

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

AGENDA

January 11, 2016 – 6:30 p.m.

CALL TO ORDER

ROLL CALL: Lynn Cullick, Bob Davidson, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the November 9, 2015 meeting

EXPENDITURE REPORT- (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed \$20,000.

PUBLIC COMMENT

NEW BUSINESS

1. Fox Metro Water Reclamation District South Treatment Plant Expansion
2. Authorize \$7,000 expenditure from the Tanglewood escrow account for tree removal services by Homer Tree Service
3. Authorize co-sponsorship for Naturalized Detention Management Workshop on May 13th at Ellis Forest Preserve with Conservation Foundation
4. Dumpsters in Residential Zoning Districts
5. 2016 Annual Regional Plan Commission Meeting – February 6, 2016 at 9:00am
6. Kendall County 175th Anniversary Proclamation
7. APA Dues and Membership

OLD BUSINESS

1. Recommend Approval of an Intergovernmental Agreement between the Village of Plattville and County of Kendall
2. PBZ Fee Structure

UPDATE ON HISTORIC PRESERVATION

UPDATE ON CMAP LAND USE COMMITTEE MEETING

PROJECT STATUS REPORT

PERMIT REPORT

REVENUE REPORT

CORRESPONDENCE

EXECUTIVE SESSION

ADJOURNMENT

**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE**
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of November 9, 2015

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Lynn Cullick, Vice-Chair Judy Gilmour, Chairman Scott Gryder
Jeff Wehrli, and Bob Davidson

Committee Members Absent: None

Also present: Matt Prochaska, County Board Member; Jeff Wilkins, County Administrator; John Sterrett, Senior Planner; Brian Holdiman, Code Official; Aaron Rybski, Todd Drefcinski, and Steve Curatti of the Health Department; and Mike Stymacks

APPROVAL OF AGENDA

Mr. Davidson made a motion, seconded by Ms. Cullick, to approve the agenda as written. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Gilmour made a motion, seconded by Ms. Cullick, to approve the minutes from October 5, 2015. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

Mr. Wehrli made a motion, seconded by Ms. Cullick, to forward the claims to the Finance Committee in the amount of \$3,242.29. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

Mike Stymacks addressed the committee regarding the discussion that took place at the Public Safety Committee about an ordinance regulating the required distance for discharging a firearm from a dwelling.

NEW BUSINESS

Well and Septic Site Evaluation Process as proposed by Health Department

Aaron Rybski and Todd Drefcinski were present to discuss the Health Department's well & septic site evaluation process currently taking place and that a fee will now be assessed with this process. Todd Drefcinski described the well and septic site evaluation process and explained that whenever an accessory structure or pool is applied for with the PBZ Department the Health Department performs a site evaluation to determine if the proposed structure will have an impact on the well or septic system and that the requirements of the State plumbing code are complied with. Brian Holdiman explained that the PBZ Department has been coordinating this process with the Health Department in regards to this process since 2013. There are no suggested

changes to the process occurring right now with the exception of the additional fee assessed from the Health Department, which Mr. Rybski stated will be \$50. Mr. Curatti stated that the Board of Health has established this fee. The issue of how the fee will be collected still needs to be addressed. The committee discussed the concept of imposing an additional fee. Mr. Drefcinski stated that the number of site evaluations that have occurred over the last year has increased and they are currently performing this service without a fee.

This process also allows for the Health Department to document using the County's GIS system where the existing well and septic systems are on a property so in the future they are able to determine the location of the systems more efficiently. Mr. Drefcinski explained how J.U.L.I.E is involved in the process when a septic system must be probed. Locating any utility lines before probing a septic system, according to Mr. Drefcinski is an important component of the evaluation process so as not to interfere or damage any utilities on site. Less than 15% of site evaluations involve J.U.L.I.E. The PBZ staff will continue to work with the Health Department to determine the logistics of the collection of the fees.

Amendment to the Kendall County Historic Preservation Ordinance to reduce the minimum required number of commissioners from nine to seven

Mr. Wehrli explained that there are currently 3 vacancies on the Historic Preservation Commission and by lowering the minimum required commissioners from nine to seven will require only four members needing to be present to establish a quorum rather than five. This will address issues that the Commission has had with trying to establish a quorum for meetings.

Bob Davidson made a motion, seconded by Lynn Cullick, to forward the amendment to the Kendall County Historic Preservation Ordinance to the County Board. With a voice vote of all ayes, the motion carried.

PBZ Fee Structure

The current schedule of fees that the PBZ Department implements was distributed to committee members for review. The topic will be discussed further in the next fiscal year.

2016 PBZ Meeting Schedule

Mr. Sterrett distributed the meeting schedule for the PBZ Committee as well as other zoning committees for the 2016.

Intergovernmental Agreement between the Village of Plattville and County of Kendall

Mr. Sterrett provided an update on the IGA with Plattville and that the agreement was sent in October to the Village President for review and execution. Once the signed agreement is received by the PBZ Department it will be placed brought to the PBZ Committee for review and recommendation.

OLD BUSINESS

Schaefer Woods South Homeowners Association – Beaver Dam Issue Update

Mr. Sterrett provided an update on the follow up to the presentation by the Schaefer Woods South HOA from the meeting regarding flooding as a result of a beaver dam on the property to the south of the development. A meeting was organized by PBZ staff to meet with the HOA, the

property owners where the beaver dam is located, and the director of the Forest Preserve to figure out a possible solution to the flooding caused by the dam. During the meeting the HOA and the property owners agreed they would work together to solve this problem including trapping beavers and removing the dam.

Intergovernmental Agreement between Village of Millbrook and County of Kendall

Mr. Sterrett stated the signed agreement was forwarded to the Village President.

Tanglewood Trails Subdivision Public Improvements Update

The County received two quotes for dirt and vegetation removal work to be performed in the Tanglewood Trails Subdivision. The lowest bid came in for \$19,200 from S&K Excavating.

Bob Davidson made a motion, seconded by Jeff Wehrli, to accept the bid by S&K to remove vegetation in Tanglewood Trails.

UPDATE ON HISTORIC PRESERVATION

None

UPDATE ON CMAP LAND USE COMMITTEE MEETING

Mr. Sterrett stated that there will be a joint committee meeting with the CMAP Land Use Committee and the CMAP Economic Development Committee on December 2nd to discuss the next CMAP Regional Plan.

PROJECT STATUS REPORT

The Committee reviewed the project status report.

PERMIT REPORT

The Committee reviewed the permit report.

REVENUE REPORT

The committee reviewed the revenue report.

CORRESPONDENCE

None

EXECUTIVE SESSION

None

ADJOURNMENT

Lynn Cullick made a motion, seconded by Judy Gilmour, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:31 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner



December 28, 2015

Kendall Township
Attn: Doug W.

Clearing Right of Way-Yorkville Township

Please find below our bid proposal for tree work to be performed at the above referenced project.

Scope of Work:

Clear all trees and brush in front of abandoned subdivision.

Debris Removal:

Wood chips generated by the tree chipping process and logs will be removed from the site.

Stump Removal:

Stumps 4" in diameter and greater will be removed by the stump grinding process unless in contact with obstruction or inaccessible. Stump grindings and brush clippings to remain.

Mobilization:

Property lines and clearing limits must be marked prior to our mobilization. Project site must have equipment access to clearing areas with no parked cars near removal areas. Price includes one mobilization.

Terms & Conditions:

Documented tree removal quantities must be received by Homer Tree Service, Inc. from engineer prior to mobilization. Price based on bid quantity minimums. **Terms: net 30: zero % retention.**

Ownership:

The client warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner. Homer Tree Service, Inc. is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

Additional Work:

Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown condition not apparent in estimating the work specified, shall be paid for by the customer.

Exclusions:

Price does not include grading, debris removal, tree protection, or permits.

BID PROPOSAL ----- \$ 7,000.00

We appreciate the opportunity to submit our proposal to you and your company. If you have any questions regarding this proposal please do not hesitate to contact me or my office staff. Please sign and fax back to our office as your acceptance of the above proposal and terms. We look forward to working with you on this project.

Homer Tree Service, Inc.

Kendall Township

F & M
LANDSCAPE
AND TREE
SERVICE, INC
P.O. BOX 347
UTICA, IL
61373

ONE CALL DOES IT ALL, 1-888-876-0003/
815-343-5806/815-343-6701

QUOTE

DATE OCTOBER 10, 2015
ESTIMATE # 10999

KENDALL TOWNSHIP
9925 B RTE 47
YORKVILLE, IL 60560

EXPIRATION DATE OCTOBER 10, 2016

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
FRANK	SUBDIVISION		MONTHLY MEETING

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	CLEARCUTTING ALL TREES IN FRONT OF SUBDIVISION SHOWN TO FRANK BY DOUG		8000.00

SUBTOTAL	
SALES TAX	
TOTAL	8000.00

Quotation prepared by: SHEILA BRAY F & M LANDSCAPE AND TREE SERVICE, INC _____

This is a quotation on the goods named, subject to the conditions noted below: PAYMENT IS DUE ON COMPLETION

From: John Church [<mailto:jchurch@theconservationfoundation.org>]
Sent: Monday, January 04, 2016 10:34 AM
To: Jeff Wilkins
Subject: Detention workshop

Hi Jeff – good to visit this morning.

As per our discussion, I wonder if Kendall County would be interested in being listed as a co-sponsor for a Naturalized Detention Management Workshop, on May 13 at Ellis? The Conservation Foundation is sponsoring the program with support from a LyondellBasell community grant.

Topics will relate to benefits, management, and governance of naturalized detention areas.

Thanks!

John

John Church
Kendall County Program Director
The Conservation Foundation
Dickson-Murst Farm Office
2550 Dickson Rd.
Montgomery, IL 60538
p630-553-0687, Ext. 204
f630-553-0742
www.theconservationfoundation.org



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The Annual Kendall County Regional Planning Commission Workshop Meeting

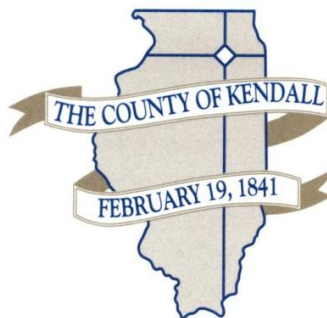
Happy New Year! The Kendall County Regional Planning Commission is pleased to announce its annual workshop meeting will take place on **Saturday, February 6, 2016** at **9:00am**. One of the main objectives of this workshop meeting is to give the public and any other interested parties an opportunity to comment on the County's existing Land Resource Management Plan (LRMP) and to suggest and recommend proposed changes or modifications to the Plan.

The Annual Meeting is also an opportunity for County staff, townships, communities, nearby counties, fire districts, school districts, park/forest preserves, economic development organizations, and non-profit organizations to share with everyone an overview of the activities and accomplishments from their organization from 2015 and the goals and objectives for 2016.

For additional information, please contact John Sterrett at the Kendall County Planning, Building and Zoning Department at (630) 553-4139 or email at jsterrett@co.kendall.il.us. We hope to see you on February 6th!

Coffee, juice, and pastries will be provided
No RSVP is needed

Saturday, February 6, 2016
9:00 AM
Kendall County Board Room (Rooms 209-210)
111 West Fox Street
Yorkville, IL 60560



INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PLATTVILLE
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this 19th day of January, 2016 by and between the VILLAGE OF PLATTVILLE, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic; WITNESSETH:

WHEREAS, the Village of Plattville was incorporated by act of the voters on March 21st, 2006; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves; and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides that a municipality and a County may enter into intergovernmental agreements for joint or compatible planning, local land resource management administration and zoning ordinance enforcement; and

WHEREAS; the Village of Plattville adopted a Comprehensive Plan on July 27, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Plattville have been heretofore subject to the building and zoning codes of the County of Kendall, and to the Countywide Stormwater Management Ordinances; and

WHEREAS, the parties desire to continue that relationship.

NOW, THEREFORE, it is hereby agreed as follows:

- 1) The above recitals are incorporated by reference as if fully set forth herein.
- 2) That the Village of Plattville has by ordinance duly adopted the Zoning Ordinance of the County of Kendall, the Building Code of the County of Kendall, the Comprehensive Plan of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, the Countywide Stormwater Management Ordinances as its own and further agrees that any subsequent text amendments to said ordinances and plans, as may be adopted by Kendall County from time to time, shall be adopted and incorporated by the Village of Plattville as its own.

3) That for the consideration of \$1 the receipt and sufficiency of which is hereby acknowledged, the County of Kendall agrees to continue administering the County Ordinances for the Village of Plattville as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Plattville, and apply them to all properties located within the municipal boundaries of the Village of Plattville.

4) That the Village of Plattville shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Plattville as provided herein. The Village of Plattville will not be required to reimburse the County of Kendall for employee salaries or benefits.

5) The Village of Plattville shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past, present, and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, expenses, and costs relating thereto including but not limited to attorney's fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.

6) That the Village of Plattville shall secure, pay for, and maintain throughout the period during which services are provided under this Agreement, auto liability and general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village's auto liability and general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees. The Village's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

7) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

8) This Agreement may be terminated by either party upon 30 days written notice to the other party.

9) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement

supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

10) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

11) The County of Kendall and the Village of Plattville each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

12) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

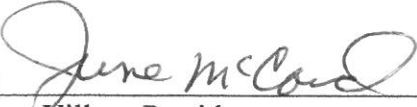
13) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

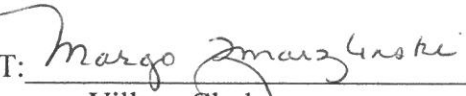
Village of Plattville
P.O. Box 1173
Yorkville, Illinois 60560

VILLAGE OF PLATTVILLE

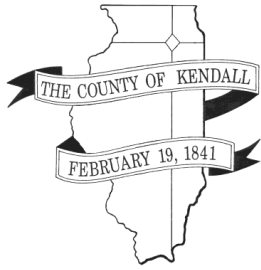
COUNTY OF KENDALL

BY: 
Village President

BY: _____
Chairman of Kendall County Board

ATTEST: 
Village Clerk

ATTEST: _____
Kendall County Clerk



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee
From: John H. Sterrett, Senior Planner
Date: January 11, 2016
Re: PBZ Monthly Report

Petitions

Active

Petition 15-17

Kevin Calder

9923 Walker Road – Kendall Township

A-1 Special Use – Landscaping Business

Status: *Discussed at ZPAC on December 1, 2015. Forwarded onto January 27th KCRPC*

Petition 16-01

Peter & Mary Bielby

8573 Fox River Drive – Fox Township

A-1 Special Use – Kennel

Status: *Discussed at ZPAC on January 5, 2016. Forwarded onto January 27th KCRPC*

16-02

Fox Metro Water Reclamation District

682 Route 31 – Oswego Township

Stormwater Management Ordinance Variance Requests (Floodplain Compensatory Storage and Stormwater Detention and Depressional Storage)

Status: *Presentation at January 11, 2016 PBZ Committee. Public hearing tentatively scheduled for February 11, 2016 in front of County Oversight Committee*

Completed

Petition 15-14

Fox Metro Water Reclamation District

682 Route 31 – Oswego Township

Site Plan Review for expansion of wastewater facilities

Status: *Conditionally approved by ZPAC on January 5, 2016 contingent on approval of stormwater variance requests*

Other Agreements/Resolutions/Ordinances

Active

Intergovernmental Agreement between the Village of Plattville and County of Kendall

Status: *Received from Village of Plattville. Discussion and Recommendation at PBZ Committee on January 11, 2016*

Intergovernmental Agreement between the United City of Yorkville and County of Kendall for Building Inspection Services
Status: *Expires in May 2016. Future discussion and recommendation at February PBZ Committee*

Completed

Intergovernmental Agreement between the Village of Millbrook and County of Kendall
Status: *Approved by County Board on October 20, 2015*

FOIA Requests – 3 Freedom of Information request was received and responded to in the month of December. A total of 38 FOIA requests were received and responded to in 2015.

Stormwater Management

18 Active Permits

Mobile Home Permits

5 Active – All renewal payments and applications have been received.

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	\$850,000	\$16,684	\$9,984
Garage	1	\$14,000	\$200	\$0
Accessory Buildings	1	\$6,000	\$0	\$0
Additions	1	\$25,000	\$0	\$0
Electrical Upgrades	1	\$500	\$150	\$0
	7	\$895,500	\$17,034	\$9,984

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
12/16/2015	012016005	01 House	0512226010	MCCUE BUILDERS INC	6201 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
12/28/2015	012016007	01 House	0420227001	TONKOVICH STEVE	16160 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	THORNBROOK CONSTRUCTION
12/16/2015	012016004	01 House	0235414002	MCCUE BUILDERS	7395 THORNHILL CT YORKVILLE, IL 60560	ROSEHILL	MCCUE BUILDERS
12/8/2015	022016001	02 Garage	0613126002	FISCHER REAL ESTATE SALES & CONSULTING INC	4 VIKING BLVD PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	KOZIK CUSTOM CONST
12/1/2015	032015226	03 Accessory Buildings	0215102009	SMITH MICHAEL & JANICE	61 CANNONBALL TRL BRISTOL, IL 60512-	GLAD-ELL SUB	
12/1/2015	042015225	04 Additions	0331200002	DEMIDUK CHRISTINA BARICKMAN	5126 STEPHENS RD OSWEGO, IL 60543-		DAVID DEMIDUK
12/15/2015	152016003	15 Electrical Upgrades	0116428003	SLEEZER MICHAEL	2776 LITTLE ROCK RD PLANO, IL 60545-		

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	20	0	0	1	2	0	2	3	4	2	1	2	3
Garage	11	0	1	0	2	1	2	0	2	0	1	1	1
Accessory Buildings	35	0	0	1	4	3	5	1	7	3	6	4	1
Additions	14	0	1	0	2	2	1	1	0	2	2	2	1
Remodeling	19	3	1	2	1	4	2	2	2	1	1	0	0
Commercial - B Zone	1	0	0	0	1	0	0	0	0	0	0	0	0
Barns/Farm Buildings	25	1	1	4	3	4	1	0	3	0	5	3	0
Signs	6	0	0	0	1	0	1	0	0	0	0	4	0
Other	6	4	0	0	0	1	1	0	0	0	0	0	0
Swimming Pools	18	0	0	3	2	3	5	1	3	0	1	0	0
Decks	19	1	0	1	3	5	3	5	0	1	0	0	0
Demolitions	11	0	1	2	0	0	2	1	1	3	1	0	0
Electrical Upgrades	5	1	0	1	0	0	0	0	2	0	0	0	1
Towers (Comm.)	3	0	0	1	2	0	0	0	0	0	0	0	0
Change in Occupancy	3	1	0	1	1	0	0	0	0	0	0	0	0
Driveway	3	0	0	0	1	0	1	0	1	0	0	0	0
Fire Restoration	3	0	0	0	1	1	1	0	0	0	0	0	0
Patio	4	0	0	0	0	0	1	0	3	0	0	0	0
Generator	7	0	0	0	1	0	1	0	3	1	1	0	0
	213	11	5	17	27	24	29	14	31	13	19	16	7

PLANNING BUILDING & ZONING RECEIPTS 2016

DATE	BUILDING FEES	ZONING APPLICATION	LAND-CASH	OFFSITE DEPOSIT		MONTHLY TOTALS 2015	TOTAL DEPOSIT FISCAL 2015
				ROADWAY	TOTAL		
December	\$1,966.58	\$1,550.00	\$0.00	\$0.00	\$3,516.58	\$10,457.86	\$10,457.86
January						\$1,276.72	\$11,734.58
February						\$4,862.64	\$16,597.22
March						\$3,711.92	\$20,309.14
April						\$16,770.64	\$37,079.78
May						\$4,210.80	\$41,290.58
June						\$10,354.00	\$51,644.58
July						\$18,998.34	\$70,642.92
August						\$24,455.94	\$95,098.86
September						\$24,947.04	\$120,045.90
October						\$13,154.80	\$133,200.70
November						\$14,138.44	\$147,339.14
TOTAL	\$1,966.58	\$1,550.00	\$0.00	\$0.00	\$3,516.58		