

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

March 14, 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 February 8, 2016 meeting

EXPENDITURE REPORT- Approval to forward the claims to the Finance Committee in an amount not to exceed \$25,000.

PUBLIC COMMENT

NEW BUSINESS

1. FY15 PBZ Building Permit Report
2. PBZ Violation Report
3. Request from Village of Newark for County Plan Review and Inspection Services
4. Recommend approval of a one (1) year extension to the recording of the final plat of subdivision for petition 08-18 Camelot Farm Oswego, LLC

OLD BUSINESS

1. Recommend approval of a resolution approving an Intergovernmental Agreement for reciprocal building inspection services between Kendall County, Illinois and the United City Of Yorkville, Illinois for a term not to exceed one (1) year
2. Dumpsters in Residential Zoning Districts
3. Update on Fox Metro Water Reclamation District

UPDATE ON HISTORIC PRESERVATION

UPDATE ON CMAP LAND USE COMMITTEE MEETING

CMAP On To 2050 Plan

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 February 8, 2016

CALL TO ORDER

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

ROLL CALL

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

Committee Members Absent: None

Also present: John Shaw, County Board Chairman; Matt Prochaska, County Board Member; Jeff Wilkins, County Administrator; John Sterrett, Senior Planner; Greg Chismark, WBK Engineering; John Frerich, Walter E. Deuchler Associates, Inc.; Tom Muth, Fox Metro Water Reclamation District; Peter and Mary Bielby, Mary's Pooch Pad; Clemente Garcia, Hardscape Group Landscaping; Jeanette Nicosia of 8700 Wilcox Court; and Irene Weis.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Davidson made a motion, seconded by Ms. Cullick, to approve the minutes from January 11, 2016. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

Ms. Gilmour made a motion, seconded by Ms. Cullick, to forward the claims to the Finance Committee in the amount of \$1,154.58. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

Jerry Banister commented on the proposed discussion for dumpsters in residential zoning districts.

PETITIONS

1. 15-17 Kevin Calder

Request: Special Use to allow a landscaping business in an A-1 Zoning District

Location: 9923 Walker Road in Kendall Township

Mr. Sterrett summarized the zoning request, which is a request for a special use to operate a landscaping business on a 5 acre agriculturally zoned property at 9923 Walker Road in Kendall Township. The business, Hardscape Group Landscaping, Inc., will have six employees with one of the employees living in the house on site. The property has access to a county highway as identified on the County's LRMP, having an all-weather surface, designed to accommodate loads

of at least 73,280lbs. The applicant has indicated that most of the trucks and equipment associated with the landscape operation will be kept outdoors. There is, however, some existing landscaping along the perimeter of the property that provides some screening from the roadway and adjacent properties. Clemente Garcia, owner of Hardscape Group Landscaping, Inc., has indicated that they are going to be adding additional evergreen species to the front of the property to provide further screening. The petitioner has submitted a waste disposal plan to address landscape waste. The waste will be delivered directly to Fox Stone Company. The petition received a favorable recommendation from the Plan Commission and the Special Use Hearing Officer.

The Committee recommended that a date be added to the special use ordinance indicating when the landscaping must be installed. The petitioner was comfortable with November 1, 2016 as the deadline.

Ms. Cullick made a motion, seconded by Jeff Wehrli, to forward the petition onto the County Board with a favorable recommendation with the following conditions:

1. No landscape waste generated off site may be burned at the subject property
2. No retail sales shall be permitted on the property
3. A Change in Occupancy Permit must be secured prior to the conversion of the dwelling unit from a residence to an office structure
4. No more than six (6) employees shall be permitted
5. Additional landscape screening shall be installed along the front of the property no later than November 1, 2016
6. Existing accessory structures on the property shall be used for storage only
7. Signage shall be permitted on the property subject to the sign regulations of the A-1 Agricultural District
8. Landscape waste shall be disposed of off-site at a permitted waste facility.

Mr. Gryder called the roll. The motion carried 5-0.

This petition will be on the February 16, 2016 County Board agenda for action.

2. 16-01 Peter and Mary Bielby

Request: Special Use to allow a kennel in an A-1 Agricultural District

Location: 8573 Fox River Drive, Fox Township

Purpose: To permit a Special Use in the A-1 District to operate a kennel

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a dog kennel at 8573 Fox River Drive in Fox Township and use an existing 2,900 square foot structure to keep the dogs contained during night time hours and nap time. Mr. Sterrett explained that the Zoning Ordinance permits kennels in the A-1 District as special uses provided that the kennel facility is located at least 250' from all residentially zoned properties and properties identified on the LRMP as residential and at least 150' from all non-residentially zoned properties and properties identified on the LRMP as non-residential. The proposed kennel structure meets those setback requirements with the exception of the property line to the southwest. The kennel structure is only 25' from the property line and therefore the petitioners

sought a variance from the Zoning Board of Appeals. The ZBA approved the variance request with the condition that the approval is contingent on the approval of the special use application. The kennel operation will include overnight boarding and dog daycare. The number dogs will be limited to no more than twelve (12) at a time. All dogs will be kept in the existing 2,900 square foot structure between the hours of 6:00pm and 7:00am. A play area will be provided for the dogs towards the northwestern portion of the property. The petitioner is in the process of obtaining a Kennel Operator's license through the Illinois Department of Agriculture. The petitioner does not have immediate plans for employees other than those currently residing on the property. The petition received a favorable recommendation from the Plan Commission and the Special Use Hearing Officer.

Mr. Bielby submitted to the Committee a sound test indicating the decibel levels at the property line and the street. Ms. Nicosia stated that she had communicated additional questions regarding the operation including fencing, insurance requirements, and leashing of dogs from a car to the building. Mr. Sterrett said that he relayed these questions to the petitioner. Ms. Nicosia stated here questions were answered. The Committee recommended that a date be placed on the ordinance for when an annual inspection needs to take place of February 1st.

Ms. Cullick made a motion, seconded by Mr. Wehrli, to forward the petition onto the County Board with a favorable recommendation with the following conditions:

1. No more than twelve (12) dogs associated with the kennel operation shall be kept on the property at any one time.
2. All dog waste shall be kept in a lidded container and shall be removed from the property no less than one (1) time every seven (7) days
3. No exterior lighting associated with the dog kennel operation shall be permitted
4. Fencing shall be maintained on the property to enclose all dogs including a six foot privacy fence to be located in the rear of the proposed kennel structure and will span across the width of the property.
5. Employees shall be limited to individuals residing on the property
6. All dogs shall be kept within the kennel between the hours of 6:00pm and 7:00am daily.
7. A reserved parking sign for ADA compliance shall be installed for one parking space on the asphalt parking area.
8. No signage shall be permitted on the property
9. The special use is granted for Peter and Mary Bielby only and shall not be treated as a covenant running with the land.
10. The special use shall be subject to an annual inspection no later than February 1st by the PBZ Department for compliance with these conditions.

Mr. Gryder called the roll. The motion carried 5-0.

This petition will be on the February 16, 2016 County Board agenda for action.

NEW BUSINESS

Recommendations regarding Intergovernmental Agreement with United City of Yorkville for Reciprocal Building Inspection Services

Mr. Sterrett explained that the County's existing intergovernmental agreement with the United City of Yorkville for reciprocal building inspection services will be expiring in May 2016. Inspectors from both the County and the City would like for the IGA to be renewed. Mr. Sterrett stated that staff will request the Office of the State's Attorney to update the agreement for discussion next month if the Committee would like to authorize such action. There was a consensus from the Committee to renew this agreement and discuss at a future committee meeting.

OLD BUSINESS

Recommend approval of a variance to Article II (Detention and Depressional Storage) of the Kendall County Stormwater Management Ordinance and a variance to Article IV (Floodplain Compensatory Storage) of the Kendall County Stormwater Management Ordinance

Mr. Sterrett provided a brief background on the application for the two stormwater variances being sought by the Fox Metro Water Reclamation District. Mr. Chismark updated the committee on his review of the submitted plans and that there has been coordination with the Village of Oswego for the project. The public hearing will take place in front of the County's Committee of the Whole in February with the County Board taking action at the February 16th meeting.

Dumpsters in Residentially Zoned Districts

Mr. Sterrett reviewed the provisions for a potential text amendment regulating dumpsters in residential districts based on discussion from the last PBZ Committee meeting. The consensus from the committee was to strike any provisions regarding permanent dumpsters in residential areas in an effort to prohibit permanent dumpsters from occurring. Staff will update the provisions and bring back to the Committee for further review and discussion.

Recommend approval of the Kendall County 175th Anniversary Proclamation

The proclamation for the County's 175th anniversary was reviewed. This proclamation was also reviewed and forwarded onto the Committee with a favorable recommendation from the Historic Preservation Commission. Mr. Wehrli made a motion, seconded by Mr. Davidson, to forward the proclamation onto the County Board with a favorable recommendation. With a voice vote of all ayes, the motion carried.

Updated on 2016 Annual Regional Plan Commission

Mr. Sterrett provided Committee with an update of the annual KCRPC meeting. One of the topics discussed was focusing on potential corridors for economic activity. Mr. Gryder explained the comments from other communities including Yorkville, Oswego, Plainfield, and Oswego School District 308.

UPDATE ON HISTORIC PRESERVATION

Mr. Sterrett stated that the Historic Preservation Commission is interested in putting together a marketing plan.

UPDATE ON CMAP LAND USE COMMITTEE MEETING

Mr. Sterrett informed the Committee that an open house is occurring on February 24th from 9:30am to 12:00pm at the CMAP offices for the new CMAP regional plan. All interested parties may attend.

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

PUBLIC COMMENT

Jerry Banister raised concerns regarding the proposed detention area near his property by Fox Metro Water Reclamation District off of Orchard Road.

ADJOURNMENT

Ms. Gilmour made a motion, seconded by Mr. Davidson, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:44 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 020541	B&Z - PETTY CASH	905	TICKETS FOR CMAP	03/03/16	01020026205	MILEAGE	25.00 25.00*
2 012290	AUTOMOTIVE SPECIALTIES INC	21333	OIL CHANGE	03/02/16	01020026217	VEHICLE MAINT/REPAIRS	46.55
3 110531	KENDALL CO HIGHWAY DEPT	656	FEB GASOLINE	03/02/16	01020026217	VEHICLE MAINT/REPAIRS	125.95 172.50*
4 261005	RANDY ERICKSON	140	FEB INSPECTIONS	03/02/16	01020026361	PLUMBING INSPECTIONS	1,120.00 1,120.00*
5 230933	WILLS BURKE KELSEY ASSOCIATES, 15275		NPDES ANNUAL REPORT	03/02/16	01020026363	CONSULTANTS	1,500.00 1,500.00*
Total BUILDING AND ZONING							2,817.50*
ENGINEERING/CONSULTING ESCROW ACCT							
6 190011	S & K EXCAVATING & TRUCKING IN 204		TANGLEWOOD TRAILS	03/03/16	59020000049	TANGLEWOOD TRAILS SETTLEM	22,000.00 22,000.00*
Total ENGINEERING/CONSULTING ESCROW							22,000.00*
GRAND TOTAL							24,817.50**

Invoice

S & K
EXCAVATING AND TRUCKING, INC.
PO BOX 655
NEWARK, IL 60541
(815) 695-1100

DATE	INVOICE #
2/10/2016	2044041

BILL TO:

Kendall County Highway Dept.
6780 Route 47
Yorkville, IL 60560

SHIP TO:

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	Net 30		2/10/2016			Tanglewood Trails Sub.

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
ex		Per Proposal	19,200.00	19,200.00

Thank you for your business.

TOTAL \$19,200.00

Invoice

S & K
EXCAVATING AND TRUCKING, INC.
PO BOX 655
NEWARK, IL 60541
(815) 695-1100

DATE	INVOICE #
2/25/2016	2044044

BILL TO:

Kendall County Highway Dept.
6780 Route 47
Yorkville, IL 60560

SHIP TO:

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	Net 30		2/25/2016			Tanglewood Trails Sub.

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
	ex	Additional Dirt Haul In to Berm	2,500.00	2,500.00
	ex	Concrete Flared End Section	300.00	300.00

Thank you for your business.

TOTAL \$2,800.00



Homer

TREE SERVICE, INC.

Professional Land Clearing

16464 W. 143rd Street • LOCKPORT, IL 60441 • tele- 815.838.0320 • fax- 815.838.6027

Kendall Township Highway Dept.
9925 B Route 47
Yorkville, IL 60560

Invoice ID: 10688
Draw #: Draw-00001
Date: February 25,2016

Contract ID: HTS-16-2371
Kendall Township-Yorkville

Customer ID# KENDAL-9925
Purchase Order #
Customer Job #

Location: ROW Clearing/Subdivision
Highpoint Road & Tanglewood Trail

Item ID	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Clearing	7,000.00	7,000.00	0.00	0.00	7,000.00
2	Additional Work	2,000.00	2,000.00	0.00	0.00	2,000.00
Total		9,000.00	9,000.00	0.00	0.00	9,000.00

Amount due this Invoice

\$9,000.00

Contract Summary

Original amount	Approved changes	Revised amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance
9,000.00	0.00	9,000.00	9,000.00	0.00	100.00 %	0.00

Thorne Electric Inc.

P.O. Box 321
Wheaton, IL 60187

phone 630-668-4853
fax 630-668-4879

Invoice Date: 02/09/16
Invoice No: 19241

INVOICE

Date of Order: 10/20/15
Job Number: 15-3207

Customer:

Location:

Kendall County Highway Dept
6780 Route 47
Yorkville, IL 60560

Tanglewood Trails
Yorkville

Work ordered by: Andy Myers
Telephone number: (630) 774-0514

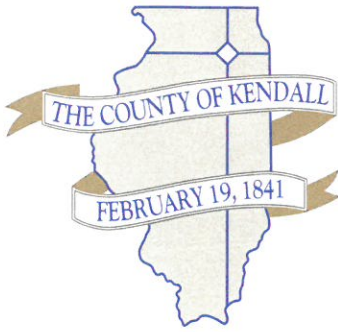
DATE	QUANTITY	DESCRIPTION	UNIT COST	EXTENDED
01/15/16	5	150W Cobraheads		
01/15/16	2	250W Cobraheads		
MATERIAL TOTAL				0.00
01/15/16		Sean B.		
01/15/16		Unit 63 Service Truck		
01/15/16		Jake S.		
01/15/16		Unit 24 Aerial Bucket Truck		
LABOR & EQUIPMENT SUBTOTAL				
			TOTAL	\$ 2,644.00

(Per Proposal dated 10/12/15)

SCOPE OF WORK:

Furnished all necessary material, equipment, and labor to replace 7 existing cobrahead fixtures with 7 new cobrahead fixtures; (5) 150W and (2) 250W. Mobilized two men to the site with 1 bucket truck and service truck. Swapped each existing fixture with the new 150/250W fixture. Returned all old heads to Kendall County dumpster.

Work completed 1/15/16.



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET – ROOM 316 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

2016 Goals of Code Official

1. Obtain One Additional ICC Certification
2. Fulfill All Continuing Education Requirements for Certification Renewals
3. Research and Discuss Contractor Licensing and Bonding Program with PBZ Committee
4. Implement Changes to Improve or Maintain ISO Score
5. Research and Discuss County Nuisance Ordinances and Enforcement Alternatives with PBZ Committee
6. Research Criteria for becoming a Certified Floodplain Manager and seek approval

Fiscal Year 2015 Detailed Inspection Report

Site Visit	122
Footing	68
Backfill	11
Wall	9
Slab	17
Electric Service	17
Frame/Wire	58
Insulation	26
Final	137
Red Tag	0
Hearing Signs	33
Meetings in Field	95
Violation Investigations	97
Yorkville Back Up	14
Zoning Issues	6
NPDES	0

Total Field Visits and Inspections 710

Total Permits Reviewed and Issued 216

Contracted Plumbing Inspections 85

Inspections for Yorkville per IGA 14

Fiscal Year 2014 Detailed Inspection Report

Site Visit	133
Footing	79
Backfill	18
Wall	14
Slab	30
Electric Service	15
Frame/Wire	59
Insulation	23
Final	120
Red Tag	4
Hearing Signs	56
Meetings in Field	71
Packet Delivery	0
Violation Investigations	111
Zoning Issues	0
NPDES	7
Yorkville Back Up	52
Total Field Visits and Inspections	792
Total Permits Reviewed and Issued	237
Contracted Plumbing Inspections	83
Inspections for Yorkville per IGA	29

Fiscal Year 2013 Detailed Inspection Report

Site Visit	137
Footing	57
Backfill	9
Wall	22
Slab	24
Electric Service	13
Frame/Wire	64
Insulation	29
Final	101
Red Tag	1
Hearing Signs	21
Meetings in Field	78
Packet Delivery	0
Violation Investigations	67
Zoning Issues	7
Total Field Visits and Inspections	707
Total Permits Reviewed and Issued	220

Fiscal Year 2012 Detailed Inspection Report

Site Visit	212
Footing	64
Backfill	17
Wall	12
Slab	23
Electric Service	7
Frame/Wire	79
Insulation	30
Final	158
Red Tag	7
Hearing Signs	26
Meetings in Field	47
Packet Delivery	2
Violation Investigations	92
Zoning Issues	6

Total Field Visits and Inspections 842

Total Permits Reviewed and Issued 226

Fiscal Year 2011 Detailed Inspection Report

Site Visit	208
Footing	21
Backfill	22
Wall	17
Slab	41
Electric Service	11
Frame/Wire	65
Insulation	28
Final	130
Red Tag	2
Hearing Signs	6
Meetings in Field	38
Packet Delivery	0
Violation Investigations	118
Zoning Issues	6

Total Field Visits and Inspections 806

Total Permits Reviewed and Issued 185

Fiscal Year 2010 Detailed Inspection Report

Site Visit	184
Footing	84
Backfill	25
Wall	15
Slab	28
Electric Service	10
Frame/Wire	69
Insulation	24
Final	145
Red Tag	2
Hearing Signs	11
Meetings in Field	52
Packet Delivery	0
Violation Investigations	167
Zoning Issues	21
Total Field Visits and Inspections	930
Total Permits Reviewed and Issued	205

Fiscal Year 2009

Detailed Inspection Report

Site Visit	289
Footing	80
Backfill	12
Wall	5
Slab	31
Electric Service	14
Frame/Wire	79
Insulation	31
Final	217
Red Tag	7
Hearing Signs	29
Meetings in Field	37
Packet Delivery	3
Violation Investigations	173
Zoning Issues	166

Total Field Visits and Inspections 1288

Total Permits Reviewed and Issued 238

Fiscal Year 2008 Detailed Inspection Report

Site Visit	448	
Footing	110	
Backfill	34	
Slab	44	
Frame/Wire	138	
Insulation	64	
Final	276	
Red Tag	14	
Hearing Signs	16	
Meetings in Field	22	
Packet Delivery	10	
Violation Investigations	208	
Total Field Visits and Inspections	1560	
Total Permits Reviewed and Issued	271	

Fiscal Year 2007

Detailed Inspection Report

Site Visit	413
Footing	190
Backfill	48
Slab	103
Frame/Wire	162
Insulation	77
Final	367
Red Tag	21
Hearing Signs	36
Meetings in Field	50
Packet Delivery	18
Violation Investigations	302

Total Field Visits and Inspections 2112

Total Permits Reviewed and Issued 315

VIOLATION	ADDRESS	DESCRIPTION	STATUS
16-003	3805 Wheeler Rd	Illegal Business	Working with Owner for compliance
16-005	8751 C Highpoint Rd	Illegal Business	Working with Owner for compliance
16-006	11209 River Rd	Illegal Business	Working with Owner for compliance
16-007	45 Timbercreek Dr	No Permit / Prohibited Parking	Need to discuss with SAO
16-009	103 Willow Springs Ln	Junk & Debris	Site Visit and Updates Photos Needed
16-012	54 Sonora	Illegal Business	Working with SAO for Evidence

VIOLATION	ADDRESS	DESCRIPTION	STATUS
15-009	790 Eldamain Rd	Illegal Business	SAO - Owner Attorney - Senior Planner in discussions
15-022	18 Cannonball Trl	Prohibited Parking	Owner indicated removal by 2/1/16 - Need to contact SAO
15-027	7842 Route 71	Stormwater Issue	Site plan received - Probable resolution Spring
15-048	6 Somerset Rd	Inoperable Vehicle(s)	No Response from owner - Need to contact SAO
15-049	7961 Chicago Rd	Fence in ROW	Extension till April 1st
15-050	10 Chippewa Dr	Prohibited Parking/Dumpster	Need Pics of Vehicle in Yard - Dumpster Ordinance in process

NEWARK, ILLINOIS
60541



February 22, 2016

To Jeff Wilkins:

The Village of Newark would like to use the County Building Inspector when needed for village inspections and for plan reviews for residential and commercial. Also to do all building and plumbing inspections and to assist in bringing our codes up to date.

The Village would issue permits and collect fees.

Rich Smith
Public Works Director

March 7, 2016

Mr. Brian Holdiman
Code Official, The County of Kendall
Planning, Building and Zoning
111 West Fox Street, Room 203
Yorkville, IL 60560

Re: Camelot Farm Subdivision, Na-Au-Say
Township, Kendall County, Illinois

Dear Brian,

We appreciate the courtesy that Kendall County has extended to us in granting an extension on the recording of the plat of subdivision over these past years and hope that it is appropriate to grant another extension given that we now have the large dairy barn home on the market and are determined keep it on the market until sold. Our attorney, Dan Kramer, has the original of the plat that was previously prepared, signed and ready for recording as soon as the home is sold. The delay in recording is beneficial for us maintain legal protections that Dan and our insurance provider have recommended. It has no impact on the county that we are aware of, no impact on our neighbors and is only intended to help us properly sequence the sale of the home and the recording of the subdivision.

In the fall of 2015, we initiated the first step in the process by entering into a one year agreement with a real estate company and placed the large dairy barn home on the market. Given the uniqueness of the property, the real estate company suggested that selling the home and finding the right buyer may take quite some time. We fully agree with this assessment, but are confident that we will eventually find the right buyer.

Once the dairy barn home is sold, the plat of subdivision will be recorded concurrently with the recording of the sale of the home. We are optimistic that the market has improved to the point where our home is attractive to a greater number of potential buyers.

My wife and I appreciate and thank you and the County for your help in this regard.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Massimo Bianchini". The signature is fluid and cursive, with a long horizontal stroke at the end.

Massimo Bianchini and Susan Kovalik
Camelot Farm Oswego
55 Chippewa Drive
Oswego, IL 60543
Work Phone: (312) 269-3175
Cell Phone: (708) 935-9501

June 2, 2009

Mr. Jerry Dudgeon
Director
Kendall County Planning, Building & Zoning
111 West Fox Street, Room 316
Yorkville, IL 60560-1498

Transmitted Via E-Mail

Re: Camelot Farm Subdivision, Na-Au-Say Township, Kendall County, Illinois

Dear Jerry,

Thank you for taking the time to talk to me the other day regarding the subdivision of Camelot Farm. As you know, as part of the overall plan, we would like to sell the large dairy barn home with approximately 1.4 acres of land and retain the 16.5 acre horse farm. Once the large home has been sold, assuming the new home owners want to move in within a short period of time, we will temporarily move into the existing grey ranch home while we proceed with the construction of the new primary residence on the horse farm. Once the new primary residence on the horse farm has been completed, we can move into that home and demolish the existing grey ranch home and recapture all the green space that is between the two homes. The net effect is no change in total residential units and a much more attractive property from the street.

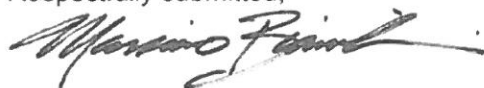
On Friday, I picked up the plat with most of the signatures required for the subdivision. I believe that the only thing left to do is to record the plat with the County Recorder. You indicated that the normal process is to record the plat within six months or so of the county approval for the subdivision. You also indicated that given that we have just received all the signatures, a reasonable period of time to record would be granted.

We are asking for an extension to be granted to us to delay the recording of the subdivision until June 1, 2010, approximately one year, which is intended to provide us a reasonable amount of time to effect the sale of the large dairy barn home. There are good reasons to delay the recording of the subdivision until closing, if possible. Currently, the farm is owned as our primary residence by Tenants of the Entirety. A subdivision would nullify this legal protection. It is also our understanding that our liability insurance rates would go up significantly if we are no longer residents of the agricultural portion of the property.

As we discussed, the delay in recording would have no physical impact on the county, the property or our neighbors and would only assist us in properly sequencing the sale and final development of the approved changes.

Thank you in advance for your assistance in this regard. If you have any comments, questions or concerns, please feel free to call, email or write.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Massimo Bianchini". The signature is fluid and cursive, with a horizontal line extending to the right.

Massimo Bianchini and Susan Kovalik

Kendall County Subdivision Control Ordinance

Section 7.00 Procedure for Approval and Requirements

Section 7.06.H

Upon approval of the plat by the County Board, the application shall record the plat with the County Recorder within six (6) months. If the plat has not been recorded within this amount of time, the approval shall become null & void unless an extension to the recording of the plat has been granted by the County. Such a request shall be made in writing and submitted to the Plat Officer who will then forward the request to the PBZC for review and recommendation to the full County Board.

COUNTY OF KENDALL, ILLINOIS
RESOLUTION 2016-__

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR RECIPROCAL BUILDING INSPECTION SERVICES BETWEEN
KENDALL COUNTY, ILLINOIS AND THE UNITED CITY OF YORKVILLE,
ILLINOIS**

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, Kendall County and the United City of Yorkville are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, pursuant to the authority granted by the Illinois Counties Code and Illinois Municipal Code (55 ILCS 5/1-1001, *et seq.* and 65 ILCS 5/1-1-1, *et seq.*), Kendall County and the United City of Yorkville are both authorized to perform inspections of buildings within their respective jurisdictions to promote the health and safety of the public; and

WHEREAS, Kendall County and the United City of Yorkville wish to share their resources and assist each other in the performance of building inspections.

NOW, THEREFORE, BE IT RESOLVED that the Kendall County Board hereby approves the *Intergovernmental Agreement for Reciprocal Building Inspection Services Between Kendall County, Illinois and the United City of Yorkville, Illinois*, which is attached hereto and made a part hereof by reference as Exhibit A; and

BE IT FURTHER RESOLVED that the Kendall County Board Chairman is hereby authorized to execute said intergovernmental agreement on behalf of Kendall County.

Approved and adopted by the County Board of Kendall County, Illinois, this ____ day of March, 2016.

Board Chairman Signature:

Attest:

John A. Shaw, Chairman
County Board

Debbie Gillette
County Clerk

**INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS AND THE
UNITED CITY OF YORKVILLE, ILLINOIS - 2016**

THIS INTERGOVERNMENTAL AGREEMENT (*“the Agreement”*) by and between the County of Kendall, a unit of local government of the State of Illinois (*“Kendall County”*) and the United City of Yorkville, Kendall County, Illinois (the *“City”*) a municipal corporation of the State of Illinois, is as follows:

WITNESSETH:

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the City and Kendall County are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, pursuant to the authority granted by the Illinois Counties Code and Illinois Municipal Code (55 ILCS 5/1-1001, *et seq.* and 65 ILCS 5/1-1-1, *et seq.*), the County and City (collectively referred to as the *“Parties”*) are both authorized to perform inspections of buildings within their respective jurisdictions to promote the health and safety of the public; and

WHEREAS, units of local government may establish agreements with other units of local government within the State of Illinois to enforce building codes pursuant to 20 ILCS 3105/10.09-1(f), which is commonly known as the Capital Development Board Act; and

WHEREAS, the County and City wish to share their resources and assist each other in the performance of inspections on an as needed basis, while not surrendering their own jurisdiction or relinquishing any of their rights.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereafter set forth, the parties agree as follows:

Section 1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Section 1.

Section 2.

- a. The Parties agree that Kendall County Code Official Brian Holdiman and the United City of Yorkville Building Code Official Pete Ratos shall perform the following services on the other party's behalf when requested: footing inspections; backfill inspections; foundation wall inspections; concrete slab inspections; rough framing inspections; rough electric inspections; underground electric inspections; electric service inspections; insulation inspections; roofing inspections and final inspections. In instances where Holdiman or Ratos inspect and find violations and a code enforcement action is required in court or administrative adjudication, Holdiman or Ratos may be requested to be a witness to verify any violations found during their inspection. If it is requested that either Ratos or Holdiman attend an administrative or court hearing in regard to violations, then they shall be given reasonable notice of no less than fourteen (14) days for such hearing and they shall attend as requested.
- b. The Parties agree that the United City of Yorkville Building Code Official Pete Ratos may, in his discretion, perform plumbing inspections on Kendall County's behalf when requested. In instances where Ratos performs plumbing inspections and finds

violations and a code enforcement action is required in court or administrative adjudication, Ratos may be requested to be a witness to verify any violations found during his inspection. If it is requested that Ratos attend an administrative or court hearing in regard to violations, then he shall be given reasonable notice of no less than fourteen (14) days for such hearing and he shall attend as requested.

Section 3. The Parties agree that the following inspection services shall not be provided under this agreement: plan review; permit approval, and; initial site inspections prior to a permit being issued.

Section 4. Upon request, the Parties agree to coordinate and assist each other in the parties' performance of the inspections set forth in Section 2 of this Agreement only under the following circumstances:

- a. If Kendall County Code Official Holdiman or City Building Code Official Ratos is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform one or more of the above listed inspections within Section 2(a) for their respective jurisdiction; and/or
- b. If Kendall County Code Official Holdiman or City Building Code Official has a conflict of interest in performing one or more of the inspections set forth in Section 2(a) for their respective jurisdiction; and/or
- c. If the Kendall County Plumbing Contractor is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform plumbing inspections for his or her respective jurisdiction; and/or
- d. If the Kendall County Plumbing Contractor has a conflict of interest in performing plumbing inspections for his or her respective jurisdiction.

For purposes of this Agreement, the party requesting assistance shall be referred to as “the home jurisdiction” and the party providing the inspection services assistance as set forth in Section 2 shall be referred to as “the visiting inspector”.

Section 5. In the event the visiting inspector is unable to perform the inspection services set forth in Section 2 of this Agreement, the home jurisdiction shall be responsible for performing its inspection or shall be responsible for retaining and payment of a third party to perform the inspection.

Section 6. When the visiting inspector performs an inspection on behalf of the home jurisdiction, the visiting inspector shall utilize the building codes of the home jurisdiction where the inspection is taking place. As such, when an inspection is within the corporate limits of the City, the Kendall County inspector shall use the building codes that are currently adopted and enforced by the City at the time of the inspection. When an inspection is in an unincorporated portion of Kendall County, where the County has jurisdiction, the City inspector shall utilize the building codes that are currently adopted and enforced by Kendall County at the time of the inspection.

Section 7. When a home jurisdiction requests the visiting inspector’s assistance, the home jurisdiction shall provide a minimum of twenty-four (24) hours notice when there is a foreseeable need for the other party’s inspection services. In the event of an illness or other emergency, the parties agree to provide each other with as much advance notice as possible if a visiting inspector’s services are needed pursuant to Section 4.

Section 8. Inspections must be completed using the proper jurisdiction’s forms. Prior to the commencement of any requested inspection, the home jurisdiction requesting assistance will prepare and provide all necessary inspection reports/forms for use by the visiting inspector

and deliver them to the visiting inspector prior to the inspection taking place. Following an inspection, the original, completed inspection reports/forms shall be returned to the home jurisdiction within twenty-four (24) hours after completion of the inspection. After the visiting inspector has returned the original, completed inspection reports/forms to the home jurisdiction, the visiting inspector shall not be required to retain the records of inspections for the home jurisdiction after performing inspections under this Agreement.

Section 9. Neither the City nor Kendall County shall subcontract the services provided to the other under this agreement to a third-party inspector without the prior written consent of the other party.

Section 10. There will be no compensation paid to, or by, either jurisdiction for the sharing of services under this Agreement.

Section 11. When a visiting inspector performs an inspection under this Agreement for the home jurisdiction, the visiting inspector shall use their own equipment, tools and vehicles, and the home jurisdiction shall not be responsible for reimbursing the visiting inspector for mileage or any other expenses incurred by the visiting inspector.

Section 12. The City and Kendall County shall each defend, with counsel of the other party's own choosing, indemnify and hold harmless the other party, including 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, and expenses and costs relating thereto, including but not limited to attorneys' fees and other legal expenses, which the other party, its past, present and future board members, elected officials, insurers, employees, and/or agents may hereafter sustain, incur or be required to pay relating to or arising in any manner out of the inspections to be performed by the other party under this agreement. As such,

when the City performs an inspection for Kendall County, the City will defend with counsel of Kendall County's own choosing, indemnify and hold harmless Kendall County as set forth above relating to the City's and the City Building Code Official's actions in the performance of their duties under this Agreement. When Kendall County performs an inspection for the City, Kendall County will defend with counsel of the City's own choosing, indemnify and hold harmless the City as set forth above relating to Kendall County's and the County Code Official's actions in the performance of their duties under this Agreement.

Section 13. Nothing in this agreement shall be deemed to change or alter the jurisdiction of either the City or Kendall County in any respect, including, but not limited to their building and zoning regulations, powers and duties.

Section 14. This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.

Section 15. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the parties, and, if such modification is not possible, such provision shall be severed from this

Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

Section 16. All notices required or permitted hereunder shall be in writing and may be given by (a) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt

If to the County: Director
Kendall County Planning, Building & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Fax: 630-553-4179

With copy to:
Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560
Fax: 630-553-4204

If to the City: Community Development Director
United City of Yorkville Building Safety and Zoning
800 Game Farm Road
Yorkville, Illinois 60560
Fax: 630-553-7264

Or any such other person, counsel or address as any party hereto shall specify pursuant to this Section from time to time.

Section 17. 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.

Section 18. 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. Except

as stated herein, this agreement supersedes any other prior written or oral agreements between the parties and may not be further modified except in writing acknowledged by both parties.

Section 19. Nothing contained in this Agreement, nor any act of Kendall County or the City pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the City. Further, nothing in this agreement should be interpreted to give Kendall County or the City any control over the other's employees or imply a power to direct the employees of the other government body, which neither entity may exercise.

Section 20. When performing inspections under the terms of this Agreement, Kendall County and City intend that any injuries to their respective employee shall be covered and handled exclusively by their jurisdiction's own worker's compensation insurance in place at the time of such injury. It is further agreed that all employee benefits, wage and disability payments, pension and worker's compensation claims, damage to or destruction of equipment, facilities, clothing and related medical expenses of the City or Kendall County and their respective inspectors, which may result from their activities under this Agreement, shall be the responsibility of the jurisdiction which employs the inspector making such a claim.

Section 21. The Parties will obtain and continue in force, during the term of this Agreement, all insurance as set forth below. Each insurance policy shall not be cancelled or changed without thirty (30) days prior written notice, given by the respective insurance carrier(s) to the parties at the addresses set forth in Section 16. Before starting inspections hereunder, the parties shall obtain the following insurance at a minimum: (a) Worker's Compensation and Occupational Disease Disability insurance, in compliance with the laws of the jurisdiction where

the work is being performed; (b) Employer's comprehensive general liability insurance for both personal injury and property damage in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate; (c) Comprehensive business automobile liability insurance in the minimum amount of \$1,000,000 combined single limit; and (d) Comprehensive excess liability insurance with a combined minimum single limit of \$1,000,000 for each occurrence and \$5,000,000 aggregate. Certificates of such insurance detailing the coverage therein shall be available to the other party upon execution of this Agreement. Neither party waives its immunities or defenses, whether statutory or common law by reason of the indemnification and insurance provisions contained in this Agreement.

Section 22. This Agreement shall be in full force and effect for a period of one (1) year from the date of the last signature below, however it may be renewed upon agreement of the parties in writing.

Section 23. Either party may terminate this Agreement by providing thirty (30) calendar days' advance written notice to the other party. However, any act of bad faith in the execution of duties under this Agreement shall result in immediate termination of the other party's duties as laid out herein. For the purpose of this agreement, "bad faith" is an intentional dishonest act by not fulfilling legal or contractual obligations, misleading another, entering into an agreement without the intention or means to fulfill it, or violating basic standards of honesty in dealing with others. Also, the parties agree to provide prompt written notice within fifteen (15) calendar days to the other party if Kendall County Code Official Brian Holdiman's or City Building Code Official Pete Ratos' employment ceases for whatever reason. In such event, this Agreement shall immediately terminate upon receipt of said written notice.

Section 24. The parties understand and agree that this Agreement in no way creates a joint employment relationship between the Parties. The Parties understand and agree that they are solely responsible for paying all wages, benefits and any other compensation due and owing to its employees for the performance of visiting inspector services set forth in this Agreement. The parties further understand and agree that the parties are solely responsible for making all required payroll deductions and other tax and wage withholdings pursuant to state and federal law for its employees who perform visiting inspector services as set forth in this Agreement.

Section 25. Kendall County and the City 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.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the date below in the United City of Yorkville, Illinois.

County of Kendall, a unit of local government
of the State of Illinois

United City of Yorkville, Kendall County,
Illinois, a municipal corporation

By: _____
Chair, Kendall County Board

By: _____
Mayor

Date: _____

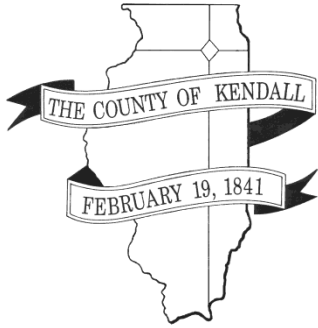
Date: _____

Attest:

Attest:

County Clerk

City Clerk



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building, and Zoning Committee
From: John H. Sterrett
Date: March 1, 2016
Re: Proposed Dumpster Regulations

During the Planning, Building, and Zoning Committee meetings on January 11th and February 8th, the Committee discussed potential requirements and restrictions regarding dumpsters in residential zoning districts to prevent the permanent placement of unscreened dumpsters on residential zoned properties. After discussion on the matter, the Committee felt that only dumpsters that are of a temporary nature for a specific timeframe and only for personal uses should be permitted to be located on residential properties. The Committee directed staff to draft provisions that deal with reasons and timeframes for what can be considered a temporary dumpster and for scenarios of when a property owner may have a dumpster on his or her property. The following are these scenarios as well as proposed provisions to be included in a potential text amendment to the Zoning Ordinance addressing dumpsters.

SCENARIOS

Two scenarios exist when a dumpster may be permitted in all residentially zoned properties on a temporary basis:

- 1) It is associated with an approved building permit for construction or remodeling of either a principal or accessory structure on a property. This does not include waste generated off-site.
- 2) It is for temporary use by property owners. Such uses are those that will generate waste on the property requiring a dumpster. This does not include waste generated off-site.

Section 3 of the Zoning Ordinance should be amended to include the following definitions:

Temporary Dumpster – Any refuse container 2 cubic yards or larger that is associated with an approved building permit for construction or remodeling of either a principal or accessory structure on a property. Temporary Dumpsters shall also include refuse containers 2 cubic yards or larger that are not associated with an approved building permit but are used by the property owners when it is located on a property not more than 30 days in a 90 day period and not more than 60 days within a 12 month period. Temporary Dumpsters shall not be used for waste generated off-site. This definition shall only apply to residentially zoned properties.

Permanent Dumpster – Any refuse container 2 cubic yards or larger that is not associated with an approved building permit or is located on a property for more than 30 days in a 90 day period or more than 60 days within a 12 month period. Permanent Dumpsters shall be prohibited in all residential districts. Permanent Dumpsters kept within an enclosed building are permitted in any zoning district.

DRAFT PROVISIONS

Section 4.19 (Temporary Uses Permitted) should be amended to outline the provisions below for Temporary Dumpsters in residential districts and specifically prohibit the use of permanent dumpsters.

Screening

Temporary Dumpsters are not required to be screened.

Setbacks

Temporary Dumpsters may encroach into a required yard setback up to ten (10) from a property line.

Temporary Dumpsters shall not encroach onto adjacent properties nor shall they encroach into a public right-of-way.

Pad Surface

Temporary Dumpsters shall be located on a hard surfaced all weather pad constructed of concrete, asphalt, brick or stone pavers or comparable material and shall be located in areas designed to provide adequate accessibility to service vehicles.

Duration

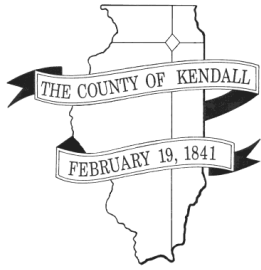
Temporary Dumpsters shall not be kept on any residential property for more than 30 days within a 90 day period and no more than 60 days within a 12 month period unless the dumpster is associated with a building permit for construction or remodeling of either a principal or accessory structure on a property. In cases when a Temporary Dumpster is associated with an open and approved building permit, the Temporary Dumpster shall be permitted to be located on the property for the duration of the building permit provided that it is removed from the property once the permit has received a final inspection approval, or the building permit has expired, whichever occurs first.

Penalties

Any residentially zoned property found to be in violation of these provisions shall be subject to violation proceedings of the Planning, Building, and Zoning Department. This shall include written notification to the property from the PBZ Department providing 14 days to correct the violation. If the violation persists after 14 days of the notice, the PBZ Department shall issue a second notice providing 10 days to correct the violation. If the violation persists after 10 days of the second notice, the matter shall be forwarded to the Office of the Kendall County State's Attorney to initiate legal proceedings.

Please review these points for discussion at the PBZ Committee on March 14th. If the Committee is comfortable with these provisions, or if they have any suggested revisions, the Committee can direct staff to draft amendments to the applicable sections of the Zoning Ordinance. As a zoning text amendment, the matter must go through the text amendment process including a public meeting by the Regional Plan Commission and a public hearing by the Zoning Board of Appeals.

JHS



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: March 14, 2016
Re: PBZ Monthly Report

Petitions

Active

16-03

Dumpsters in Residential Zoning Districts

Proposed text amendment to Zoning Ordinance to place restrictions on dumpsters in residentially zoned properties.

Status: *Initial discussion by PBZ Committee January 11, 2016. Further discussion by PBZ Committee February 8, 2016*

Completed

Petition 15-17

Kevin Calder

9923 Walker Road – Kendall Township

A-1 Special Use – Landscaping Business

Status: *Approved by County Board on February 16th*

Petition 16-01

Peter & Mary Bielby

8573 Fox River Drive – Fox Township

A-1 Special Use – Kennel

Status: *Approved by County Board on February 16th*

16-02

Fox Metro Water Reclamation District

682 Route 31 – Oswego Township

Stormwater Management Ordinance Variance Request for Fee-in-Lieu of Stormwater Detention

Status: *Approved by County Board on February 16th*

Other Agreements/Resolutions/Ordinances

Active

Intergovernmental Agreement between the United City of Yorkville and County of Kendall for Building Inspection Services

Status: *March 14th PBZ Committee*

Completed

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

Intergovernmental Agreement between the Village of Plattville and County of Kendall
Status: *Approved by County Board January 19, 2016*

FOIA Requests – 4 Freedom of Information request was received and responded to in the month of February. 11 FOIA requests have been received and responded to in 2016.

Stormwater Management

20 Active Permits

1 Approved in February

1 Approved in March

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	1	\$400,000	\$5,019	\$4,969
Additions	1	\$40,000	\$0	\$0
Remodeling	1	\$55,000	\$0	\$0
Barns/Farm Buildings	2	\$84,000	\$0	\$0
Change in Occupancy	1	\$0	\$0	\$0
Fire Restoration	1	\$2,000	\$260	\$0
Generator	1	\$7,544	\$110	\$0
	8	\$588,544	\$5,389	\$4,969

**Permit Summary by Category by Month
Kendall County**

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	2	1	1	0	0	0	0	0	0	0	0	0	0
Additions	4	3	1	0	0	0	0	0	0	0	0	0	0
Remodeling	1	0	1	0	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	3	1	2	0	0	0	0	0	0	0	0	0	0
Electrical Upgrades	1	1	0	0	0	0	0	0	0	0	0	0	0
Change in Occupancy	1	0	1	0	0	0	0	0	0	0	0	0	0
Driveway	1	1	0	0	0	0	0	0	0	0	0	0	0
Fire Restoration	1	0	1	0	0	0	0	0	0	0	0	0	0
Generator	1	0	1	0	0	0	0	0	0	0	0	0	0
	15	7	8	0	0	0	0	0	0	0	0	0	0

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/19/2016	012016019	01 House	0221301009	WARD JAMES	3531 B ROUTE 47 YORKVILLE, IL 60560-		
2/3/2016	012016014	01 House	0607373002	BAUMWELL STERLING H & KATHIE S	5953 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAUMWELL STERLING H & KATHIE S
2/17/2016	052016018	05 Remodeling	0416300001	BIELBY PETER L & MARY C	8573 FOX RIVER DR MILLBROOK, IL 60536-		
2/26/2016	082016021	08 Barns/Farm Buildings	0807300002	SWENSON CLAIRE & KRISTI	13620 LISBON RD NEWARK, IL 60541-		
2/17/2016	082016017	08 Barns/Farm Buildings	0716200006	HOGAN PATRICK	14253 ANDERSON RD NEWARK, IL 60541-		
2/18/2016	182016012	18 Driveway	0231226001	RODRIGUEZ LUIS C	11209 RIVER RD PLANO, IL 60545-		
2/10/2016	192016016	19 Fire Restoration	0307231006	OLD 2ND NATIONAL BANK	101 HARBOR DR OSWEGO, IL 60543-	MARINA TERRACE APARTMENTS	
2/26/2016	232016020	23 Generator	0235279001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	LEE LEGLER CONSTRUCTION & ELECTRIC INC

PLANNING BUILDING & ZONING RECEIPTS 2016

DATE	BUILDING FEES	ZONING APPLICATION	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL	MONTHLY TOTALS 2015	TOTAL DEPOSIT FISCAL 2015
December	\$1,966.58	\$1,550.00	\$0.00	\$0.00	\$3,516.58	\$10,457.86	\$10,457.86
January	\$1,975.00	\$50.00	\$4,856.78	\$1,000.00	\$7,881.78	\$1,276.72	\$11,734.58
February	\$1,138.80	\$0.00	\$4,969.27	\$0.00	\$6,108.07	\$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	\$5,080.38	\$1,600.00	\$9,826.05	\$1,000.00	\$17,506.43		