visual range of a person, unassisted by visual aids,
23 from a public street or sidewalk adjacent to real property, or
24 from within an adjacent property.

25 "Ownership and control" means ownership of at least 51% of
26 the business, including corporate stock if a corporation, and

1 control over the management and day-to-day operations of the
2 business and an interest in the capital, assets, and profits
3 and losses of the business proportionate to percentage of
4 ownership.

5 "Person" means a natural individual, firm, partnership,
6 association, joint stock company, joint venture, public or
7 private corporation, limited liability company, or a receiver,
8 executor, trustee, guardian, or other representative appointed
9 by order of any court.

10 "Possession limit" means the amount of cannabis under
11 Section 10-10 that may be possessed at any one time by a person
12 21 years of age or older or who is a registered qualifying
13 medical cannabis patient or caregiver under the Compassionate
14 Use of Medical Cannabis Pilot Program Act.

15 "Principal officer" includes a cannabis business
16 establishment applicant or licensed cannabis business
17 establishment's board member, owner with more than 1% interest
18 of the total cannabis business establishment or more than 5%
19 interest of the total cannabis business establishment of a
20 publicly traded company, president, vice president, secretary,
21 treasurer, partner, officer, member, manager member, or person
22 with a profit sharing, financial interest, or revenue sharing
23 arrangement. The definition includes a person with authority to
24 control the cannabis business establishment, a person who
25 assumes responsibility for the debts of the cannabis business
26 establishment and who is further defined in this Act.

1 "Primary residence" means a dwelling where a person usually
2 stays or stays more often than other locations. It may be
3 determined by, without limitation, presence, tax filings;
4 address on an Illinois driver's license, an Illinois
5 Identification Card, or an Illinois Person with a Disability
6 Identification Card; or voter registration. No person may have
7 more than one primary residence.

8 "Processing organization" or "processor" means a facility
9 operated by an organization or business that is licensed by the
10 Department of Agriculture to either extract constituent
11 chemicals or compounds to produce cannabis concentrate or
12 incorporate cannabis or cannabis concentrate into a product
13 formulation to produce a cannabis product.

14 "Processing organization agent" means a principal officer,
15 board member, employee, or agent of a processing organization.

16 "Processing organization agent identification card" means
17 a document issued by the Department of Agriculture that
18 identifies a person as a processing organization agent.

19 "Purchaser" means a person 21 years of age or older who
20 acquires cannabis for a valuable consideration. "Purchaser"
21 does not include a cardholder under the Compassionate Use of
22 Medical Cannabis Pilot Program Act.

23 "Qualified Social Equity Applicant" means a Social Equity
24 Applicant who has been awarded a conditional license under this
25 Act to operate a cannabis business establishment.

26 "Resided" means an individual's primary residence was

1 located within the relevant geographic area as established by 2
2 of the following:

3 (1) a signed lease agreement that includes the
4 applicant's name;

5 (2) a property deed that includes the applicant's name;

6 (3) school records;

7 (4) a voter registration card;

8 (5) an Illinois driver's license, an Illinois
9 Identification Card, or an Illinois Person with a
10 Disability Identification Card;

11 (6) a paycheck stub;

12 (7) a utility bill; or

13 (8) any other proof of residency or other information
14 necessary to establish residence as provided by rule.

15 "Smoking" means the inhalation of smoke caused by the
16 combustion of cannabis.

17 "Social Equity Applicant" means an applicant that is an
18 Illinois resident that meets one of the following criteria:

19 (1) an applicant with at least 51% ownership and
20 control by one or more individuals who have resided for at
21 least 5 of the preceding 10 years in a Disproportionately
22 Impacted Area;

23 (2) an applicant with at least 51% ownership and
24 control by one or more individuals who:

25 (i) have been arrested for, convicted of, or
26 adjudicated delinquent for any offense that is

1 eligible for expungement under this Act; or

2 (ii) is a member of an impacted family;

3 (3) for applicants with a minimum of 10 full-time
4 employees, an applicant with at least 51% of current
5 employees who:

6 (i) currently reside in a Disproportionately
7 Impacted Area; or

8 (ii) have been arrested for, convicted of, or
9 adjudicated delinquent for any offense that is
10 eligible for expungement under this Act or member of an
11 impacted family.

12 Nothing in this Act shall be construed to preempt or limit
13 the duties of any employer under the Job Opportunities for
14 Qualified Applicants Act. Nothing in this Act shall permit an
15 employer to require an employee to disclose sealed or expunged
16 offenses, unless otherwise required by law.

17 "Tincture" means a cannabis-infused solution, typically
18 comprised of alcohol, glycerin, or vegetable oils, derived
19 either directly from the cannabis plant or from a processed
20 cannabis extract. A tincture is not an alcoholic liquor as
21 defined in the Liquor Control Act of 1934. A tincture shall
22 include a calibrated dropper or other similar device capable of
23 accurately measuring servings.

24 "Transporting organization" or "transporter" means an
25 organization or business that is licensed by the Department of
26 Agriculture to transport cannabis on behalf of a cannabis

1 business establishment or a community college licensed under
2 the Community College Cannabis Vocational Training Pilot
3 Program.

4 "Transporting organization agent" means a principal
5 officer, board member, employee, or agent of a transporting
6 organization.

7 "Transporting organization agent identification card"
8 means a document issued by the Department of Agriculture that
9 identifies a person as a transporting organization agent.

10 "Unit of local government" means any county, city, village,
11 or incorporated town.

12 "Vegetative stage" means the stage of cultivation in which
13 a cannabis plant is propagated to produce additional cannabis
14 plants or reach a sufficient size for production. This includes
15 seedlings, clones, mothers, and other immature cannabis plants
16 as follows:

17 (1) if the cannabis plant is in an area that has not
18 been intentionally deprived of light for a period of time
19 intended to produce flower buds and induce maturation, it
20 has no more than 2 stigmas visible at each internode of the
21 cannabis plant; or

22 (2) any cannabis plant that is cultivated solely for
23 the purpose of propagating clones and is never used to
24 produce cannabis.

25 ARTICLE 5.

Understanding the County Role in the Growing World of Legal Cannabis

Saturday, July 13, 1:45 PM – 3:00 PM | Bronze 2 & 3, Grand Salon | Bally's

Meeting Agenda

To date, ten states and the District of Columbia have legalized recreational usage of cannabis to some extent, with another 33 states having legalized medicinal usage in some form. Understanding what effect state legalization may have on your county and how best to prepare to navigate the fast-growing cannabis industry is vital. This session will provide county leaders with tangible examples of the successes, and pitfalls, of navigating cannabis legalization.

1:45 PM: Welcome, and Introductions

- **Hon. Rex Bohn**, Supervisor, Humboldt County, Calif.

1:50 PM: Panel Discussion

- **Chuck Callaway**, Police Director, Las Vegas Metropolitan Police Department
- **Jacqueline Holloway**, Director, Department of Business License, Clark County, Nev.
- **Eric Johnson**, Executive Director, Washington State Association of Counties
- **Jim Burack**, Director, Marijuana Enforcement Division, Colorado Department of Revenue

2:30 PM: Moderated Question and Answer

3:00 PM: Meeting Concludes

NACo staff contact: Brett Mattson, Legislative Assistant | bmattson@naco.org or 202.942.4234

Marijuana Licensing & Regulatory Framework

Collaboration Environment with all Relevant Agencies that Leverages Diverse Expertise from Regulators and the Industry

Involvement of the Industry, the Public, and the Green Ribbon Advisory Panel

Clearly Define the Role & Relationship of the Regulators

Goal is to be the GOLD STANDARD in the Marijuana Industry

Requirements to Submit Application
Special Use Permit from Comprehensive Planning
Registration Certificate from the Marijuana Enforcement Division
Secretary of State Business License
Certificate of Occupancy
Standard Operating Procedures (Including Security, Transportation, and Inventory)
Fees Paid
Complete Application

Requirements for Licensure
Air Quality Approval
Fire Department Approval
Background Check (for Example Agent Card from the State)
Advertising Approval
Financial Suitability (Performed by CCBL Audit Division)
On-Site Inspection
Code Conference

Best Practices

Creation of Cannabis Control Board
Prohibition of Consumption Lounges
Scheduled Courtesy Audits by CCBL Audit Division
Annual Submissions of Ownership Disclosure and Local Community Benefit Forms
Fee Structure is Reasonable for an Emerging Industry
Alignment of Regulation for Medical & Retail especially Co-Location
Open, Streamlined, Flexible, and Transparent Process

Lessons Learned

Collection of Marijuana Fees Including Construction of a Merchant Teller Room and Scheduled Appointments
Utilization of Marijuana Fees that were Earmarked for Homeless Families with Children Specifically Rapid Re-Housing
Acceptance of Applications in Electronic Form Instead of Paper Submissions
Greater than Expected Amount of Time Providing Formal & Informal Guidance Assure Compliance Standards
Marijuana Tracking System used by Licensees Lacked Maturity which Hindered Reporting and Compliance Requirements
Required Businesses that Supported Marijuana Establishments to Apply for a Marijuana Support Business thus Every Business that was in the Supply & Service Chain is Properly Licensed

NACo Conference Committee Notes

County Role in the Growing World of Legal Cannabis

Speaker #1: Chuck Calloway – NV Law Enforcement

- Cautionary Tales
 - Conflicting language in bill - transport proceeds vs. oz
 - PSA's/leaflets for tourists - what they can/can't do
 - Law enforcement advisory committee setup for training officers on what can/can't be enforced
 - Guidance for airport - dropboxes for people who think they can fly with it → only law enforcement can empty
 - Must have good relationship with cannabis industry and method to hold accountable
 - Illegal delivery and pop-ups – i.e. yoga & cannabis etc.
 - Laundering cash through ATM's at dispensaries → Banking pilot program for cannabis industry so they are not cash-only
 - Homeless dumpster diving behind airport, dispensaries, other cannabis businesses
 - Black market increase
 - Mailing cannabis

Speaker #2: Jacqueline Holloway – NV Business Licensing

- See Handout for more info
- Cautionary Tales
 - Don't accept incomplete applications
 - Odor control plan setup – structure of buildings for growhouses
 - Quarterly onsite inspections
 - Cannabis Control Board setup
 - Ownership disclosure forms annually – for any ownership % in business, look into financial background
 - Collaborative environment that is open, transparent, and flexible
 - Learn about cultivation/dispensary industry
 - Collection of Cannabis \$
 - 2.6 million quarterly
 - Must hand-count until purchase of gaming cash count machines (like the ones used in casinos)
 - Merchant teller room for turning in/picking up cash
 - Armored cart for moving cash

Speaker #3: Eric Johnson – WSACo

- WA had an unregulated medical system initially, so it took longer to harmonize medical and recreational
- Touring locations in legalized states to learn about industry is advisable
- Monitoring Impact of Legalization Report online, highlights below:
 - Grades 6-12 had **no** measurable changed use of cannabis
 - Adult consumption increase 14% annually, has since plateaued
 - Traffic violations/crashes with THC present have increased, but *does not necessarily mean they are under the influence while currently driving*
 - Traffic fatalities increased from 10 to 26% with THC in system
 - Drug only DUI arrests have increased 40%
 - 18/39 counties have more dispensaries than Starbucks
- 37.5% state tax with 4% going to cities/counties
- Land use – authority to ban via zoning
 - 6/39 counties have banned retail processing and production
 - Don't put growhouses in residential areas (odor)

Speaker #4: Jim Burack – CO Revenue and Enforcement

- Local gov homegrows, caregivers, and commercial are regulated as separate economies but effect each other
- Hemp = major issue because need to figure out what lane it's in:
 - cousins with marijuana, but separate commodity
 - looks similar to law enforcement, must be trained to distinguish between the two
 - alchemy of THC and CBD similar, but hemp has less %
- People, Places, Plants, Products
- Tracked, Taxed, Tested, Tagged
 - Successful equilibrium of supply and demand thanks to accurate tracking
 - 14 labs throughout the state for testing potency & setting limitations
 - No human animals/fruits for edibles to deter kids
- Numbers for 2018:
 - 1.5 billion in sales
 - 266 million state level revenue
 - 3,000 business licenses state level
 - ½ million pounds of flower and concentrate grown
- Major issues:
 - Social equity
 - High youth vaping rate – relationship between nicotine & THC
 - Publicly traded companies can own licensing
 - Illegal delivery & hospitality/clubs – not General Assembly, because local control

Do's and Don'ts for Cannabis Legalization



Do's

- A. Know that large quantities of high-quality cannabis will have a strong odor. (Think political nightmare).
- B. Realize that for some people marijuana will always be a schedule 1 drug.
- C. Listen (to everyone involved).
- D. Engage early and often with community and industry stakeholders TOGETHER.
- E. Develop relationships with key industry and community leaders who can help you communicate.
- F. Identify core regulatory goals, and work to accomplish them.
- G. Provide clear definitions and performance criteria for permits, inspections and enforcement.
- H. Have an enforcement plan in place at the same time you begin your permit process.
- I. Develop a robust inspection plan before permits are issued.
- J. Realize without the willingness to enforce, the permitting process is compromised.
- K. Be Creative, think outside the Box.
- L. Collaborate with state agencies.
- M. Evaluate your expected results and adjust based on actual results, be willing to adapt.
- N. Be specific where you want to allow and where you don't want cannabis operations.
- O. Assign experienced staff to lead the effort and train support staff early.
- P. Provide a complete list of required application materials.
- Q. Protect Prime Agricultural soils so that they may be returned to growing food crops.
- R. Seek agreement between State and Local jurisdictions on the definition of terms.
- S. Remember that cannabis is an agricultural commodity and subject to changes and impacts that affect production like any crop (weather, disease, insect pests)
- T. Collect fees upfront.

Don'ts

- 1. Don't allow cultivation of large quantities of high-quality cannabis in close proximity to residential areas (See A above).
- 2. Don't think taxing cannabis will solve all governmental economic problems.
- 3. Don't let adjoining jurisdictions be silent in the process of ordinance development. (Go talk directly to their governing body).
- 4. Do NOT accept incomplete applications.
- 5. Don't wing it...make it up as you go.
- 6. Don't expect to devise a solution that makes everybody happy.
- 7. Don't think leaders in the cannabis industry are dopes.
- 8. Don't assume all cannabis growers are wealthy.

Do's and Don'ts for Cannabis Legalization



COUNTY OF HUMBOLDT, CALIFORNIA

Rex Bohn, Supervisor District 1

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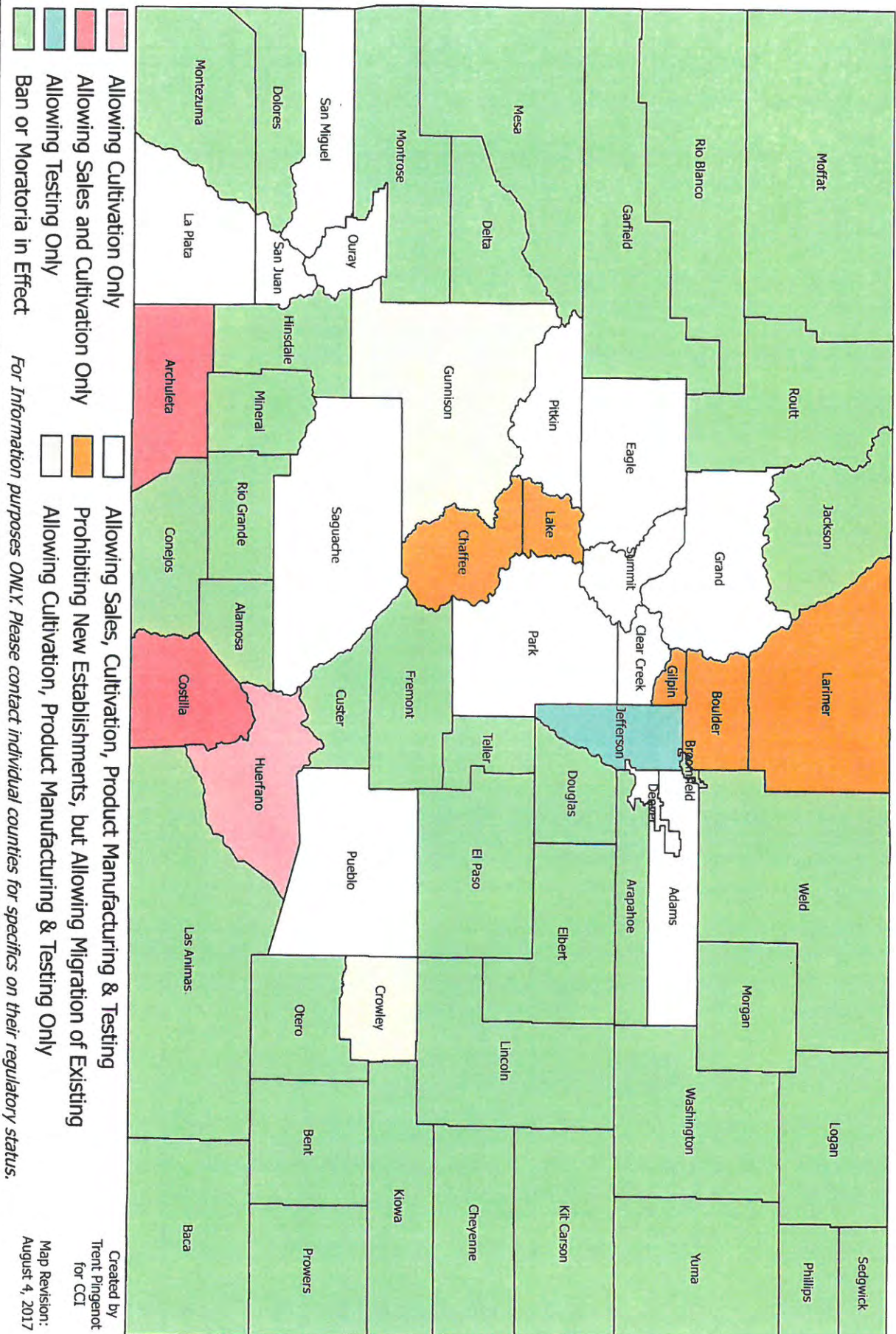
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County Regulatory Status - Recreational Marijuana





Jacqueline R. Holloway
Director

Department of Business License

Clark County Green Ribbon Advisory Panel Recommendations

Green Ribbon Panel Members:

Andrew Abboud, Antonio Alamo, John DiBella, Frank Hawkins, Andrew Jolley, Carmen F. Jones, Jay Matos, Brian Padgett, Scott Sibley, Howard Starr, Lucy Stewart, Chao-Hsiung Tung, Virginia Valentine, Armen Yemenidjian.

Facilitator:

David Ebersold

Background:

On February 21, 2017, the Board approved the creation of a Green Ribbon Advisory Panel (GRAP) to include twelve (12) representatives, comprised of representatives from the Nevada Retail Association (1), the Nevada Resort Association (1), Local Casino interests (2), Medical Marijuana Dispensaries (1), Medical Marijuana Cultivators (1) Medical Marijuana Cultivators not associated with a Medical Marijuana Dispensary (1), Medical Marijuana Laboratories (1), Medical Marijuana Production Establishments (1), Medical Marijuana Patient Advocates (1), Medical Marijuana Industry Associations (1) and the Nevada Gaming Control Board/Gaming Commission (1).

The intent of the Green Ribbon Advisory Panel is to make recommendations to the Board concerning Land Use and Business License code amendments for the regulation of recreational marijuana establishments in Unincorporated Clark County.

On March 8, 2017, the Board appointed twelve (12) members to the GRAP to represent the categories listed above.

Further, on March 21, 2017, the Board of County Commissioners appointed two (2) additional at-large members to the GRAP.

The Green Ribbon Advisory Panel met on the following dates at the Clark County Department of Building and Fire Prevention, Presentation Room at 4701 West Russell Road, Las Vegas Nevada 89118:

March 27, 2017

April 3, 2017

April 7, 2017

April 24, 2017

Each agenda item was properly noticed and posted at seven (7) locations including the Clark County website, www.clarkcountynv.gov. A transcript of each meeting will be made available, upon request.

Based on the meetings as noted above, the following document represents the Land Use and Business License recommendations that will be made to the Board of County Commissioners on May 2, 2017.

Representatives of the Nevada Gaming Commission and Board, Nevada Resort Association and Local Casino interests did not take a position on any items that facilitate the legalization of marijuana (medical and recreational).

**DRAFT RECOMMENDATIONS OF THE GREEN RIBBON
ADVISORY PANEL**

**LAND USE REQUIREMENTS AND BUSINESS LICENSING: KEY
CONCEPTS FOR THE LICENSE AND REGULATION OF RETAIL
MARIJUANA**

The Panel recommends:

1. A priority is to maintain the existing successful medical marijuana program while implementing the licensing and regulation of retail marijuana.

RECOMMENDATION NO. 1: Existing Medical Marijuana licensees in good standing will be offered the privilege of applying for a retail marijuana license at the existing licensed location or an alternative location if co-location is not permissible.

- Existing cultivation, production and laboratory medical marijuana establishments have obtained land use and public safety approvals and therefore can seamlessly onboard retail marijuana operations through land use and business license administrative processes. Medical marijuana dispensaries will require a new special use permit for retail marijuana sales.

RECOMMENDATION NO. 2: Hours of operation for medical marijuana establishments and retail marijuana establishments should remain from 7:00 a.m. to 3:00 a.m.

- Current land use code includes a sunset provision to take effect on January 1, 2018, that would revert hours of operation back to 6:00 a.m. to 10:00 p.m. as originally enacted. Panel recommends removal of sunset provision so hours of operation remain 7:00 a.m. to 3:00 a.m.

RECOMMENDATION NO. 3: A “Master Marijuana Business License” can streamline the application process for medical marijuana establishments to onboard retail marijuana operations under one license.

- The licensing and regulation of retail marijuana establishments within the existing framework for medical marijuana eliminates the need for two separate sets of regulations and operating requirements (such as transportation, delivery, security plans).

RECOMMENDATION NO. 4: Dispensaries with both medical and retail marijuana must accommodate a medical patient’s request for a confidential and private consultation within the available space.

*patients &
patient
advocates*

RECOMMENDATION NO 5: The patient cost of medical marijuana should be significantly less than the purchase price for retail marijuana. Initially in Clark County, retail marijuana establishments should operate under the same fee structure as existing medical marijuana establishments. Once permanent State regulations are in place, if medical marijuana does not cost significantly less than retail marijuana, strong consideration should be given to reducing fees for medical marijuana in order to lower the cost of medicine for the medical marijuana patients.

- Current Comprehensive Planning land use application fee structure:
 - \$5,000 for a Special Use Permit for the establishment of a new facility
 - \$2,500 for an Extension of Time
- Current Business License fee structure:
 - \$1,500 application fee.
 - \$500 for additional location under the same ownership.
 - \$250.00 flat fee for delivery between establishments with common ownership with no sale transactions can be amended as the fee for marijuana distributors.
- License fees: Quarterly fees based on gross revenue:
 - 1% of gross revenue not to exceed \$150,000 per quarter
 - 2% of gross revenue between \$150,000 – \$400,000
 - 3% of gross revenue over \$400,000

RECOMMENDATION NO. 6: Marijuana distribution licenses can be included in the Master Marijuana Establishment Category for existing medical marijuana licensees to allow for streamlined processing at County level.

- Proposed regulations from Nevada Department of Taxation would allow applications for marijuana distribution licenses by:
 - Licensed liquor wholesalers
 - Medical marijuana establishments holding registration certificates in good standing
 - Applicants currently transporting medical marijuana whose employees hold valid marijuana agent registration cards

2. A priority is the prohibition of delivery and consumption of marijuana within the Las Vegas Boulevard Gaming Corridor, H1 Zones, and on the premises of any restricted or non-restricted gaming licensee to comply with the Nevada Gaming Commission and Board's prohibition of any consumption and possession of marijuana on gaming properties.

RECOMMENDATION NO. 1: Delivery and consumption of retail marijuana to establishments within the Las Vegas Boulevard Gaming Corridor, H1 Zones and on the premises of any restricted or non-restricted gaming licensee should be prohibited.

- Licensed retail marijuana stores may deliver to a customer's residence which is consistent with proposed regulations by the State, provided that deliverers must demand and verify proof of age of recipient. Delivery is prohibited within the Las Vegas Boulevard Gaming Corridor, H1 Zones, and on the premises of any restricted or non-restricted gaming licensee.

RECOMMENDATION NO. 2: While we believe that the panel needs additional time to work cooperatively across all interests, we believe that the creation of a privileged license category for a marijuana consumption lounge after the State has begun to grant temporary retail licenses will accommodate marijuana tourism while preventing the consumption and possession of marijuana within the Las Vegas Boulevard Gaming Corridor, H1 Zones, and on the premises of any restricted or non-restricted gaming licensee.

3. A priority is the public health and safety of residents and tourists (especially children and medical marijuana patients) living and visiting Clark County.

RECOMMENDATION NO. 1: Until the passage of regulations for retail marijuana operations by the Nevada Department of Taxation, all operational requirements existing for medical marijuana establishments, where possible, should be maintained for the operation of retail marijuana establishments. Upon the passage of State legislation, the County shall adopt any additional regulations and requirements that may include, but not limited to:

- Packaging and labeling requirements
- Standardized dosing instructions and THC potency information
- Child proof protection by using child proof packaging or child proof exit bags.
- Educational information dispensed with product to include education on recreational use (start low, go slow).
- Cease production and sale of edible marijuana whose name maybe confusing to children, e.g., “girl scout cookies.”

RECOMMENDATION NO 2: Laboratories should employ testing protocols to ensure reliable results, including the measurement of levels of potency and microbials in products.

- The County shall adopt regulations for standardized dosing instructions and THC potency information for retail marijuana upon passage by the Nevada Department of Taxation.
- The County may conduct testing, such as round robin testing, to verify the effectiveness of testing protocols.
- All testing results should be readily accessible to the Business License Department.

RECOMMENDATION NO. 3: An education campaign should be developed cooperatively by various stakeholders in the industry to address the following:

- Medical problems associated with marijuana use including side effects of consuming marijuana with alcohol and other substances.
- Compliance with the prohibition of marijuana delivery and consumption within the Las Vegas Boulevard Gaming Corridor, H1 Zones, and on the premises of any restricted or non-restricted gaming licensee, and the McCarran Aviation System.
- Visitors entering or leaving Clark County via the McCarran Aviation system and highways, to educate on the criminal penalties of failing to comply with regulations.
- Medical marijuana operators may continue their educational plans to medical marijuana patients and may expand their educational efforts to retail consumers.

4. A priority is the McCarran Aviation System's compliance with federal regulations.

RECOMMENDATION NO. 1: The McCarran Aviation System should provide amnesty boxes at locations for passengers prior to entering the secured areas of the airports, as well as at rental car returns.

RECOMMENDATION NO. 2: In order to comply with Federal regulations, Clark County should adopt an ordinance prohibiting the possession, distribution, and consumption of medical or retail marijuana within the McCarran Aviation system.

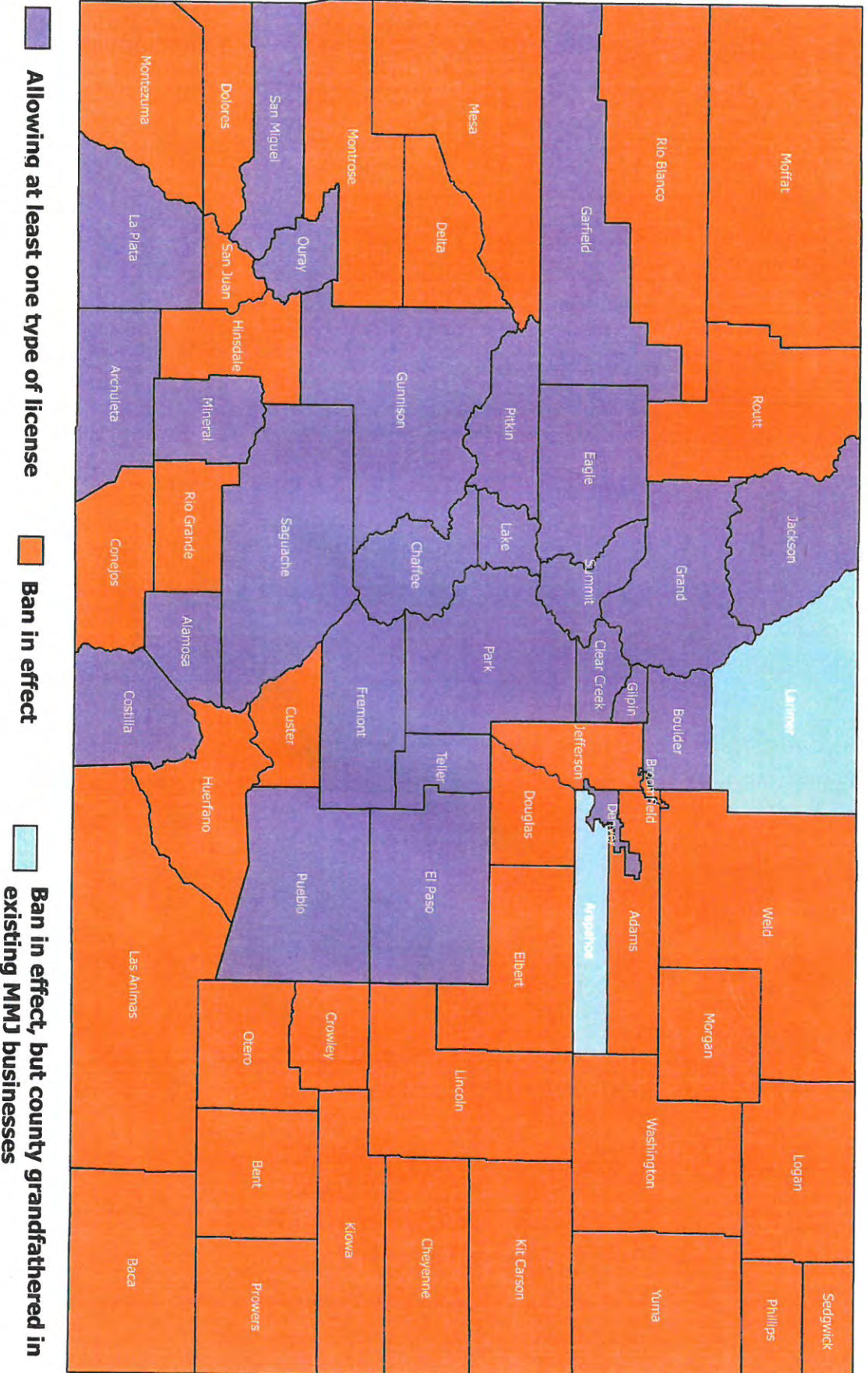
5. A priority is maintaining the positive image, quality, perception and appearance of our communities.

RECOMMENDATION NO. 1: The existing air quality standards should be extended to retail marijuana establishments and applications for retail marijuana business licenses should include an odor control plan to eliminate smell emanating outside of marijuana facilities.

RECOMMENDATION NO. 2: Retail marijuana establishments should maintain the same advertising rules and restrictions as required for medical marijuana establishments. Upon passage of any State legislation, the County shall adopt all additional regulations and requirements.

6. A priority is to continue the on-going dialogue and comprehensive collaboration of the Green Ribbon Advisory Panel, which may include the formation of sub-committees, to implement the priorities and recommendations contained herein.

County Regulatory Status - Medical Marijuana



Created by Trent Pingnot for CCI For Information purposes ONLY. Please contact individual counties for specifics on their regulatory status.

Map Revision:
July 31, 2017

2019 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V19-001	Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Junk & Debris	12/19/2018	1/13/2019			2/21/2019
19-002	Peaslee	03-09-108-011	148 Circle Dr East	Boulder Hill	Zoning Violation - Fence	12/21/2018	2/1/2019			2/21/2019
19-003	Staggs	02-31-477-005	4 Poplar Rd	Foxlawn	Chickens in R-4 Zoning	12/28/2018	1/11/2019			1/11/2019
19-004	Whitlock	03-04-476-035	82 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-005	Butz	03-04-476-030	72 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	2/28/2019			2/28/2019
19-006	Alfaro/Vargas	03-04-477-009	61 Paddock St.	Boulder Hill	Prohibited parking - trailer	1/3/2019	1/18/2019			1/18/2019
19-007	Kubica/Mszal	03-04-376-057	74 Sierra	Boulder Hill	Prohibited pkg com vehicles	1/3/2019	3/28/2019			4/11/2019
19-008	Fletcher	03-03-351-001	63 Sonora Dr	Boulder Hill	Prohibited Motor Home pkg	1/3/2019	1/29/2018			1/28/2019
19-009	Green/Gaither	03-04-329-013	33 Whitney Way	Boulder Hill	Prohibited pkg com vehicle	1/3/2019	1/18/2019			1/18/2019
19-010	Jordan	03-04-480-011	130 Saugatuk	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-011	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Multiple Violations	1/3/2019	1/18/2019			1/19/2018
19-012	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	1/3/2019	4/15/2019			4/8/2019
19-013	Arnador	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 Hoyt Rd		Possible Landscape Business	1/10/2019	2/15/2019			2/14/2019
19-016	Hardekopf	03-04-253-010	44 Ingleshire Rd	Boulder Hill	Junk & Debris	1/11/2019	9/9/2019			
19-017	Lozano/Nolasco	03-05-404-023	146 Boulder Hill Pass	Boulder Hill	Illegal parking /Commercial vehicle	2/7/2019	2/21/2019			3/14/2019
19-018	Hagemeyer	03-04-352-021	172 Boulder Hill Pass	Boulder Hill	Prohibited Parking - rec vehicle	2/7/2019	2/21/2019			2/13/2019
19-019	Bodnar	08-29-200-005	16296 Route 47		Junk & Debris	2/28/2019	9/23/2019			
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 Plattville 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	Cerbebus 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			
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 Harbor Dr	Boulder Hill	Prohibited Trailer Parking	4/15/2019	4/29/2019			5/3/2019
19-033	C. Matter Properties	02-35-300-013	7842 Route 71		Illegal Banner Sign	4/15/2019	5/8/2019			5/6/2019
19-034	Zedrow	03-08-230-015	19 Somerset Rd	Boulder Hill	Building w/o Permit	4/15/2019	4/29/2019			4/23/2019
19-035	Hansen	03-08-230-011	7 Somerset Rd	Boulder Hill	Inoperable Vehicle	4/16/2019	7/15/2019			8/14/2019
19-036	Gonzalez	03-09-152-019	14 Ridgefield Rd	Boulder Hill	Prohibited Trailer parking	4/16/2019	4/30/2019			5/3/2019
19-037	Roman	03-04-378-023	50 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019
19-038	Reyes	03-04-378-026	56 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019
19-039	Michel	07-18-400-001	17510 Fern Dell Rd		Accessory Bldg w/o Permit	4/29/2019	6/1/2019			6/3/2019
19-040	Hall	03-09-151-010	32 Somerset Rd	Boulder Hill	Prohibited Trailer Parking	4/30/2019	6/1/2019			6/4/2019
19-041	Gujosa	07-24-200-003	15285 Route 52		Building w/o Permit	4/30/2019	6/1/2019			5/29/2019
19-042	Marmalejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Prohibited Trailer Parking	5/1/2019	6/30/2019			7/9/2019
19-043	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	8/1/2019			
19-046	Muniz	09-18-300-016	14674 Brisbin Rd		Multiple Violations	5/9/2019	8/1/2019			7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019			6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	9/1/2019			
19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019			

2019 VIOLATIONS

19-051	Likar	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 Cebold Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019		6/17/2019
19-054	Tierney	03-04-405-017	44 Winnock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019		5/23/2019
19-055	Henn	03-08-280-008	16 Cebold 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/Barra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019		8/21/2019
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	CT & # 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	9/9/2019		
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	Weber	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019		7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019		6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019		6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019		7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019		7/30/2019
19-079	Gervais	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		
19-082	Cerny/Grzetic	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	Fortes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019		7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019		7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019		7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/1/2019
19-087	Majey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/24/2019		
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		8/22/2019
19-092	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Trailer parking	7/23/2019	8/18/2019		8/22/2019
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	Bolt	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 Wynndham Dr	Boulder Hill	Multiple Violations	7/25/2019	8/22/2019		
19-099	Duque	03-04-303-022	26 Marnel Rd	Boulder Hill	Prohibited Trailer Parking	7/25/2019	8/22/2019		
19-100	Kavulich	02-35-380-002	5755 Fields Dr	FOFC	Prohibited Boat Parking	8/7/2019	8/21/2019		
19-101	Graham	03-04-306-004	57 Circle Dr E	Boulder Hill	Prohibited camper & Trailer pkg	8/12/2019	8/26/2019		

2019 VIOLATIONS

[illegible]

2018 VIOLATIONS

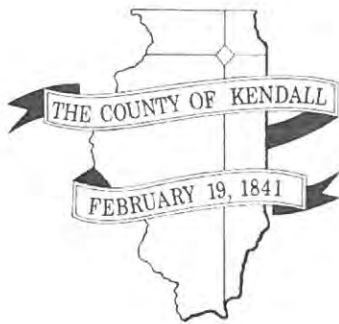
Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V18-001	Blek/Devianko	01-34-300-008	14824 Millhurst Rd		Storage Containers	12/12/2017	1/14/2019			1/15/2019
V18-002	Romero/Rios	03-05-229-002	20 Fernwood	Boulder Hill	Pool w/o fencing & Junk and Debris	12/12/2017	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 Ridgfield	Boulder Hill	Inoperable Vehicle	1/25/2018	5/7/2018			5/21/2018
V18-007	Rod	08-02-300-008	7775 Platville 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	Haftenrichter	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	02-06-300-010/004	790 Eldaman Rd		Fence Violation	3/19/2018	10/29/2018			6/14/2019
V18-016	Cusimano, Kesseling	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 Nat 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	Biever	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	Ybarra	03-05-276-021	29 Aldon Rd	Boulder Hill	Junk & Debris/ Inoperable Vehicle	3/29/2018	7/15/2019			
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	Alkharaji	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 Marnel Rd	Boulder Hill	Inoperable Vehicle	5/3/2018	5/17/2018			5/21/2018
V18-037	Baustian	05-03-200-005	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	Cargie	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	Stuppin	03-09-105-004	118 Circle Dr. East	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-043	Amwos	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	6/18/2018			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 NH 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 Ridgelyfield 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 Tuma 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	Elliott	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	7/13/2018	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 Ridgelyfield	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	Boulder Hill	Landscape 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	HOLD 12/21/18		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	Nanniga	03-03-351-009	135 Saugatuck	Boulder Hill	Inoperable Vehicle	8/14/2018	9/17/2018		9/17/2018
V18-070	Eipers	01-29-151-008	4350 Sandy Bluff Rd	Boulder Hill	Pool&Pool House built w/o Permit	8/14/2018	8/28/2018		8/28/2018
V18-071	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Pool w/o Permit	8/23/2018	9/6/2018		9/6/2018
V18-072	Cooley	03-04-428-001	162 Heatgate Rd	Boulder Hill	Multiple Violations	8/23/2018	9/20/2018		10/31/2018
V18-073	Bozarth	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 Ridgelyfield 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	BLEDI SULO LLC	05-21-300-006	9513 Walker Rd		Inoperable Vehicle & Pkg Non aprvrd 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		6/10/2019
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	Haggenier	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 Ashlawn	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018		10/29/2018
V18-087	Greenslade	03-09-152-021	18 Ridgelyfield 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	9/30/2019			



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Date 5/6/19

Violation #

9-045

Address of Violation: 5408 Route 71

City & Zip: Oswego IL 60543

Subdivision: N/A

Unit N/A

Lot N/A

Parcel Number: 03-19-203-002

Zoning: A1

Owner or Tenant: Carla G. Garay + Ismael Juarez

Description of Complaint: sign in R.O.W. + operating Asphalt Paving + Patching business.

Complainant's Name: PBZ Committee - Brian Holdiman

Contact Info: (630) 553-4134

Inspector Brian Holdiman

Date 5/7/19

Field Notes - Asphalt Paving and Patching business prohibited 7.01
- Illegal sign in R.O.W. prohibited 12.06 A.3.

Photos Taken?

Yes

No

Section of Applicable Code Zoning Ordinance (see section in field notes above)

NOTES: 1st Notice 5/9/19

F/U 7/15/19 sent to Oswego

2nd Notice 5/28/19

3rd Notice 6/4/19 sent regular + certified mail 7/31/19 - PBZ

DATE CLOSED:

Kendall County Planning, Building and Zoning

(630) 553-4141

05/09/2019

GARAY CARLA G & JUAREZ ISMAEL

Violation # 19045

Parcel # 03-19-203-002

5408 ROUTE 71
OSWEGO, IL 60543 -

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

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

MULTIPLE ZONING VIOLATIONS

ASHPALT PAVING AND PATCHING BUSINESS PROHIBITED ORIDINANCE 7.01 ILLEGAL SIGN IN RIGHT OF WAY PROHIBITED ORDINANCE 12.06 A.3

Since most residents are not aware of such code violations, the County allows the property owner a fourteen (14) day period in which to correct this situation. Please contact our office by Thursday, May 23, 2019.

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

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

Sincerely,



Kendall County Planning, Building & Zoning

Kendall County Planning, Building and Zoning

(630) 553-4141

05/24/2019

GARAY CARLA G & JUAREZ ISMAEL



Violation # 19045

Parcel # 03-19-203-002

5408 ROUTE 71

OSWEGO, IL 60543 -

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

MULTIPLE ZONING VIOLATIONS

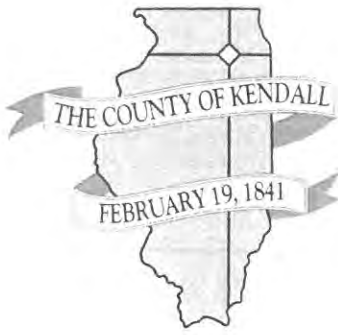
**ASHPALT PAVING AND PATCHING BUSINESS PROHIBITED ORDINANCE 7.01
ILLEGAL SIGN IN RIGHT OF WAY PROHIBITED ORDINANCE 12.06 A.3**

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Monday, June 03, 2019.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. M.', followed by a horizontal line.

Kendall County Planning, Building & Zoning



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630-553-4141 • FAX 630-553-4179

June 4, 2019

Carla G Garay and Ismael Juarez



RE: V19-045

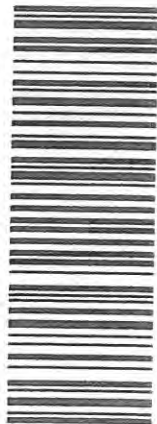
Your property is in violation of Section 7.01 of the Kendall County Zoning Ordinance. Operating a blacktop company or the storage of equipment related to blacktop company is prohibited.

You also have an illegal sign on your property that must be removed. Failure to comply with these demands by June 24, 2019 will result in the matter being referred to the Kendall County State's Attorney for prosecution and possible fines and penalties.

Respectfully,

Brian Holdiman

Kendall County Code Official



7011 2970 0000 5043 0825
7011 2970 0000 5043 0825

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6-4-19

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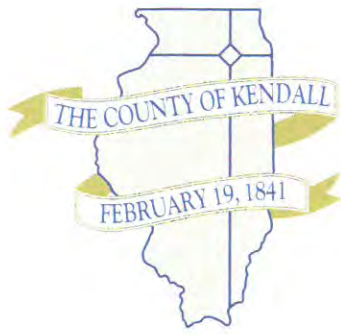
Carla G. Garay & Ismael Juarez

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

P

See reverse for instructions



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET – ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630-553-4141 • FAX 630-553-4179

June 11, 2019

Carla G Garay and Ismael Juarez



RE: V19-045

Your property is in violation of Section 7.01 of the Kendall County Zoning Ordinance. Operating a blacktop company or the storage of equipment related to blacktop company is prohibited.

You also have an illegal sign on your property that must be removed. Failure to comply with these demands by July 1, 2019 will result in the matter being referred to the Kendall County State's Attorney for prosecution and possible fines and penalties.

Respectfully,

Brian Holdiman

Kendall County Code Official



Garay Jr. Son's

Black Top
Seal Coating
Crack Filler
Striping

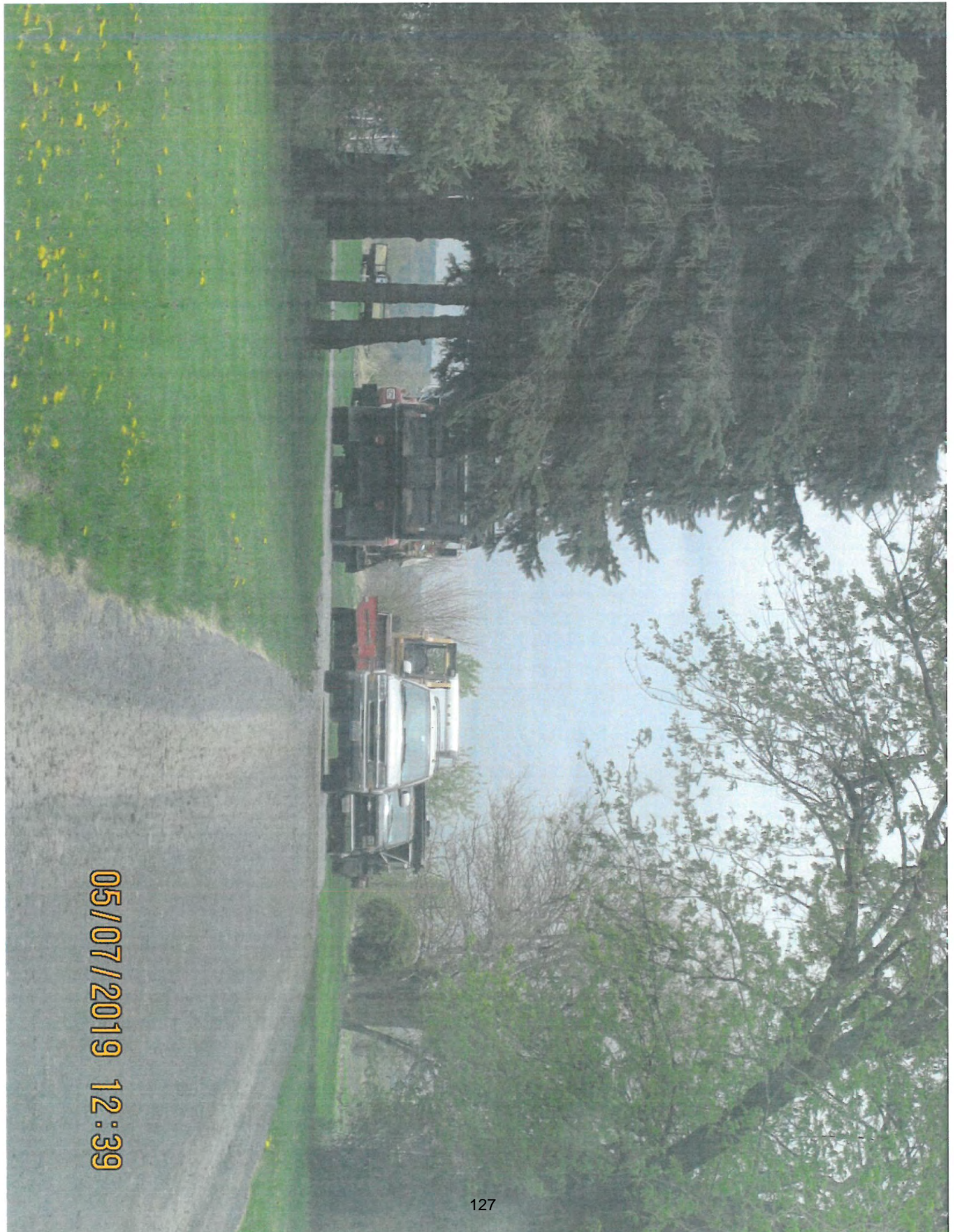


**Patching
And
Paving**

**847-456-7206
708-768-8917**

We will beat any competition price

05/07/2019 12:39



05/07/2019 12:39

06/04/2019 09:36

Garay Jr. Son's Patching
Black Top
Seal Coating
Crack Filler
Striping
We will beat any competing price
847-456-7206
708-768-8917
And Paving

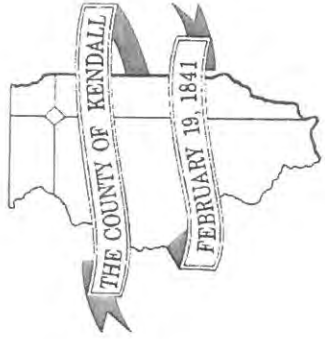
06/04/2019 09:36

07/31/2019 09:21

Garay Jr. Son's Patching
And
Paving
BlackTop
Seal Coating
Crack Filling
Striping
We sell best dry commodity price

847-456-7206
708-768-8917





CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Date 6-10-19 Violation # 19-088
Address of Violation: 18 Ridgefield Road
City & Zip: Montgomery - 60538
Subdivision: Boulder Hill Unit 25 Lot 57
Parcel Number: 03-09-152-021 Zoning: R6
Owner or Tenant: Jayson T Greenblade

Description of Complaint:

RV trailer parked in the required front yard

Complainant's Name:

Contact Info:

Inspector B-LH

Date 6/10/19 - 7/2/19 21 Non Consecutive Days

Field Notes RV Parked in required front yard

Photos Taken?

☒ Yes

☐ No

Section of Applicable Code 11.05 A.1 b.ii

NOTES: 1st Notice RV parked in required front yard 21 Non Consecutive Days in calendar year. 6/10/19 - 7/2/19

2nd Notice 7/25/19

DATE CLOSED:

Kendall County Planning, Building and Zoning

(630) 553-4141

07/10/2019

GREENSLADE JAYSON

Violation # 19088

Parcel # 03-09-152-021

18 RIDGEFIELD RD
MONTGOMERY, IL 60538 -

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

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

ZONING ORDINANCE VIOLATION 11.05 A.1.b.ii

PROHIBITED RV PARKED IN REQUIRED FRONT YARD SETBACK

Since most residents are not aware of such code violations, the County allows the property owner a fourteen (14) day period in which to correct this situation. Please contact our office by Wednesday, July 24, 2019.

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

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

Sincerely,

Kendall County Planning, Building & Zoning

Kendall County Planning, Building and Zoning

(630) 553-4141

07/26/2019

GREENSLADE JAYSON

[REDACTED]

Violation # 19088

Parcel # 03-09-152-021

18 RIDGEFIELD RD

MONTGOMERY, IL 60538 -

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

ZONING ORDINANCE VIOLATION 11.05 A.1.b.ii

PROHIBITED RV PARKED IN REQUIRED FRONT YARD SETBACK

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Monday, August 05, 2019.

Sincerely,

[REDACTED]

Kendall County Planning, Building & Zoning

Violation

Notes

18 Ridgelyfield

6/6/19

1:14PM Voicemail from Wendy Greenslade

-Returned call and spoke with Mrs Greenslade. She

Indicated they needed to park camper on driveway

as they had structural roof damage. I advised her

the trailer/camper would be a violation of zoning

ordinance and an exception could not be made.

I requested an inspection of garage to determine if

a permit was needed for repairs. She said she

would call back and set that up.

7/2/19

spoke on the phone with Stacy from Midwest Adjusters. The repair is

non structural and they are re-roofing only

7/16/19

spoke with Mr. Greenslade via phone. He indicated he

can't meet during County Business hours to show alleged

structural damage. Agreed to email photos

8/5/19

Spoke with Mr. Greenslade - They were on a trip 7/26/19 -

8/4/19 per phone conversation. He does not have time to

send pics of structural damage. Don't like the

redline and everybody in Bedford (H, Y) has this

issue. He would prefer to go to court he is annoyed

by the letters







06/12/2019 12:09



06/13/2019 10:12



06/14/2019 08:55

Ruth Ann Sikes

From: Brian Holdiman
Sent: Monday, June 17, 2019 8:22 AM
To: Ruth Ann Sikes
Cc: Matt Asselmeier
Subject: FW: Photos 18 Ridgefield, 061519 1103hrs ✨
Attachments: IMG_0154.jpg; IMG_0152.jpg

Please print the attached photos and the email and place in my basket.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Scott Moran

Sent: Saturday, June 15, 2019 3:13 PM

To: Brian Holdiman <BHoldiman@co.kendall.il.us>; Jason Langston <JLangston@co.kendall.il.us>

Subject: Photos 18 Ridgefield, 061519 1103hrs

Sgt. S. Moran KE11

Kendall Co. Sheriff's Office

1102 Cornell Ln, Yorkville, IL 60560

(630) 553-7500 ext 1125

Fax (630) 553-1972

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.



1E Ridgely Rd
6/15/19
SOPS Scott Moran
(see Email dated 6/17/19)

6/17/19 - BLH
18 Ridge field
play edge

6/18/19 - BZ H
18 Ridgefield





06/19/2019 10:25





06/21/2019 10:08

Brian Holdiman

From: SOPS
Sent: Monday, June 24, 2019 4:09 PM
To: Brian Holdiman; Mark Bunting
Subject: IMG_0026.jpg
Attachments: IMG_0026.jpg; ATT000001.txt

Saturday 6/22



18 ~~Greenfield Rd~~ Ridgely Rd
6/22/19

SOPS

(see Email dated 6/24/19)

Brian Holdiman

From: SOPS
Sent: Monday, June 24, 2019 4:09 PM
To: Brian Holdiman; Mark Bunting
Subject: IMG_0027.jpg
Attachments: IMG_0027.jpg; ATT000001.txt

Sunday 6/23/19



18 Greenfield Rd Ridgefield Rd
6/23/19
SOPS
(see Email dated 6/24/19)



06/24/2019 11:31



06/25/2019 09:40





06/27/2019 10:13



Pam Herber

From: Brian Holdiman
Sent: Monday, July 1, 2019 7:16 AM
To: Pam Herber
Subject: FW: 1001hrs 062919
Attachments: IMG_0186.jpg; ATT00001.txt

Please print attached photo and the email and put in my basket.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

-----Original Message-----

From: SOPS
Sent: Saturday, June 29, 2019 9:59 AM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Subject: 1001hrs 062919



18 ~~Greenfield Rd~~ Rockford Rd
~~7/1/19~~ 6/29/19
SOPS
(see email dated 7/1/19)

Pam Herber

From: Brian Holdiman
Sent: Monday, July 1, 2019 7:16 AM
To: Pam Herber
Subject: FW: 0752hrs 063019
Attachments: IMG_0724.JPG; ATT00001.txt

Please print attached photo and email and place in my basket.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

-----Original Message-----

From: SOPS
Sent: Sunday, June 30, 2019 7:54 AM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Subject: 0752hrs 063019



18 Ridgefield Rd
6/30/19
SOPS
see Email dated 7/1/19



07/01/2019 12:01



07/02/2019 08:32



7/2/19
Spoke with Stacy at Midwest Adjusters → No structural Repair
Re roof only.

07/02/2019 08:33







08/07/2019 08:42





08/12/2019 09:28



08/13/2019 09:20

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

From: knuckhed55 <[REDACTED]>
Date: 8/15/19 2:25 PM (GMT-06:00)

To: bholdiman@co.kendallil.us

Subject: 18 Ridgefield

Sorry Brian to get back to you so late we are a very busy family we work a lot and we have to take care of her kids. This is four of the six broken joists in our attic that need to be repaired one of them I quickly repaired but our roofing contractor wants it done better than what I did. My contractor is currently 3 to 4 weeks out on all of his work he told me not to keep the camper inside because of the fact that more drywall could fall in on it. It's a two-year-old camper and way too expensive to be putting inside and risking the fact that it's going to put a hole through the top of my camper. If there are going to be any hearings about my address I would like to be notified about it accordingly so I can show up on my behalf.

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

--
This email was Malware checked by UTM 9. <http://www.sophos.com>













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 Saugstuk 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	Soitude 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 Wolfs Crossing Rd		03-15-126-004	Manner Pile affecting storm drain	1/18/2019	N
2/11/2019	Waldron	8 Shagbark Ln	Foxhurst	04-09-377-002	Possible horses	2/14/2019	N
2/19/2019	Osterhoh	33 Scarsdale Rd	Boulder Hill	03-05-453-031	Building w.o permit	5/22/2019	Y-Permit approved
2/21/2019	Brown	39 Whitney Way	Boulder Hill	03-04-329-016	Possible Inoperable vehicle	3/13/2019	N
2/28/2019	Diangkis	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/Caska	134 Braeburn	Boulder Hill	03-04-403-018	Junk & Debris	3/7/2019	N
3/7/2019	Lewis	78 N Linden Dr	Meyerbrook	01-16-401-002	Junk & Debris	3/19/2019	N
3/8/2019	Hideaway Lakes	8045 Van Emmon			Raw Sewage	3/8/2019	N- Health Dept.
3/13/2019	Freda	5724 Minkler Rd		02-36-300-005	Possible Dog Grooming Business	3/20/2019	N
3/14/2019	Schanz	67 Saugatuck	Boulder Hill	03-04-454-017	Illegal parking	3/27/2019	N
3/18/2019	Wheaton	5626 Minkler Rd	Squaw Valley	02-36-300-014	Box Truck & trailer in front yard	4/24/2019	N
3/19/2019	Francesconi	7646 Fairway Dr	Whitetail	06-07-402-003	Operating Food Business out of home	3/23/2019	Referred to HHD
3/21/2019	Horsely/Kassi	5920 Minkler Rd		02-35-400-011	Possible Dog Grooming Business	3/29/2019	Home Occup
3/22/2019	Gonzalez	38 Circle Dr E	Boulder Hill	03-05-427-009	Possible Inoperable Vehicle	3/28/2019	N
4/9/2019	Nelson	4 Circle Dr W	Boulder Hill	03-05-453-001	Possible Inoperable Vehicle	4/11/2019	N
4/9/2019	Cadena	140 Saugatuck Rd	Boulder Hill	03-03-352-004	Inoperable Vehicle	4/23/2019	N
4/9/2019	Paravola	21 Tomahawk Trl	Arrowhead Hills	03-31-478-006	Possible Business in R-3	5/6/2019	N
4/9/2019	Corona	3279 Route 52		09-16-200-015	Possible remodel & occupied RV	5/9/2019	N
4/9/2019	Macias	3610 Van Dyke Rd		09-04-300-005	Possible occupied structure/Livestock issue	5/17/2019	N
4/9/2019	Quiroz	4080 Van Dyke Rd		09-05-400-018	Possible occupied trailer and shed	5/17/2019	N
4/9/2019	Aguilar	3400 blk Route 52		09-16-400-010	Possible occupied trailers	5/17/2019	N
4/10/2019	Aguilar	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 Cimmin Rd		04-03-400-013	Truck Dispatch business	5/2/2019	N
4/18/2019	Millington United Church	11090 Cimmin 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
4/30/2019	Coulouris	2480 A Bristol Ridge Rd		02-15-177-005	Shed - no permit	5/24/2019	Applied for BP
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	5/21/2019	N

Non Violations 2019

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 Twshp
5/29/2019	Bakos	31 W Anchor Rd	Marina Terrace	03-07-231-007	Trees growing in drainage	6/5/2019	Ref to Oswego Twshp
5/29/2019		corner of Anchor & Dolphin	Marina Terrace		View at corner blocked by overgrown trees	6/5/2019	Referred to HDD
5/31/2019	Farrell	137 Dolores St	Shore Heights	03-07-430-015	Burning in back yard - daily poss. garbage	6/3/2019	Ref to Oswego Twshp
5/31/2019	Kendall Land LLC	16505 Burr Oak Rd		01-32-200-001	Pole Building - No Permit	6/25/2019	Applied for BP
6/3/2019	Bialock	1937 Winchester Ct	Southfield	06-02-103-003	Possible stormwater violation	6/5/2019	N
6/3/2019	Hall	20 Longbeach Rd	Boulder Hill	03-04-307-018	Not given	6/5/2019	N
6/3/2019	Octoa	73 Pueblo	Boulder Hill	03-04-378-014	Not given	6/5/2019	N
6/3/2019	Slack	41 Whitney Way	Boulder Hill	03-04-329-017	Not given	6/5/2019	N
6/3/2019	Collier	9 Woodridge Rd	Boulder Hill	03-04-303-004	Not given	6/5/2019	N
6/3/2019	Curless	22 Woodridge Rd	Boulder Hill	03-04-153-026	Not given	6/5/2019	N
6/10/2019	Grand Prairie Equestrian	3428 Roth Rd		03-23-277-004	Manuer piling up	6/12/2019	N
6/17/2019	DeLaTorre	33 Old Post Rd	Boulder Hill	03-08-227-041	Trailer in Required Front Yard	6/18/2019	N
6/18/2019	Vasquez	1 Knollwood Dr	Boulder Hill	03-05-278-028	Junk & Debris - on public sidewalk	6/19/2019	Ref to Oswego Twshp
6/20/2019	Badus	7405 Audrey Ave	Rose Hill	05-02-201-006	Drainage issue	6/26/2019	Ref to Kendall Twshp
6/24/2019	Sec of Vet Affairs	14 Maple Street	Fox Lawn	05-05-103-002	Burning of household items	6/26/2019	Ref to HDD
7/3/2019	Crissip	23 Oaklawn Ave	River Ridge	02-23-154-010	Tall Grass	7/3/2019	Ref to Bristol Twshp
7/3/2019	American Elm / Crimmon	51 Paddock St.	Boulder Hill	03-04-477-004	Possible AirBNB	7/11/2019	N
7/8/2019	Cudebec	939 Heartland Dr		02-28-278-005	Possible stormwater issue	7/9/2019	Ref to Yorkville
7/10/2019	Guzman Jr.	13039 McKanna Rd		09-09-100-002	Possible occupied accessory bldg	7/11/2019	N
7/10/2019	Anderson	6759 Chicago Rd.	Plattville	08-12-102-009	Horses on property	8/1/2019	N
7/11/2019	Suzie's Bar/Chessre	4353 Tuma Rd	Mohrs	02-28-277-002	Fire	7/23/2019	N
7/16/2019	Cooper	Route 34 Plano		01-24-300-024	Off Premise advertising sign	7/23/2019	N
7/17/2019	Barragan	7 Sonora Dr	Boulder Hill	03-04-282-004	Accessory structure in setback	7/31/2019	N
7/23/2019	Braves Realty/Jarrett	37 Woodridge Rd	Boulder Hill	03-04-154-002	Prohibited Boat parking	7/23/2019	N
7/25/2019	Velazquez	2200 Route 52		09-15-400-016	Operating a bakery/church	7/31/2019	Ref to HDD
7/30/2019	Moore/Alexander	19 Ceboid	Boulder Hill	03-08-253-024	Inspection/meeting - possible addition/setbacks	7/31/2019	N
7/31/2019	Steifhold	22 S. Bereman Rd	Boulder Hill	03-05-430-009	RV parked in front yard	8/1/2019	N

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	11	1	0	0	1	4	4	1	0	0	0	0	0
Garage	5	0	0	1	2	0	0	2	0	0	0	0	0
Accessory Buildings	36	1	1	2	6	10	10	6	0	0	0	0	0
Additions	5	1	0	0	3	0	0	1	0	0	0	0	0
Remodeling	11	0	2	4	1	3	1	0	0	0	0	0	0
Commercial - B Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Barns/Farm Buildings	8	0	0	4	1	1	1	1	0	0	0	0	0
Signs	3	0	1	1	1	0	0	0	0	0	0	0	0
Swimming Pools	15	0	0	1	2	5	3	4	0	0	0	0	0
Decks	6	0	0	0	2	2	2	0	0	0	0	0	0
Demolitions	5	2	1	1	0	0	1	0	0	0	0	0	0
Electrical Upgrades	1	0	0	0	0	0	1	0	0	0	0	0	0
Change in Occupancy	5	0	1	1	1	1	0	1	0	0	0	0	0
Driveway	7	0	0	0	3	2	1	1	0	0	0	0	0
Fire Restoration	3	0	1	2	0	0	0	0	0	0	0	0	0
Generator	8	0	2	0	0	3	2	1	0	0	0	0	0
Solar	14	4	0	0	2	5	1	2	0	0	0	0	0
	144	9	9	17	25	37	27	20	0	0	0	0	0

2018 YTD - 11 Houses, Total Permits 135
 July 2018 - 1 House, Total Permits 19

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$357,000	\$0	\$0
Garage	2	\$56,800	\$467	\$0
Accessory Buildings	6	\$72,345	\$727	\$0
Additions	1	\$8,000	\$200	\$0
Barns/Farm Buildings	1	\$46,000	\$0	\$0
Swimming Pools	4	\$127,469	\$800	\$0
Change in Occupancy	1	\$50,000	\$100	\$0
Driveway	1	\$2,800	\$200	\$0
Generator	1	\$8,054	\$110	\$0
Solar	2	\$34,586	\$400	\$0
	20	\$763,054	\$3,004	\$0

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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.
2/5/2019	012019017	01 House	03-32-326-003	FAZIO JOSEPH & BOWERS TRACY	67 CRESTVIEW DR OSWEGO, IL. 60543	CRESTVIEW WOODS	DJK CUSTOM HOMES INC.
7/1/2019	012019120	01 House	02-35-380-011	BANACH LUKASZ & HELENA	7562 MADELINE DRIVE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 3	LIV COMPANIES, LLC
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
6/5/2019	012019117	01 House	07-18-400-001	MICHEL BRIAN J	17510 FERN DELL RD NEWARK, IL 60541-		
6/13/2019	012019086	01 House	02-11-300-007	CRAIG & DIANE ZIMMERMAN	7861 GALENA ROAD BRISTOL, IL. 60512		SAME
4/11/2019	012019045	01 House	07-09-100-010	BENDER FAMILY LTD PARTNERSHIP % SOY CAPITAL AN SECURITIES	12961 SLEEZER NEWARK, IL. 60541		CORE HOMES LLC
6/17/2019	012019094	01 House	05-12-277-005	MCCUE BUILDERS INC	7398 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
6/20/2019	012019070	01 House	05-12-228-017	MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LJ MORSE CONSTRUCTION CO.
5/8/2019	012019073	01 House	07-35-300-005	JAY AND MEGAN VINING	17561 SCOTT SCHOOL RD NEWARK, IL. 60541		BLACKJACK BUILDERS
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

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Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
7/11/2019	022019137	02 Garage	05-08-251-002 LECHOWICZ ERIC ANTHONY & JEANETTE IVANIN	125 NAWAKWA LN YORKVILLE, IL 60560-	NAWAKWA SUB	CLEARY BUILDING CORP.
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
4/16/2019	022019059	02 Garage	01-10-101-003 PIERCE ERIC D & AMANDAN	1148 VILMIN RD PLANO, IL 60545-		SELF
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
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	
5/13/2019	032019084	03 Accessory Buildings	01-30-100-006 TOWNSEND JASON S	4505 SANDY BLUFF RD PLANO, IL 60545-		
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	
7/24/2019	032019149	03 Accessory Buildings	09-21-300-005 TREDENNICK RON D & WENDY	3670 BELL RD MINOOKA, IL 60447-		CLEARY BUILDING CORP
5/16/2019	032019090	03 Accessory Buildings	03-04-476-008 DENNIS BENJAMIN R & LINDAL	65 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 16	SAME
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
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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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
4/23/2019	032019062	03 Accessory Buildings	03-08-230-015	ZEDROW DONALD & LINDA	19 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SAME
5/22/2019	032019099	03 Accessory Buildings	02-36-102-003	HENCZEL DAVID C DECL OF TRUST & DANIEL A MEZA DENNIS	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	BACKYARD BULDINGS
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	GAITHER QUALITY CONSTRUCTION
4/11/2019	032019055	03 Accessory Buildings	05-07-253-003	BECKETT CHARLES	11300 ROUTE 71 YORKVILLE, ARCADIA ACRES IL 60560-		
6/25/2019	032019133	03 Accessory Buildings	01-32-200-001	KENDALL LAND LLC	16505 BURR OAK RD PLANO, IL 60545-		
4/3/2019	032019048	03 Accessory Buildings	04-16-251-005	KAIL ROBERT & DEANNA S	25 SHERMAN ST MILLBROOK, IL 60536-		
6/19/2019	032019128	03 Accessory Buildings	03-01-351-008	EDWARDS PHILIP A TRUST	997 HARVEY RD OSWEGO, IL 60543-		
6/27/2019	032019136	03 Accessory Buildings	02-13-453-006	ANDERSEN REBECCA & CHAD	24 OAK HILL DR OSWEGO, IL OAK HILLS 60543-		
6/17/2019	032019122	03 Accessory Buildings	03-19-126-002	MACKIE BRIAN G & LAURIE A	40 RIVERVIEW CT OSWEGO, RIVERVIEW HEIGHTS IL 60543-		
3/21/2019	032019035	03 Accessory Buildings	01-05-201-002	HENDERSON ALEX	16469 GALENA RD PLANO, IL LITTLE ROCK (ORIGINAL TOWN) 60545-		SAME

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6/17/2019	032019123 03 Accessory Buildings	02-13-354-004 MUSSEY BRETT R & AUBREY B	145 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	BOB LEE BUILDERS
6/3/2019	032019110 03 Accessory Buildings	09-18-200-005 MASKEL ROBERT A & VICKY J	14225 GROVE RD MINOOKA, IL 60447-		
4/1/2019	032019044 03 Accessory Buildings	03-13-400-005 RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		Millennium Construction
5/24/2019	032019103 03 Accessory Buildings	05-04-177-004 KLEI JAIME T & DENAULT ALICIA	37 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
6/13/2019	032019087 03 Accessory Buildings	02-11-300-007 CRAIG & DIANE ZIMMERMAN	7861 GALENA ROAD BRISTOL, IL. 60512		SAME
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
6/21/2019	032019129 03 Accessory Buildings	04-16-204-010 MADDOX KAMUELA A & ANASTASIA D	8205 WHITEFIELD RD MILLBROOK, IL 60536-		
7/3/2019	032019138 03 Accessory Buildings	01-19-378-001 LITTLEFAIR KEVIN & DENISE	14 FRAZIER CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	
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
5/24/2019	032019104 03 Accessory Buildings	02-15-177-005 COULOURIS, GREGORY L & DUBLIN, KEITH L	2480 A BRISTOL RIDGE RD BRISTOL, IL 60512-		
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.

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6/4/2019	032019112	03 Accessory Buildings	02-23-153-004	GORDON MARK & MONICA C	28 PARKWAY DR YORKVILLE, IL 60560-		
7/11/2019	032019143	03 Accessory Buildings	03-04-327-010	MARTINEZ FILOMENA	35 SURREY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
1/4/2019	032019009	03 Accessory Buildings	06-33-300-004	WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
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
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-		
5/1/2019	042019067	04 Additions	09-15-200-005	GUZMAN RAMIRO & GRACE	14021 ARBEITER RD MINOOKA, IL 60447-		
4/16/2019	042019058	04 Additions	07-16-100-003	LAPRAIRIE PETER J & ENGELBY SABINE	14080 TOWNHOUSE RD NEWARK, IL 60541-		
1/22/2019	042019014	04 Additions	02-23-228-008	SHEEREN PATRICIA J	30 BRISTOL CT OSWEGO, IL 60543-		
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
4/18/2019	052019061	05 Remodeling	03-09-155-012	WALT R PROPERTIES/CRAIG DUFFIN	7 CIRCLE CT MONTGOMERY, BOULDER HILL UNIT 21 IL 60538-		SAME
3/28/2019	052019040	05 Remodeling	02-21-151-015	KOZLOWICZ ROBERTA	10 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	ARTISAN ENTERPRISES
3/25/2019	052019039	05 Remodeling	03-08-103-009	US BANK TRUST NA LSF9 MASTER PART TRUST	103 HARBOR DR OSWEGO, IL 60543-	MARINA TERRACE APARTMENTS	ResiPro
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
3/20/2019	052019034	05 Remodeling	01-36-100-024	NAUMAN REVOCABLE GRANTOR TRUST	13010 C RIVER RD PLANO, IL KAFORSKIS SUB 60545-		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.
2/19/2019	052019024	05 Remodeling	09-15-100-007	RUSSELL CHARLES A JR & SAMIOS-RUSSELL MADRY	2735 ROUTE 52 MINOOKA, IL 60447-		D'AMICO CONCRETE CO
6/10/2019	052019119	05 Remodeling	03-07-429-012	FERGUSON TIMOTHY J & ANGELA N	138 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION, INC.
6/5/2019	052019100	05 Remodeling	03-32-376-006	KEYVAN NASER & MICHELLE	4624 RESERVATION RD OSWEGO, IL 60543-	ARROWHEAD HILLS	
1/15/2019	062018189	06 Commercial - M Zone	03-07-227-002	UTILITY DYNAMICS CORPORATION	5327 LIGHT ROAD OSWEGO, IL. 60543		CLEARY BUILDING CORP.

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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, LLC
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	GUIJOSA 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	KARALEES VIRGIL N DEC LIV TR & KARALEES TRUST DEC 11/11/19	11350 IMMANUEL ROAD YORKVILLE, IL 60560		
3/22/2019	082019036	08 Barns/Farm Buildings	09-07-200-023	FEECE TROY R & SUSAN	13403 GROVE RD MINOOKA, IL 60447-		
7/9/2019	082019141	08 Barns/Farm Buildings	08-06-400-004	HILLER FAMILY LTD PARTNERSHIP & DH TRUST 44	11408 NEWARK RD NEWARK, IL 60541-		
3/25/2019	082019038	08 Barns/Farm Buildings	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
4/9/2019	092019046	09 Signs	03-18-451-001	AUTOSMART, INC.	5498 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	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

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2/7/2019	092019022 09 Signs	03-05-401-003 JAMES MARTIN	89 BOULDER HILL PASS MONTGOMERY, IL 60538-		
7/24/2019	122019148 12 Swimming Pools	03-05-454-007 ROBLES JUAN L PENNA & BELTRAN MARIA DEL ROSADEL VASQUEZ 03-32-326-006 TAYLOR BRAD R & HELEN J	32 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	GREAT ESCAPE
7/16/2019	122019146 12 Swimming Pools	05-06-226-013 BOYTOR MICHAEL J & LINDA L	55 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
7/9/2019	122019140 12 Swimming Pools	05-02-102-014 GARCIA KELLY	61 FORD DR YORKVILLE, IL 60560-	FORD ACRES	SWIM SHACK INC.
6/5/2019	122019114 12 Swimming Pools	05-02-201-004 PLANK BRETT T & THERESA	365 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	GREAT ESCAPE
6/3/2019	122019109 12 Swimming Pools	03-07-431-001 GRABOWSKI AMANDA B	6095 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	SWIM SHACK
5/21/2019	122019096 12 Swimming Pools	09-09-100-008 KAREKA STEPHEN A & JENNIFER J	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	13100 MCKANNA RD MINOOKA, IL 60447-		
5/17/2019	122019092 12 Swimming Pools	02-35-413-018 GONZALEZ JOSE A	7250 B ROUTE 47 YORKVILLE, IL 60560-		
5/13/2019	122019085 12 Swimming Pools	02-22-102-009 DUNN PATRICK J & CONNIE L	5791 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	
			57 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	

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5/16/2019	122019081	12 Swimming Pools	03-15-176-003	URBEALIS BRADLEY & IOBBI AMANDA	2373 DOUGLAS RD OSWEGO, IL 60543-	KEIERLEBER ACRES	PRECISION POOLS
7/16/2019	122019145	12 Swimming Pools	01-36-100-032	HAHN PAUL & AMANDA	12806 RIVER RD PLANO, IL 60545-	MINNETONKA SPRINGS SUB	
4/24/2019	122019063	12 Swimming Pools	04-02-226-002	PATTERMAN BLAKE	6233 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	
4/11/2019	122019053	12 Swimming Pools	02-35-432-005	MCCABE MICHAEL & KRISTIE	5672 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY SWIM SHACK UNIT 4	
3/6/2019	122019029	12 Swimming Pools	05-17-202-001	JENDRZEJCZYK MICHAEL SR & RACHEL	106 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES UNIT 2	Advanced Pool Installers
6/13/2019	132019124	13 Decks	04-08-200-026	FRIEDERS MARK & TRACY	7425 OAKBROOK RD NEWARK, IL 60541-		CFR BUILDERS
6/11/2019	132019118	13 Decks	02-18-200-001	FORTNER JEFFREY A & JENNIFER	2013 BEECHER RD PLANO, IL 60545-		GREEN T LANDSCAPING
5/21/2019	132019093	13 Decks	04-02-200-012	BARBIER MARCIA	13019 FOX RD YORKVILLE, IL 60560-	PINE GROVE SUB	
5/8/2019	132019080	13 Decks	04-02-226-003	MURRAY JOSHUA J & ABIGAIL M	6217 POLO CLUB DR YORKVILLE, IL 60560-		
4/16/2019	132019057	13 Decks	03-04-453-003	WOLTER WADE A & KORI	59 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	
4/16/2019	132019056	13 Decks	02-21-251-002	SCUMACI ROBERT & LISA M	20 LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	SAME

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

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Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/21/2019	182019130	18 Driveway	03-07-402-011 MILLER STEPHEN A & BARBARA A	105 KRISTINE ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
5/13/2019	182019083	18 Driveway	03-05-431-022 COOK JOSEPH T & LISA	16 DURANGO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	LIBERTY PAVING CO
5/8/2019	182019072	18 Driveway	03-04-476-003 AGUILAR JOSE LUIS & ALEJANDRA	55 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	ALFONSO VAZQUEZ
5/1/2019	182019069	18 Driveway	03-03-352-004 CADENA LORENZO JR & MIROSLAVA	140 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
4/9/2019	182019052	18 Driveway	03-09-104-009 ORTIZ YOLANDA & ORTIZ ISIDRO	63 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	CONCRETOS - VASQUES
4/3/2019	182019049	18 Driveway	03-18-403-006 STANISZEWSKI DWAYNE P	107 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
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
7/24/2019	232019150	23 Generator	02-16-127-009 REILLY ROBERT J TRUST & REILLY CANANDAIGUA TRUST	9562 CORNELLS RD BRISTOL, IL 60512-	BRISTOL WOODS	LEE LEGLER CONSTRUCTION & RESTORATION, LLC
6/18/2019	232019126	23 Generator	05-18-203-010 MELLECKER KATHERINE	26 MAPLE RIDGE CT YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION & RESTORATION, LLC
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, LLC

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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 & INSTALLATION
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 & INSTALLATION
5/8/2019	232019075	23 Generator	02-35-227-005	TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	LEE LEGLER CONSTRUCTION & INSTALLATION
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 & INSTALLATION
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 & 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 SERVICES
7/30/2019	242019152	24 Solar	02-23-228-010	DICKSON FRED & CONSTANCE	29 RIVERWOOD CT OSWEGO, IL 60543-	RIVER WOOD FARMS	BRIGHT PLANET SOLAR
6/27/2019	242019135	24 Solar	03-04-278-008	TORRES MARIA Y	15 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	GENRENEW LLC
6/4/2019	242019107	24 Solar	07-35-300-008	ZABEL BRIAN & TRACY	13986 HILL RD NEWARK, IL 60541-		EFS ENERGY INC.
5/29/2019	242019106	24 Solar	08-13-400-013	HOGAN THOMAS & WANDA	14975 BRISBIN RD MINOOKA, IL 60447-		KAPITAL ELECTRIC, INC.
5/23/2019	242019102	24 Solar	02-15-157-003	CERVANTES ISRAEL	8 GROVE ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	VIVINT SOLAR DEVELOPER

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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 & CRYSTY	9020 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	RETHINK ELECTRIC, LLC
7/12/2019	242019144	24 Solar	03-18-401-003	WEIDERT GERALD L & BETTY L	114 OSAGE CT OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	CHRISTOPHER T. BUDD
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

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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.
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	
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
7/11/2019	022019137	02 Garage	05-08-251-002	LECHOWICZ ERIC ANTHONY & JEANETTE IVAINI	125 NAWAKWA LN YORKVILLE, IL 60560-	NAWAKWA SUB	CLEARY BUILDING CORP.
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
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.
7/24/2019	032019149	03 Accessory Buildings	09-21-300-005	TREDENNICK RON D & WENDY	3670 BELL RD MINOOKA, IL 60447-		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	
7/3/2019	032019138	03 Accessory Buildings	01-19-378-001	LITTLEFAIR KEVIN & DENISE	14 FRAZIER CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	
7/19/2019	042019142	04 Additions	02-35-103-008	AVELAR, SALVADOR CASTRO & RAMIREZ, NAADTULA	7921 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
7/9/2019	082019141	08 Barns/Farm Buildings	08-06-400-004	HILLER FAMILY LTD PARTNERSHIP & DH TDICT 44	11408 NEWARK RD NEWARK, IL 60541-		

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7/16/2019	122019145	12 Swimming Pools	01-36-100-032 HAHN PAUL & AMANDA	12806 RIVER RD PLANO, IL 60545-	MINNETONKA SPRINGS SUB	
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.
7/24/2019	122019148	12 Swimming Pools	03-05-454-007 ROBLES JUAN L PENIA & BELTRAN MARIA DEL ROSARIO VASCO LIE7	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	
7/8/2019	152019127	15 Electrical Upgrades	06-01-100-008 ZIMNY DOUGLAS R & PATRICIA D	902 PLAINFIELD RD OSWEGO, IL 60543-		BLACKHAWK POWER SOLUTIONS
7/30/2019	172019154	17 Change in Occupancy	03-05-401-006 TOWNSHIP OF OSWEGO	99 BOULDER HILL PASS MONTGOMERY, IL 60538-		
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.
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 & REMEDIATION LLC
7/30/2019	242019152	24 Solar	02-23-228-010 DICKSON FRED & CONSTANCE	29 RIVERWOOD CT OSWEGO, IL 60543-	RIVER WOOD FARMS	BRIGHT PLANET SOLAR
7/12/2019	242019144	24 Solar	03-18-401-003 WEIDERT GERALD L & BETTY L	114 OSAGE CT OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	CHRISTOPHER T. BUDD

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			\$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							\$7,091.31	\$104,374.59
September							\$19,862.73	\$124,237.32
October							\$21,049.54	\$145,286.86
November							\$10,219.42	\$155,506.28
TOTAL	\$56,922.12	\$8,557.50	\$39,521.40	\$5,000.00	\$110,001.02		\$155,506.28	