

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

AGENDA

Monday, June 13, 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 May 9, 2016 meeting

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

PUBLIC COMMENT

PETITIONS

- | | |
|----------|---|
| 1. | 16-09 Joe Gomoll |
| Request | A-1 Special Use |
| Location | 10151 Lisbon Road, Fox Township |
| Purpose | Special Use for the production and sale of items utilizing crops grown on site and in combination with crops grown off site as well as ancillary items and products related to crops and products produced on site. |
| Action | Recommend Approval |

NEW BUSINESS

OLD BUSINESS

1. Variance Request from Fox Metro Water Reclamation District to Section 403.a – Hydraulically Equivalent Compensatory Storage (above and below 10 year flood elevation) and Section 403.d – Compensatory Storage Adjacent to the Development, of Article IV of the Kendall County Stormwater Management Ordinance.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

UPDATE FOR CMAP LAND USE COMMITTEE MEETING

REVIEW PROJECT AND PETITION STATUS REPORT

REVIEW PERMIT REPORT

REVIEW VIOLATION REPORT

REVIEW 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 May 9, 2016*

CALL TO ORDER

The meeting was called to order by Scott Gryder at 6:45 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 Sterrett, Senior Planner

APPROVAL OF AGENDA

Ms. Gilmour 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 March 14, 2016. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

The Committee reviewed the claims listing. Mr. Wehrli made a motion, seconded by Ms. Cullick, to forward the claims to the Finance Committee in the amount of \$1,051.79. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

None

PETITIONS

16-05 Brad and Treva Mathre d/b/a Mathre 1916 LLC

Request: Special Use to allow a banquet facility in an A-1 Zoning District

Location: 13889 Hughes Road in Fox Township

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a banquet facility on a 5 acre property at 13889 Hughes Road in Fox Township. The petitioners reside on the property. An existing 3,728 square foot barn structure will be used for banquets, primarily wedding receptions. A change of occupancy permit will be required for the barn structure. Thirty parking stalls will be provided to accommodate 25% of the maximum capacity of the structure. Mr. Sterrett explained that a banquet facility is required to have direct access onto an arterial roadway or a major collector roadway. Hughes Road is neither and therefore a variance was required and subsequently approved by the County's Zoning Board of Appeals to

seek relief from this requirement. The petition received a favorable recommendation from both the Plan Commission and the Hearing Officer. Staff is recommending approval of the special use request with the following conditions:

1. The property shall be developed in substantial compliance with the submitted site plan prior to any event occurring
2. Parking stalls reserved for ADA access shall be paved with a hard surface
3. A change of occupancy permit shall be secured prior to any event occurring
4. Events shall occur from May thru the second full week of November
5. The maximum number of patrons for each event shall be limited to 120, including any vendors working on the property for an event
6. No new signage associated with the banquet facility shall be permitted
7. All regulations of the Kendall County Liquor Control Ordinance shall be followed
8. Food shall be provided only by licensed caterers
9. Employees shall be limited to individuals residing on the property
10. Hours of operation for an event shall be between 8:00am and 11:30pm
11. A reserved parking sign for ADA compliance shall be installed for each of the two (2) parking stalls reserved for ADA access.
12. The banquet facility shall conform to the regulations of the Kendall County Health Department
13. Retail sales are permitted provided that the retail sales will be ancillary to the main operation and such sales occur only during an event
14. No additional lighting shall be added unless a photometric and lighting plan has been approved by the PBZ Department
15. Noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

Staff recommends that an approval require that the results from the IDNR EcoCAT be submitted prior to action by the County Board.

Ms. Cullick made a motion, seconded by Ms. Gilmour, to forward the petition onto the County Board with a favorable recommendation contingent on the submission of the IDNR EcoCAT. With a voice vote of all ayes, the motion carried.

NEW BUSINESS

Discussion on a request to amend Section 7 of the Kendall County Zoning Ordinance to permit trucking and towing services companies as special uses in the A-1 Agricultural District.

Mr. Sterrett stated that PBZ Staff has been working with a violation at 790 Eldamain Road in Bristol Township regarding a trucking and towing business. The property is zoned as A-1 Agricultural and there is no category for this type of use in the A-1 District either as a permitted or special use. The property owners have submitted a request that the County amend Section 7 of the Zoning Ordinance to allow for a use such as this in the A-1 District as a Special Use. Staff recommends that the property be rezoned to a manufacturing district and brought up to the standards of that district. The property owners have indicated they would like to stay as Ag to keep farm type animals on the property and to not have to pave any existing parking areas with hard surface. The Committee was not in favor amending Section 7 of the Zoning Ordinance to allow this type of use in the Agricultural district and believes the property should be rezoned.

Authorize excavation and installation of rip rap in the Tanglewood Trails Subdivision by Jensen Excavation in the amount of \$5,800 from the Tanglewood Trails Escrow Account

Mr. Sterrett provided the Committee with a quote that the Kendall Township Road Commissioner received to perform excavating and place rip rap in the reshaped berm on the west side of the main detention basin in the Tanglewood Trails development from Jensen Excavating in the amount of \$5,800.

Mr. Davidson made a motion, seconded by Mr. Wehrli, to forward the quote onto the County Board for authorization. With a voice vote of all ayes, the motion carried.

Re-Authorization of PBZ Department Credit Card with a credit limit not to exceed \$1,500.

Mr. Sterrett stated that the previous Senior Planner had a credit card to use for online and large purchases requiring use of a credit card. The card would have a credit limit of \$1,500 and the Committee will review the purchases made on the card.

Ms. Cullick made a motion, seconded by Ms. Gilmour, to forward the re-authorization of a PBZ Department Credit Card with a credit limit not to exceed \$1,500 in the name of John Sterrett onto the County Board for authorization. With a voice vote of all ayes. The motion carried.

OLD BUSINESS

Update on Fox Metro Water Reclamation District

Mr. Sterrett stated that an application for a variance to the Floodplain Regulations from Fox Metro Water Reclamation District has been received and is being reviewed. The variance request is in regards to using off-site compensatory storage at the Fox Metro Orchard Site at a ratio of less than 1:1. Mr. Sterrett stated that this will be subject to a public hearing before the County's Oversight Committee and is tentatively set for Thursday, June 16th. The County will take care of sending notification out to all property owners within 250' of both the Route 31 Fox Metro site

and the Orchard Road site. The Committee requested that Fox Metro come to the next Committee meeting on June 13th.

UPDATE ON HISTORIC PRESERVATION

Mr. Sterrett stated that the Historic Preservation Commission is planning a photo opportunity in front of the Millbrook Bridge on Saturday, May 14th at 10:30am as part of Preservation Month. The theme for Preservation Month is “This Place Matters” and a resolution has been put together to promote the Millbrook Bridge as part of the This Place Matters theme. The Committee recommended that this item be discussed at the May 12th Committee of the Whole meeting.

UPDATE ON CMAP LAND USE COMMITTEE MEETING

No update

PROJECT STATUS REPORT - The Committee reviewed the project status report.

PERMIT REPORT-The Committee reviewed the permit report.

VIOLATION REPORT-The Committee reviewed the violation report.

REVENUE REPORT-The committee reviewed the revenue report.

CORRESPONDENCE – Mr. Sterrett provided the Committee with information on the Great Lakes Basin Transportation from the Surface Transportation Board.

EXECUTIVE SESSION - None

PUBLIC COMMENT

None

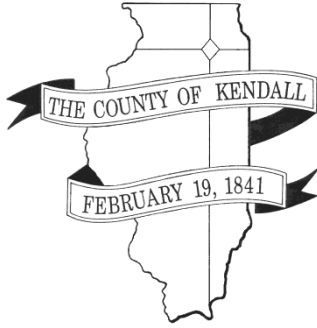
ADJOURNMENT

Ms. Gilmour made a motion, seconded by Ms. Cullick, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:50 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner

COPY

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
1 012018	AT & T MOBILITY	287251783045	CELL PHONES	06/01/16	01020026207	CELLULAR PHONE	124.94 124.94*
2 110531	KENDALL CO HIGHWAY DEPT	MAY 2016	FUEL PURCHASE	06/01/16	01020026217	VEHICLE MAINT/REPAIRS	139.01 139.01*
3 110545	KENDALL COUNTY RECORDER	647	RECORDING FEES	06/01/16	01020026370	RECORDING EXPENSE	49.00 49.00*
Total BUILDING AND ZONING							312.95*
EMPLOYEE HEALTH INSURANCE							
4 030445	CBIZ PAYROLL	MAY 2016	FSA MONTHLY FEE	06/01/16	01020276547	HEALTH INSURANCE PREMIUMS	155.71
5 120921	THE LINCOLN NATIONAL LIFE INSU	6/1-6/30/16	EMPL DENTAL INSURANC	06/01/16	01020276547	HEALTH INSURANCE PREMIUMS	23,806.48 23,962.19*
Total EMPLOYEE HEALTH INSURANCE							23,962.19*
OFFICE OF ADM SERVICES							
6 090320	IL CITY MANAGEMENT ASSOC	16-17 DUES	J WILKINS RENEWAL	06/01/16	01020306203	DUES/MEMBERSHIPS	348.25
7 091247	I C M A	307958	J WILKINS RENEWAL	06/01/16	01020306203	DUES/MEMBERSHIPS	952.00 1,300.25*
8 012018	AT & T MOBILITY	287249158010	J WILKINS CELL	06/01/16	01020306207	CELL PHONES	70.15 70.15*
9 161203	PLANET DEPOS, LLC	134441	WARREN ARBITRATION H	06/01/16	01020306230	LABOR NEGOTIATION FUND	150.00 150.00*
County Board							
County Board							
10 060304	FIRST NATIONAL BANK OMAHA	MAY 23 16	UCCI CONFERENCE	06/01/16	01020326204	CONFERENCES	155.56 155.56*
Total County Board							155.56*
Animal Control Expense							
11 140596	SPRINT	788572032134	CELL PHONE	06/01/16	35020006207	TELEPHONE & PAGER	9.34 9.34*
Total Animal Control Expense							9.34*
Public Safety Exp							
12 040730	DEWBERRY ARCHITECTS, INC.	1308161	PSC & COURTHOUSE PLA	06/01/16	75020006652	JAIL/COURTHOUSE SECURITY	14,400.00 14,400.00*



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 16-09

Joe Gomoll

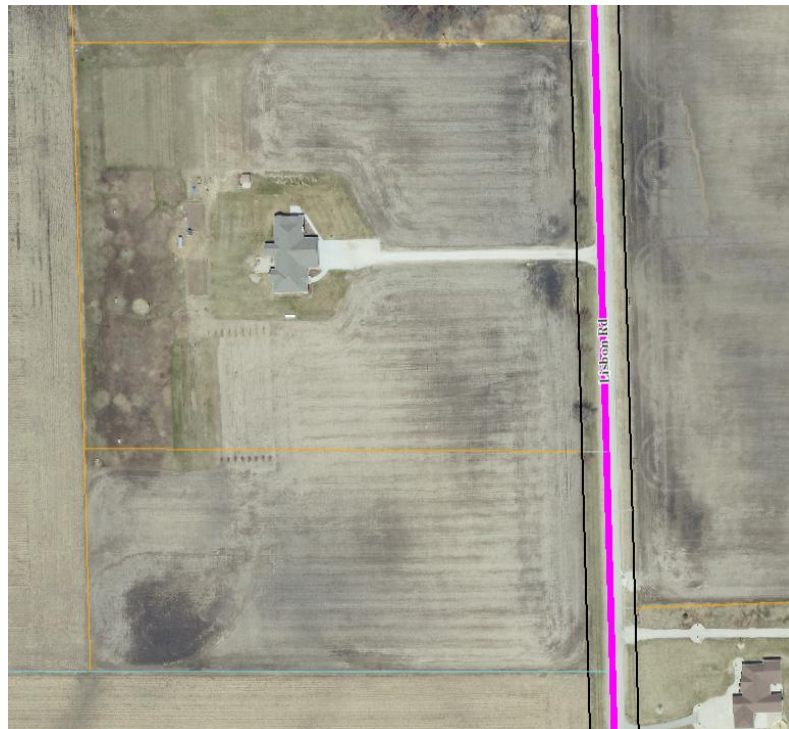
A-1 Special Use – Production and Sale of items utilizing crops grown on site and in combination with crops grown off site as well as ancillary items and products related to crops and products produced on site

SITE INFORMATION

PETITIONER Joe Gomoll

ADDRESS 10151 Lisbon Road

LOCATION West side of Lisbon Rd; 300' south of Walker Road



TOWNSHIP Fox

PARCEL # 04-25-200-008; -009

LOT SIZE 15.22 acres

EXITING LAND USE Agricultural/Single Family Residential

ZONING A-1 Agricultural District

LRMP	Land Use	Agricultural
	Roads	Lisbon Road is a township road classified as a Minor Collector Road
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION

A-1 Special Use for production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises as well as the tasting of and wholesale or retail sale of items produced on site and the sales of ancillary items and products related to crops and products produced on site.

APPLICABLE REGULATIONS

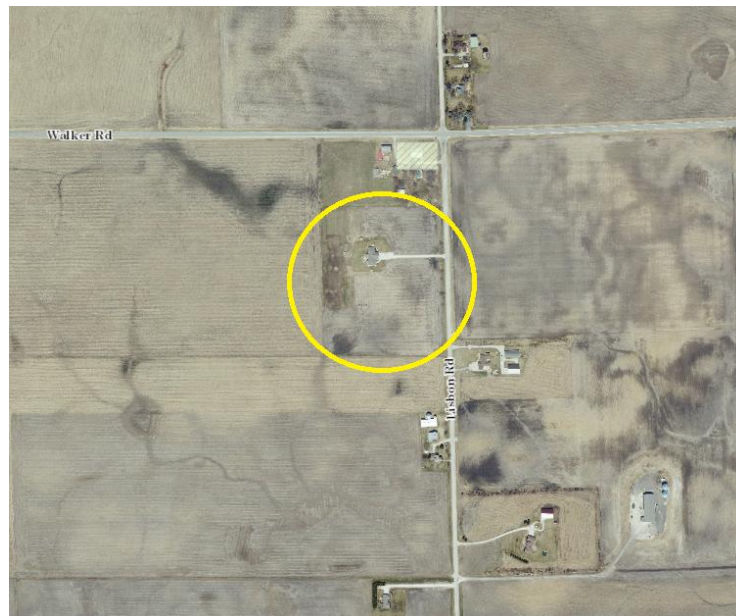
Section 7.01.D.32 (Special Use)

Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead	A-1	Agricultural	A-1; A-1 SU
South	Agricultural	A-1	Agricultural	A-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural	A-1	Agricultural	A-1



PHYSICAL DATA

ENDANGERED SPECIES REPORT

No record of state-listed threatened or endangered species.

NATURAL RESOURCES INVENTORY

No NRI report needed.

ACTION SUMMARY

FOX TOWNSHIP

Fox Township.

UNITED CITY OF YORKVILLE

The United City of Yorkville had no objections

ZPAC (5.3.16)

The ZPAC had no issues and made a favorable recommendation onto the Plan Commission.

KCRPC (5.25.16)

The Plan Commission forwarded the petition onto the Hearing Officer with a favorable recommendation with a condition to be added restricting cars from being parked along Lisbon Road.

Hearing Officer (5.31.16)

The Hearing Officer made a favorable recommendation with staff's recommended conditions and the condition made by the Plan Commission and incorporated the following Findings of Fact into the recommendation:

*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. **True. The petitioner has submitted a business narrative indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The property is a sufficient distance from nearby residences thereby reducing the amount of adverse impacts from the use. No lighting will be added in an effort to minimize negative impacts in the surrounding area.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new points access roads or points of ingress and egress are being provided as they are not necessary for the requested use. The Health Department is comfortable with allowing a temporary permit for the sale of sweet cider. The portion of the structure that is proposed to be used for retail sales area will require a change of occupancy permit for basic life safety requirements. All ADA parking requirements will be provided.***

*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 Hearing Officer. **The petitioner has provided a site plan that complies with the requirements for the proposed use.***

*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. **This special use is consistent with the LRMP and the property will remain as an agricultural operation and residence.***

GENERAL

The petitioner Joe Gomoll is requesting an A-1 Special Use to operate a road side stand out of an existing 4,800 square foot building occupying 1,000 square feet for retail space. Items that will be offered for sale include agricultural products produced on site in addition to products grown off-site as well as ancillary products such as bee keeping equipment, soaps, candles, antiques, and home décor.

APPLICABLE REGULATIONS

While roadside stands are considered permitted uses in the A-1 Agricultural District, they are limited to only 600 square feet of gross floor area and only for the retail sale of items produced on site. Per Section 7.01.D32, a special use may be sought for the *production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. The tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site.*

Furthermore, the total retail sales area on site within the building shall not exceed 1,000 square feet and the sales area shall be set back at least ninety (90) feet from the center line of all adjacent roads with a minimum parking area for five (5) cars. Seasonal outdoor displays are also permitted.

BUSINESS OPERATION

The petitioners have provided details regarding the operation of the roadside stand. The operation will have no employees and will be open eight (8) hours a day, 1-3 days per week. The petitioner intends for the roadside stand to be open throughout the year for each season. The petitioner has begun working with the Health Department on producing and selling sweet cider and anticipates selling sweet cider in fall 2016. The petitioner has indicated the possibility of producing and selling hard cider as a future endeavor. Fox Township is a dry township and therefore the County cannot issue a liquor license to sell hard cider or any other type of alcohol.

STRUCTURE

A Change of Occupancy permit will be required for the portion of the structure being used for the retail sales area. The purpose of this permit is to evaluate the structure for proper ingress/egress, occupant load, life safety and health. Compliance with 2012 IBC existing structure provisions must be met.

ENVIRONMENTAL HEALTH

The petitioner is working closely with the Health Department. The petitioner will operate through a temporary permit in 2016 as they are getting the business off the ground. Health Department staff will be available for consultation and will provide inspection as part of that permit.

PARKING

Section 7.01.D.32 requires that at least five (5) parking stalls be provided for the roadside stand locate at least ninety (90) from the centerline of all adjacent roadways. The petitioner is proposing four (4) 9'x20' parking stalls and one (1) 16'x20' parking stall reserved for ADA accessibility. These stalls will be located 130' from the centerline of Lisbon Road in compliance with the above referenced section. There is ample space next to the building if additional parking is needed for overflow.

LIGHTING/SIGNAGE

No new lighting is proposed on the property. The petitioner has indicated that signage will limited to a single sign at the store front.

ACCESS

Two points of access onto Lisbon Road exist with no additional points of access proposed.

CONCLUSION

The proposed use is permitted as special use in the A-1 District with the required conditions outlined above and the proposed use complies with all conditions.

RECOMMENDATION

If approved, staff recommends the following conditions, as well as any recommended conditions from the PBZ

Committee, be placed on the special use:

1. The property shall be developed in substantial compliance with the submitted site plan
2. Parking stalls reserved for ADA access shall be paved with a hard surface and identified as such
3. A change of occupancy permit shall be secured for the portion of the structure that will be used for a retail sales area within sixty (60) days upon approval of the special use
4. All proposed signage shall comply with Section 12 of the Zoning Ordinance
5. No lighting associated with the special use shall be installed
6. No alcohol shall be offered for retail sale on the property until such time that a liquor license is permitted to be issued in Fox Township and until said liquor license has been approved by Kendall County. All regulations of the Kendall County Liquor Control Ordinance shall be followed.
7. A temporary permit from the Health Department shall be secured prior to the sale of sweet cider
8. All parking shall be on the property and no parking shall occur within any public roadway right-of-way

ATTACHMENTS

1. Business Plan - prepared by the petitioners
2. ZPAC Minutes 5.3.16
3. KCRPC Minutes 5.22.16
4. Hearing Officer Minutes 5.31.16
5. Draft Ordinance
6. Proposed Site Plan

Business Plan for Gomoll Farm Storefront Operation

Summary of Business:

To assist in the marketing and sale of all agricultural products grown on the property, it has been determined that a Farm Stand is required. Historically, the agricultural products have been taken off the premise and marketed and sold at open / farmer’s markets in the surrounding area. However, it would be much more cost effective, and productive to have a point of sale on the premise. Current agricultural products available for sale include apples, vegetables, stone fruit, eggs, and honey.

Pending approval from the Kendall County Health department, sweet cider will be available as early as Fall 2016. Hard cider production and sales would be a future endeavor driven by market demand.

Christmas trees are planned for 2020 and beyond.

A portion (1000 sqft) of pole building is to be allocated to the retail space needed to display, market, and complete the sale. The remainder of the building will continue to be used for equipment storage and farm operations.

In addition to the current agricultural products produced on-site, it is the intention to augment sales with ancillary products, such as bee keeping equipment, soaps, candles, home décor, and possibly other local growers’ produce.

Although initially a two season storefront, the intention will be to eventually provide something for each season of the year.

Spring	Garden Plants, Fruit Trees, Honey, Eggs
Summer	Garden Produce, Fruit, Honey, Eggs
Fall	Apples, Cider, Honey, Eggs
Winter	Christmas Trees, Cider, Honey, Eggs

Employees:

None, this is a family run operation, with zero employees.

Hours of Operation:

1-3 days per week during peak seasons. To include at least one day over the weekend. It is expected hours would be limited to a maximum 8 hours on any given day. (I.e. 8-5).

Signage:

Signage would be limited to a single sign at the store front in compliance with the local sign ordinances.

Access:

Access will be gained from Lisbon Rd via a dedicated u-shaped drive that will provide both an entrance and exit from the building.

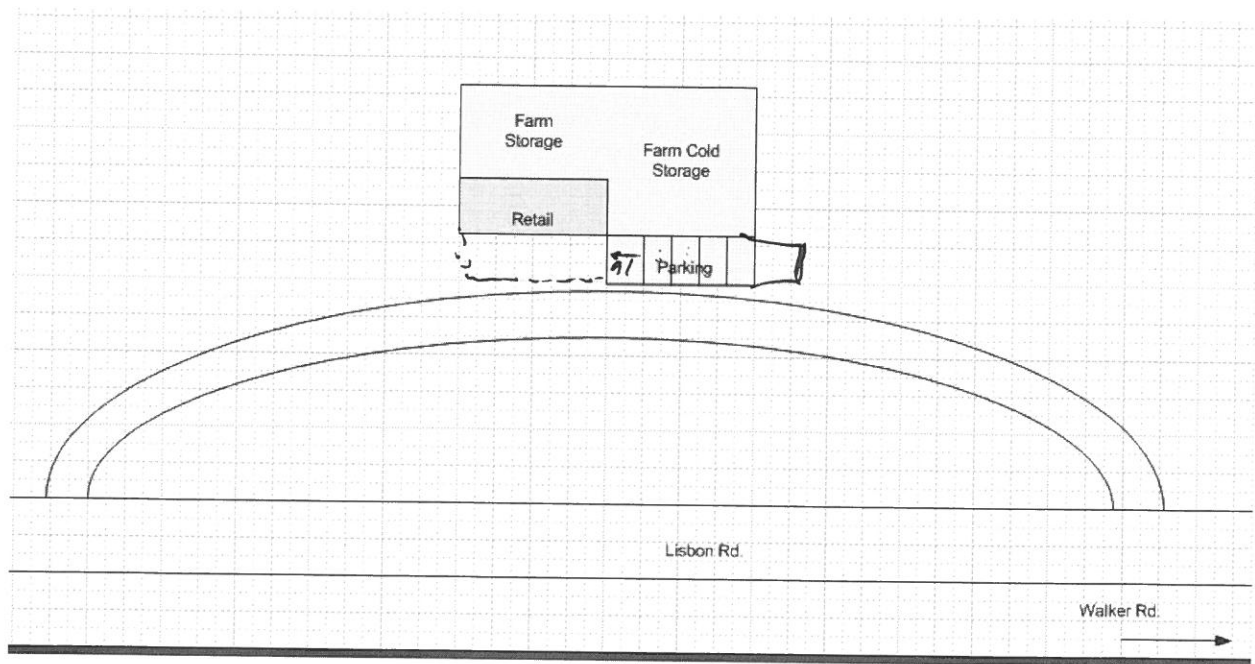
Parking:

Parking will be available in front of the building. There is ample space to expand parking if needed, however it is not expected any more than 5 slips would be required.

Conditional Use until Approved.

Kendall county ordinance allows the sale of agricultural products grown on premise without a special use permit. However, in anticipation of growing the operation to include the other products mentioned above (e.g. bee keeping equipment, soaps, candles, home décor, antiques, etc.) a special use permit is being applied for.

Storefront Configuration:



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 3, 2016 – Meeting Minutes**

Senior Planner John Sterrett called the meeting to order at 9:00 a.m.

Present:

Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
David Guritz- Forest Preserve
Commander Mike Peters – Sheriff's Office
Aaron Rybski – Health Department
Megan Andrews – Soil & Water Conservation District
John Sterrett – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Brian Holdiman- PBZ Department

Audience: Joe Gomoll; Attorney Dan Kramer; Ron Walker

AGENDA

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

MINUTES

Mr. Gryder made a motion, seconded by Commander Peters, to approve the April 5, 2016 meeting minutes as written. With a voice vote of all ayes the motion carried.

PETITIONS

#16-09 – Joe Gomoll

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use for the production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises and as well as the sales of ancillary items and products related to crops and products produced on site. The property is located at 10151 Lisbon Road in Fox Township. The petitioner will be operating the use out of an existing 4,800 square foot structure and utilizing 1,000 square feet of retail space. Five (5) parking stalls are proposed to meet the requirements of the zoning ordinance for this type of use. Staff is recommending approval of the special use request with the following conditions:

1. The property shall be developed in substantial compliance with the submitted site plan
2. Parking stalls reserved for ADA access shall be paved with a hard surface and identified as such
3. A change of occupancy permit shall be secured within sixty (60) days upon approval of the special use
4. All proposed signage shall comply with Section 12 of the Zoning Ordinance
5. No lighting associated with the use shall be installed
6. No alcohol shall be offered for retail sale on the property until such time that a liquor license is permitted to be issued in Fox Township and until said liquor license has been approved by Kendall County. All regulations of the Kendall County Liquor Control Ordinance shall be followed.
7. A temporary permit from the Health Department shall be secured prior to the sale of sweet cider

Mr. Rybski reiterated the provision for a temporary permit from the Health Department and that as the business grows the Health Department will provide information on any additional requirements. Mr. Klaas stated that if there any future additional ROW required along Lisbon Road that parking and building are setback far enough.

Mr. Gryder made a motion, seconded by Mr. Rybski, to forward the petition onto the May 25th Regional Plan Commission. With a voice vote of all ayes, the motion carried.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of May 25, 2016

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

ROLL CALL

Members Present: Bill Ashton, John Shaw, Vern Poppen, Claire Wilson, Budd Wormley, Larry Nelson, Tom Casey, Roger Bledsoe, Angela Zubko

Staff present: John Sterrett, Senior Planner

Members Absent: None

In the Audience: Joe Gomoll; Attorney Kelly Kramer; Ron Walker; Tom Schnabel, Jr.; Jessica Frieders; Attorney George Mahoney; Vicky Schnabel

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Ms. Zubko made a motion, seconded by Mr. Nelson, to approve the April 27, 2016 regular meeting minutes with a correction regarding a typo in the petition section. With a voice vote of all ayes, the motion carried.

PETITIONS

16-09 Joe Gomoll

Request: Special Use to allow the production and sale of items utilizing crops grown on site and in combination with crops grown off site as well as ancillary items and products related to crops and products produced on site

Location: 10151 Lisbon Road in Fox Township

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to A-1 Special Use for production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises as well as the tasting of and wholesale or retail sale of items produced on site and the sales of ancillary items and products related to crops and products produced on site at the property at 10151 Lisbon Road in Fox Township. Retail sales will take place out of an existing 4,800 square foot building occupying 1,000 square feet for retail space.

The petitioners have provided details regarding the operation of the roadside stand. The operation will have no employees and will be open eight (8) hours a day, 1-3 days per week. The petitioner intends for the roadside stand to be open throughout the year for each season. The petitioner has begun working with the Health Department on producing and selling sweet cider and anticipates selling sweet cider in fall 2016. The petitioner has indicated the possibility of producing and selling hard cider as a future endeavor. Fox Township is a dry township and therefore the County cannot issue a liquor license to sell hard cider or any other type of alcohol.

A Change of Occupancy permit will be required for the portion of the structure being used for the retail sales area. The purpose of this permit is to evaluate the structure for proper ingress/egress, occupant load, life safety and health. Compliance with 2012 IBC existing structure provisions must be met. The petitioner is working closely with the Health Department. The petitioner will operate through a temporary permit in 2016 as they are getting the business off the ground. Health Department staff will be available for consultation and will provide inspection as part of that permit.

Section 7.01.D.32 requires that at least five (5) parking stalls be provided for the roadside stand locate at least ninety (90) from the centerline of all adjacent roadways. The petitioner is proposing four (4) 9'x20' parking stalls and one (1) 16'x20' parking stall reserved for ADA accessibility. These stalls will be located 130' from the centerline of Lisbon Road in compliance with the above referenced section. There is ample space next to the building if additional parking is needed for overflow. No new lighting is proposed on the property. The petitioner has indicated that signage will limited to a single sign at the store front. Two points of access onto Lisbon Road exist with no additional points of access proposed.

Mr. Sterrett stated that as a future endeavor the petitioner is interested in producing and selling hard cider. The selling of this hard cider at retail would require a Kendall County Liquor License. Fox Township is a dry township and therefore a liquor license cannot be obtained.

If approved, staff recommends the following conditions, as well as any recommended conditions from the KCRPC, be placed on the special use:

1. The property shall be developed in substantial compliance with the submitted site plan
2. Parking stalls reserved for ADA access shall be paved with a hard surface and identified as such
3. A change of occupancy permit shall be secured for the portion of the structure that will be used for a retail sales area within sixty (60) days upon approval of the special use
4. All proposed signage shall comply with Section 12 of the Zoning Ordinance
5. No lighting associated with the special use shall be installed
6. No alcohol shall be offered for retail sale on the property until such time that a liquor license is permitted to be issued in Fox Township and until said liquor license has been approved by Kendall County. All regulations of the Kendall County Liquor Control Ordinance shall be followed.
7. A temporary permit from the Health Department shall be secured prior to the sale of sweet cider

Mr. Ashton stated that a condition should be added restricting any cars from being parked within the road right-of-way of Lisbon Road.

Mr. Nelson made a motion, seconded by Mr. Shaw, to forward the petition onto the Special Use Hearing Officer with a favorable recommendation and incorporate staff's recommended conditions and amend condition #7 to read as "All regulations of the Kendall County Liquor Control Ordinance shall be complied with" Chairman Ashton asked for a roll call. Mr. Nelson – Aye; Mr. Shaw – Aye; Mr. Ashton – Aye; Mr. Bledsoe – Aye; Mr. Casey – Aye; Ms. Zubko – Aye; Mr. Poppen – Aye; Ms. Wilson – Aye; Mr. Wormley – Aye. With a vote of 8-0, the motion carried.

Mr. Sterrett stated that the petition will be heard by the Special Use Hearing Officer on Tuesday, May 31, 2016 at 7:00pm in the County Board Room.

KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
May 31, 2016 – 7:00 p.m.
Unofficial until Approved

CALL TO ORDER- SPECIAL USE HEARING

At 7:00 p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL

Member present: Walter Werderich, Special Use Hearing Officer
Staff Present: John Sterrett, Senior Planner
In the audience: Joe Gomoll

MINUTES

Mr. Werderich approved the May 2, 2016 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted and swore in all members of the audience that wished to speak about the special uses.

PETITIONS

16-09 Joe Gomoll

Request: Special Use to allow the production and sale of items utilizing crops grown on site and in combination with crops grown off site as well as ancillary items and products related to crops and products produced on site

Location: 10151 Lisbon Road in Fox Township

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to A-1 Special Use for production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises as well as the tasting of and wholesale or retail sale of items produced on site and the sales of ancillary items and products related to crops and products produced on site at the property at 10151 Lisbon Road in Fox Township. Retail sales will take place out of an existing 4,800 square foot building occupying 1,000 square feet for retail space.

The petitioners have provided details regarding the operation of the roadside stand. The operation will have no employees and will be open eight (8) hours a day, 1-3 days per week. The petitioner intends for the roadside stand to be open throughout the year for each season. The petitioner has begun working with the Health Department on producing and selling sweet cider and anticipates selling sweet cider in fall 2016. The petitioner has indicated the possibility of producing and selling hard cider as a future endeavor. Fox Township is a dry township and therefore the County cannot issue a liquor license to sell hard cider or any other type of alcohol.

A Change of Occupancy permit will be required for the portion of the structure being used for the retail sales area. The purpose of this permit is to evaluate the structure for proper ingress/egress, occupant load, life safety and health. Compliance with 2012 IBC existing structure provisions must be met. The petitioner is working closely with the Health Department. The petitioner will operate through a temporary permit in 2016 as they are getting the business off the ground. Health Department staff will be available for consultation and will provide inspection as part of that permit.

Section 7.01.D.32 requires that at least five (5) parking stalls be provided for the roadside stand locate at least ninety (90) from the centerline of all adjacent roadways. The petitioner is proposing four (4) 9'x20' parking stalls and one (1) 16'x20' parking stall reserved for ADA accessibility. These stalls will be located 130' from the centerline of Lisbon Road in

compliance with the above referenced section. There is ample space next to the building if additional parking is needed for overflow. No new lighting is proposed on the property. The petitioner has indicated that signage will be limited to a single sign at the store front. Two points of access onto Lisbon Road exist with no additional points of access proposed.

Mr. Sterrett stated that as a future endeavor the petitioner is interested in producing and selling hard cider. The selling of this hard cider at retail would require a Kendall County Liquor License. Fox Township is a dry township and therefore a liquor license cannot be obtained.

If approved, staff recommends the following conditions, as well as any recommended conditions from the KCRPC, be placed on the special use:

1. The property shall be developed in substantial compliance with the submitted site plan
2. Parking stalls reserved for ADA access shall be paved with a hard surface and identified as such
3. A change of occupancy permit shall be secured for the portion of the structure that will be used for a retail sales area within sixty (60) days upon approval of the special use
4. All proposed signage shall comply with Section 12 of the Zoning Ordinance
5. No lighting associated with the special use shall be installed
6. No alcohol shall be offered for retail sale on the property until such time that a liquor license is permitted to be issued in Fox Township and until said liquor license has been approved by Kendall County. All regulations of the Kendall County Liquor Control Ordinance shall be followed.
7. A temporary permit from the Health Department shall be secured prior to the sale of sweet cider
- 8.

Mr. Werderich opened the public hearing for audience members' comments.

There were no comments.

Mr. Werderich closed the public hearing for comments.

Mr. Werderich reviewed the following Findings of Fact for the special use:

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. **True. The petitioner has submitted a business narrative indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The property is a sufficient distance from nearby residences thereby reducing the amount of adverse impacts from the use. No lighting will be added in an effort to minimize negative impacts in the surrounding area.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new points access roads or points of ingress and egress are being provided as they are not necessary for the requested use. The Health Department is comfortable with allowing a temporary permit for the sale of sweet cider. The portion of the structure that is proposed to be used for retail sales area will**

require a change of occupancy permit for basic life safety requirements. All ADA parking requirements will be provided.

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 Hearing Officer. **The petitioner has provided a site plan that complies with the requirements for the proposed use.**

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. **This special use is consistent with the LRMP and the property will remain as an agricultural operation and residence.**

Mr. Werderich made a favorable recommendation with the above findings of fact and included the staff's recommendations including the recommendation from the Plan Commission.

The petition will be moved onto the Planning, Building, and Zoning Meeting Committee Monday, June 13, 2016 at 6:30pm.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-05 – Brad and Treva Mathre – A-1 Special Use for a Banquet Facility – Approved by the County Board on May 17, 2016.

NEW BUSINESS/OLD BUSINESS

Mr. Sterrett stated that the Plan Commission will continue discussion on a special use at their June meeting and there will be a special use hearing next month.

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 7:14 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner

ORDINANCE NUMBER 2016 - ____

**GRANTING SPECIAL USE FOR THE PROPERTY AT
10151 LISBON ROAD IN FOX TOWNSHIP**

WHEREAS, Joe Gomoll has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 15.22 acre property located on the west side of Lisbon Road, 300 feet south of Walker Road, commonly known as 10151 Lisbon Road (PIN# 04-25-200-008; 04-25-200-009), in Fox Township; and

WHEREAS, said property is legally described as:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, FOR A DISTANCE OF 417.97 FEET; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE 302.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 405.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 57.13 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 85.00 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 22 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 123.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 22 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 55.86 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 405.00 FEET TO THE POINT OF BEGINNING; ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit for the production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises as well as the sales of ancillary items and products related to crops and products produced on site; and

WHEREAS, all special use procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on May 31, 2016; and

WHEREAS, the findings of fact were approved 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. **True. The petitioner has submitted a business narrative indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The property is a sufficient distance from nearby residences thereby reducing the amount of adverse impacts from the use. No lighting will be added in an effort to minimize negative impacts in the surrounding area.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new points access roads or points of ingress and egress are being provided as they are not necessary for the requested use. The Health Department is comfortable with allowing a temporary permit for the sale of sweet cider. The portion of the structure that is proposed to be used for retail sales area will require a change of occupancy permit for basic life safety requirements. All ADA parking requirements will be provided.***

*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 Hearing Officer. **The petitioner has provided a site plan that complies with the requirements for the proposed use.***

*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. **This special use is consistent with the LRMP and the property will remain as an agricultural operation and residence.***

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Special Use Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use permit for the production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises as well as the sales of ancillary items and products related to crops and products produced on site in accordance to the submitted Zoning Sketch included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. The property shall be developed in substantial compliance with the submitted site plan
2. Parking stalls reserved for ADA access shall be paved with a hard surface and identified as such
3. A change of occupancy permit shall be secured for the portion of the structure that will be used for a retail sales area within sixty (60) days upon approval of the special use
4. All proposed signage shall comply with Section 12 of the Zoning Ordinance
5. No lighting associated with the special use shall be installed
6. No alcohol shall be offered for retail sale on the property until such time that a liquor license is permitted to be issued in Fox Township and until said liquor license has been approved by Kendall County. All regulations of the Kendall County Liquor Control Ordinance shall be followed.
7. A temporary permit from the Health Department shall be secured prior to the sale of sweet cider
8. All parking shall be on the property and no parking shall occur within any public roadway right-of-way

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 21st day of June, 2016.

Attest:

John A. Shaw
Kendall County Board Chairman

Debbie Gillette
Kendall County Clerk

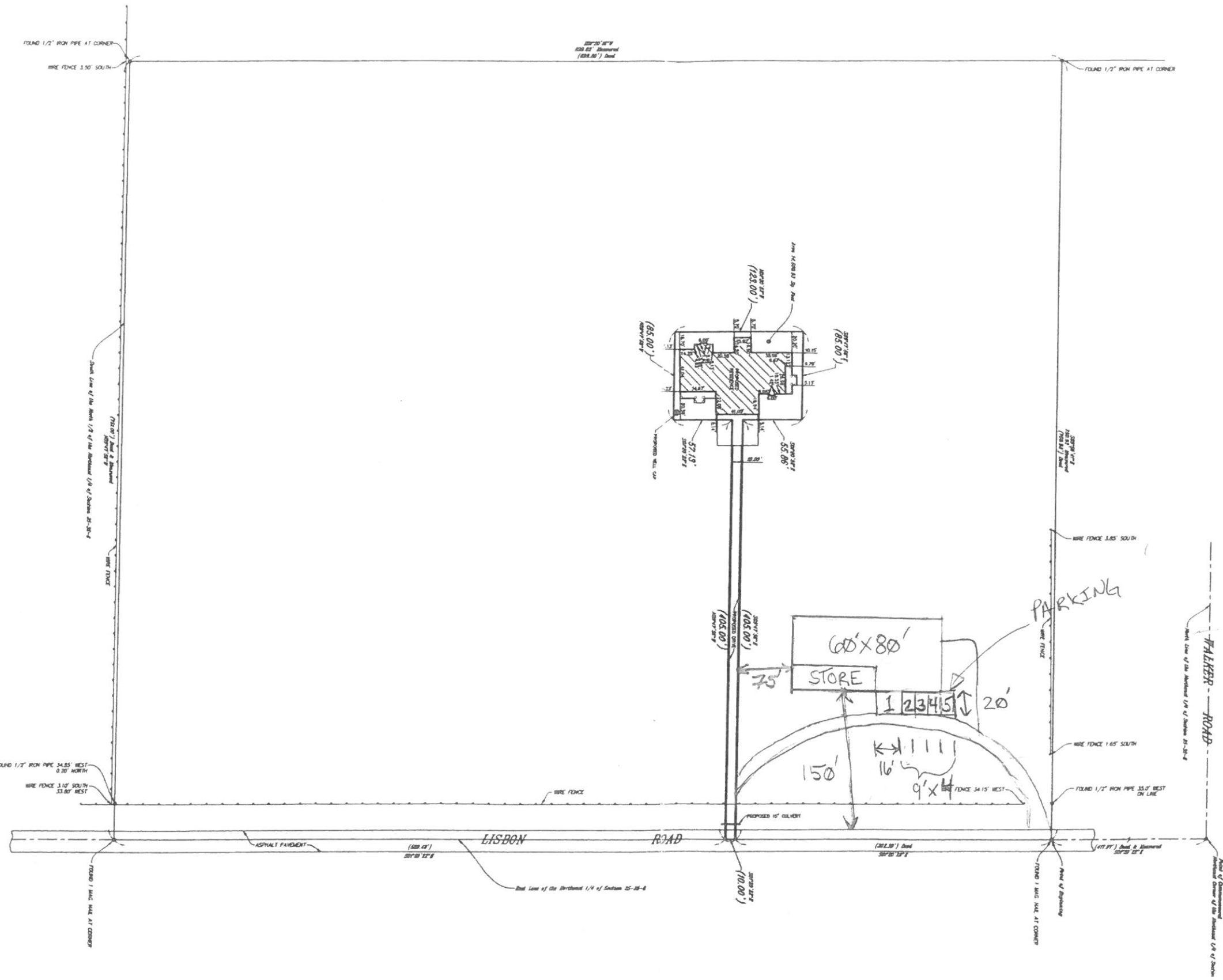
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NELSON SURVEYORS, LLC

PLAT OF SURVEY

EXHIBIT 'A'

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: 20 ACRES 22 SECTIONS EAST ALONG THE EAST LINE OF SAID SECTION 22 FOR A DISTANCE OF 97 FEET, THENCE CONTINUING SOUTH OF SAID SECTION 22 FOR A DISTANCE OF 120 FEET TO THE NORTHWEST QUARTER OF SAID SECTION 22, FOR A DISTANCE OF 120 FEET, THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF SAID SECTION 22, FOR A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH OF SAID SECTION 22, FOR A DISTANCE OF 120 FEET, THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF SAID SECTION 22, FOR A DISTANCE OF 120 FEET, THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST ALONG A LINE BEING PARALLEL TO THE EAST LINE OF SAID SECTION 22, FOR A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF FOX KENNEL COUNTY, ILLINOIS.



BASES OF BEARINGS = EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25-36-6 = S01°20'22"E (DEED)

GRAPHIC SCALE

THIS PLAT WAS PREPARED BY THE SURVEYOR FROM THE ORIGINAL SURVEY RECORDS.



STATE OF ILLINOIS
 DEPARTMENT OF LAND SURVEYING
 J. NELSON, SURVEYOR
 No. 12345
 EXPIRES 12/31/2024

ORDINANCE NUMBER 2016 - _____

**GRANTING A VARIANCE TO THE KEDALL COUNTY
STORMWATER MANAGEMENT ORDINANCE FOR THE PROPERTY AT
682 STATE ROUTE 31, OSWEGO TOWNSHIP
FOR FOX METRO WATER RECLAMATION DISTRICT**

WHEREAS, Fox Metro Water Reclamation District has submitted a stormwater management permit application for the development of a 25.88 acre property located on the west side of State Route 31, approximately 0.75 miles south of U.S. Route 30, commonly known as 682 State Route 31 (PIN# 03-05-353-009; 03-05-353-010; 03-05-353-006; 03-05-353-004; 03-05-353-003; 03-05-353-002), in Oswego Township; and

WHEREAS, said development is for the expansion of the existing waste water treatment facility which expansion is mandated by State and federal water quality requirements related to their discharge and water quality improvements of the Fox River; and

WHEREAS, Fox Metro Water Reclamation District is a unit of local government providing public water and sewer service to residents of Kendall County; and

WHEREAS, Fox Metro Water Reclamation District will be placing 9.39 acre-feet of fill in the regulatory floodplain at the property located at 682 State Route 31; and

WHEREAS, no development or proposed work is occurring within the regulatory floodway of the Fox River; and

WHEREAS, Fox Metro Water Reclamation District received special use approval for this expansion on December 20, 2011 through Ordinance 2011-35; and

WHEREAS, said property is legally described as:

PARCEL ONE:

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9° 39' EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37° 16' EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82° 36' WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8

State of Illinois
County of Kendall

EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST, 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 44.35 FEET; THENCE NORTH 37° 16' WEST ALONG SAID WESTERLY BANK, 227.8 FEET; THENCE NORTH 82° 36' WEST, 867.3 FEET TO THE CENTERLINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82° 36' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (*AKA LOT 4 OF LARSON SUBDIVISION).

PARCEL THREE:

TRACT ONE:

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

TRACT TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82° 30' EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6° 44' EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE

CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 6° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31, WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 06° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 320 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY

State of Illinois
County of Kendall

ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

WHEREAS, Fox Metro Water Reclamation District has submitted a request for a variance to the requirements of Section 403.a – Hydraulically Equivalent Compensatory Storage (above and below 10 year flood elevation) and Section 403.d – Compensatory Storage Adjacent to the Development, of Article IV of the Kendall County Stormwater Management Ordinance to provide 5.22 acre-feet of off-site floodplain compensatory storage at a 16.98 acre property owned by Fox Metro Water Reclamation District located on the west side of Orchard Road, approximately 0.25 miles south of U.S. Route 34 (PIN #02-24-126-008), in Bristol Township; and

WHEREAS, said property is legally described as:

PARCEL ONE:

THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTH HALF 760.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS EAST 761.28 FEET TO THE WEST LINE EXTENDED OF “SERENITY ON THE FOX, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS”; THENCE SOUTH 00 DEGREES 52 MINUTES 13 SECONDS WEST ALONG SAID EXTENDED WEST LINE, SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTHERLY, 1037.46 FEET TO THE NORTHERLY BANK OF THE FOX RIVER; THENCE WESTERLY ALONG SAID NORTHERLY BANK TO A LINE DRAWN SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23 MINUTES 55 SECONDS EAST 1158.94 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 19.546 ACRES.

PARCEL TWO:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER WITH THE WEST LINE EXTENDED NORTHERLY OF “SERENITY ON THE FOX, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS”; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, 409.56 FEET TO THE NORTHEAST CORNER OF LOT 13 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID SUBDIVISION, 409.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00 DEGREES 52 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE EXTENDED, 0.45 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.002 ACRES.

WHEREAS, all variance procedures required by the Kendall County Stormwater Management Ordinance were followed including a public hearing by the County’s Stormwater Management Oversight Committee on June 16, 2016; and

State of Illinois
County of Kendall

WHEREAS, the County's Oversight Committee has determined the variance requests meet following standards:

The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare.

The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 102 of this Ordinance.

The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements.

The variance is not requested solely for the purpose of reducing site runoff storage requirements.

The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency.

The variance shall seek to preserve valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and natural floodplain storage.

WHEREAS, the County's Oversight Committee has determined the variance requests identified herein to be acceptable under the following conditions:

1. The Fox Metro Water Reclamation District shall procure all necessary County, State and Federal permits and satisfy all permit conditions

WHEREAS, the Kendall County Board has considered the standards and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

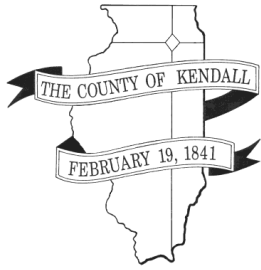
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval, subject to the conditions noted herein, of a variance to Section 403.a – Hydraulically Equivalent Compensatory Storage (above and below 10 year flood elevation) and Section 403.d – Compensatory Storage Adjacent to the Development, of Article IV of the Kendall County Stormwater Management Ordinance to allow 5.22 acre-feet of off-site floodplain compensatory storage in accordance with the submitted application and the site plan included as "Exhibit A" attached hereto and incorporated herein.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 21st day of June, 2016.

Attest:

John A. Shaw
Kendall County Board Chairman

Debbie Gillette
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: June 13, 2016
Re: Project & Petition Status Report

Petitions

Active

Petition 16-03

Dumpsters in Residential Zoning Districts

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

Status: *Continued by Plan Commission to the 6.22.16 meeting.*

Petition 16-04

Fox Metro Water Reclamation District

682 Route 31 – Oswego Township

Variance to Floodplain Compensatory Storage requirements to allow 5.22 acre-feet of off-site storage at Orchard Road property

Status: *Stormwater Management Oversight Committee Hearing June 16th*

Petition 16-09

Joe Gomoll

10151 Lisbon Road – Fox Township

A-1 Special Use request to operate a roadside farm stand with a retail sales area greater than 600 square feet and selling producing produced on and off-site with ancillary items.

Status: *PBZ Committee 6.13.16*

Petition 16-10

Whitetail Ridge Golf Club LLC

9111 Ashley Road – Kendall Township

A-1 Special Use request to operate a banquet

Status: *Continued by Plan Commission to the 6.22.16 meeting.*

Completed

Petition 16-05

Brad and Treva Mathre

13889 Hughes Road – Fox Township

A-1 Special Use request to operate a banquet facility with a variance to allow the banquet facility to be located on a non-arterial and non-collector roadway

Status: *Approved by County Board on 5.17.16*

PBZ Monthly Report

June 13, 2016

Petition 16-11

Sports Zone

100 U.S. Route 30 – Oswego Township

Minor Amendment to Special Use to increase the size of the approved dome structure by less than 10%.

Status: *Approved Administratively 5.24.16*

Petition 16-12

Julie Gengler

15531 O'Brien Road – Seward Township

Variance to Front Yard Setback to allow a structure to be located 90' from the centerline of Bell Road.

Status: *Approved by ZBA 5.31.16*

Petition 16-13

Rodney Wheeler

4202 Wheeler Road – Na-Au-Say Township

Variance to Front Yard Setback to allow three (3) grain bins to be located 107' from the centerline of Wheeler Road.

Status: *Approved by ZBA 5.31.16*

OTHER

Tanglewood Trails Public Improvements

Jeff Wilkins attended the April Tanglewood Trails HOA meeting to provide an update on the public improvements, the private drainage area and the requirement for private sidewalks to be installed.

Light Road Industrial Park

John Sterrett is working with the Oswego Township Road Commissioner and the current property owners to complete the remaining items in the subdivision including installing street lights.

Agreements/Resolutions/Ordinances

Completed

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

Status: *Approved by County Board 3.15.16*

FOIA Requests – 5 Freedom of Information request was received and responded to in the month of May. 26 FOIA requests have been received and responded to in 2016.

Stormwater Management

20 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	1	\$395,000	\$0	\$0
Garage	2	\$59,406	\$493	\$0
Accessory Buildings	4	\$55,500	\$702	\$0
Additions	1	\$120,000	\$360	\$0
Remodeling	2	\$4,100	\$270	\$0
Commercial - M Zone	1	\$700,000	\$6,686	\$0
Barns/Farm Buildings	2	\$0	\$0	\$0
Signs	1	\$13,000	\$263	\$0
Swimming Pools	5	\$72,900	\$800	\$0
Decks	3	\$10,334	\$600	\$0
Demolitions	1	\$0	\$0	\$0
Electrical Upgrades	1	\$2,646	\$160	\$0
Driveway	1	\$2,200	\$200	\$0
	25	\$1,435,086	\$10,533	\$0

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/13/2016	022016064 02 Garage	0215302004 SPRINGER KEVIN & CHRISTINE	30 SOUTH ST BRISTOL, IL 60512-		SPRINGER KEVIN & CHRISTINE
5/26/2016	022016091 02 Garage	0213428002 BOON CHRISTOPHER	6149 ROUTE 34 OSWEGO, IL 60543-		Willman & Groesch General Contractor
5/19/2016	022016087 02 Garage	0304179011 BLOODWORTH JOHN E & JEANETTE	21 SHERMEAD RD MONTGOMERY, IL 60538-		
5/19/2016	032016078 03 Accessory Buildings	0812103007 BRUSVEEN SUSAN A	6756 CHICAGO RD YORKVILLE, IL 60560-		BRUSVEEN SUSAN A
5/11/2016	032016074 03 Accessory Buildings	0133101003 FERGUSON JERRY R & AMBER G	15885 BURR OAK RD PLANO, IL 60545-		Danley's Garage World
5/18/2016	032016085 03 Accessory Buildings	0324100011 PORTER CAREY M & JANET M	640 F RANCE RD OSWEGO, IL 60543-		Robert E Lee
5/18/2016	032016079 03 Accessory Buildings	0307231010 MARTENS JAMES M & JANICE E & ULIKS DAVID W & MARI EDWARD	41 W ANCHOR RD OSWEGO, IL 60543-		MARTENS JAMES M & JANICE E & ULIKS DAVID W & MARI EDWARD
5/9/2016	042016071 04 Additions	0324201013 GONZALEZ ANTHONY S	35 PIONEER CT OSWEGO, IL 60543-		Muellner Construction Inc
5/11/2016	052016076 05 Remodeling	0801452003 CARNES, ANTHONY & BRENDA SITTLER EDWARD	6420 CHICAGO RD YORKVILLE, IL 60560-		TCB Construction Inc
5/5/2016	052016070 05 Remodeling	0105126006 DEATON ALAN M & DUNN JANICE M	16517 GALENA RD PLANO, IL 60545-		Fox Valley Hearth and Fireplace
5/23/2016	062016086 06 Commercial - M Zone	0302227004 AURORA LAND GROUP CORPORATION	100 ROUTE 30 AURORA, IL 60503-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/9/2016	082016073 08 Barns/Farm Buildings	0603300001 VENA MICHAEL D & HULKA-VENA ELIZABETH A	2930 CHERRY RD OSWEGO, IL 60543-		
5/9/2016	082016072 08 Barns/Farm Buildings	0917300003 NOGA GERALD & CYNTHIA	14900 GROVE RD MINOOKA, IL 60447-		
5/18/2016	092016082 09 Signs	0334100007 HARVEST BAPTIST CHURCH	5315 DOUGLAS RD OSWEGO, IL 60543-		Aurora Sign Company
5/18/2016	122016083 12 Swimming Pools	0401402005 GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-		GORMAN JAMES
5/13/2016	122016077 12 Swimming Pools	0308279009 BAUMGARTNER MIKE & BRITTNEY	114 CIRCLE DR MONTGOMERY, IL 60538-		BAUMGARTNER MIKE & BRITTNEY
5/11/2016	122016075 12 Swimming Pools	0402230006 GROCHOWSKI CHARLES E & LAURA L	6070 RED GATE LN YORKVILLE, IL 60560-		Dries Inc
5/24/2016	122016089 12 Swimming Pools	0223352006 BRANNEMAN JAY T & LAURA E	46 TIMBER RIDGE DR YORKVILLE, IL 60560-		Swim Shack Inc
5/18/2016	132016084 13 Decks	0401402005 GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-		GORMAN JAMES
5/5/2016	132016069 13 Decks	0227302002 KLIMEK MICHAEL M & DANIELLE A	116 TUMA RD YORKVILLE, IL 60560-		KLIMEK MICHAEL M & DANIELLE A
5/18/2016	142016081 14 Demolitions	0730300003 MOE BERNARD	16550 COUNTY LINE RD NEWARK, IL 60541-		
5/24/2016	152016088 15 Electrical Upgrades	0224226004 BENGTSON STEVE W	46 FOREST CT OSWEGO, IL 60543-		BENGTSON STEVE W

**Permit Approval Date Report
Kendall County**

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/17/2016	182016080 18 Driveway	0402227002 DEVENY CHARLES F & GEORGETTE A	6202 POLO CLUB DR YORKVILLE, IL 60560-		

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	5	1	1	2	0	1	0	0	0	0	0	0	0
Garage	5	0	0	1	2	2	0	0	0	0	0	0	0
Accessory Buildings	11	0	0	2	3	4	2	0	0	0	0	0	0
Additions	12	3	1	3	2	1	2	0	0	0	0	0	0
Remodeling	6	0	1	1	2	2	0	0	0	0	0	0	0
Commercial - M Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Barns/Farm Buildings	14	1	2	3	5	2	1	0	0	0	0	0	0
Signs	2	0	0	1	0	1	0	0	0	0	0	0	0
Swimming Pools	12	0	0	1	5	5	1	0	0	0	0	0	0
Decks	6	0	0	2	1	3	0	0	0	0	0	0	0
Demolitions	6	0	0	1	2	1	2	0	0	0	0	0	0
Electrical Upgrades	2	1	0	0	0	1	0	0	0	0	0	0	0
Change in Occupancy	1	0	1	0	0	0	0	0	0	0	0	0	0
Driveway	6	1	0	3	1	1	0	0	0	0	0	0	0
Fire Restoration	1	0	1	0	0	0	0	0	0	0	0	0	0
Patio	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	2	0	1	0	1	0	0	0	0	0	0	0	0
	94	7	8	20	26	25	8	0	0	0	0	0	0

PLANNING BUILDING & ZONING RECEIPTS 2016							
	BUILDING	ZONING		OFFSITE	DEPOSIT	MONTHLY	TOTAL DEPOSIT
DATE	FEES	APPLICATION	LAND-CASH	ROADWAY	TOTAL	TOTALS 2015	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	\$6,810.96	\$1,255.00	\$7,298.03	\$2,000.00	\$17,363.99	\$3,711.92	\$20,309.14
April	\$6,264.28	\$2,835.00	\$4,856.78	\$0.00	\$13,956.06	\$16,770.64	\$37,079.78
May	\$3,876.24	\$1,000.00	\$0.00	\$0.00	\$4,876.24	\$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	\$22,031.86	\$6,690.00	\$21,980.86	\$3,000.00	\$53,702.72		