

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

**AGENDA**

Monday, August 10, 2020 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from July 13, 2020 Meeting (Pages 4-8)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 9-13)

PETITIONS:

None

OLD BUSINESS:

1. Request for Guidance Regarding Potential Violations at a Private Park Located in the Fox River Gardens Subdivision (PIN: 02-27-327-010) in Bristol Township (Pages 14-16)
2. Request for Guidance Regarding an Alleged Violation to the Stormwater Management Ordinance at 56 Riverside Drive (PIN: 02-27-328-007) in Bristol Township (Pages 17-20)

NEW BUSINESS:

1. Discussion of Petition 20-14-Request from the Kendall County Regional Planning Commission for Text Amendments to the Kendall County Zoning Ordinance (Pages 21-237)
2. Approval of an Intergovernmental Agreement between the Village of Millbrook and the County of Kendall to Administer the County's Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan, and Stormwater Management within the Jurisdiction of the Village of Millbrook for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Millbrook to the County of Kendall (Pages 238-251)
3. Approval of Request from Michael Isadore to Renew a Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano (Pages 252-254)
4. Approval of Rescheduling the September 14, 2020, Planning, Building and Zoning Committee Meeting
5. Request for Guidance Regarding Alleged Zoning Ordinance and Stormwater Management Ordinance Violations on the Southern 20+Acres at 195 Route 52 (PIN: 09-13-200-002) in Seward Township; Committee Could Forward the Matter to the State's Attorney's Office (Page 255)

6. Request from Mayra Vallejo for a Swimming Pool Permit Refund in the Amount of \$200 for an Unused Permit at 5 Woodridge Road, Montgomery (PIN: 03-04-303-006) in Oswego Township (Pages 256-257)

OLD BUSINESS:

1. Approval of Scheduling a Special Planning, Building and Zoning Committee Meeting in Boulder Hill; Committee Could Select a Date, Time, Location, and Agenda Items for the Special Meeting (Page 258)
2. Recommendation on Stormwater Management Ordinance Citation (Pages 259-261)

REVIEW VIOLATION REPORT (Pages 262-268):

REVIEW NON-VIOLATION REPORT (Pages 269-270):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 271-293):

REVIEW REVENUE REPORT (Pages 294):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

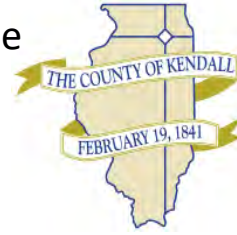
EXECUTIVE SESSION:

ADJOURNMENT:

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

# Kendall County Planning, Building and Zoning Committee

## 8-10-2020 Remote Meeting Attendance



In accordance with the Governor’s Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Planning, Building & Zoning Meeting scheduled for Monday, August 10, 2020, at 6:30 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The County Board Room located on the 2<sup>nd</sup> floor of the County Office Building, 111 W. Fox St, in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us). Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

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### [Join Microsoft Teams Meeting](#)

+1 309-248-0701 United States, Rock Island (Toll)

Conference ID: 169 724 922#

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

Kendall County

[Legal](#)

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Kendall County Planning, Building & Zoning Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/pbz-planning-building-and-zoning>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

**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 July 13, 2020 – Unofficial until approved**

**CALL TO ORDER**

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

**ROLL CALL**

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

Committee Members Absent: Elizabeth Flowers

Also Present: Matt Asselmeier (Senior Planner), Valarie Epperson, Raymond Epperson, and Greg Chrisse

**APPROVAL OF AGENDA**

Member Gilmour made a motion, seconded by Member Gengler, to approve the agenda as amended by moving the items regarding Fox River Gardens and 56 Riverside Drive to after Petitions. With a voice vote of four (4) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Gilmour made a motion, seconded by Member Gengler, to approve the minutes of the June 8, 2020, meeting and June 29, 2020, special meeting. With a voice vote of four (4) ayes, the motion carried.

**PUBLIC COMMENT**

Greg Chrisse stated that the property owner at 56 Riverside Drive continues to dump on the property. He emphasized the lack of an elevation baseline; obtaining elevations at this time will not address the fill that has already been placed on the property. Mr. Chrisse requested that the Stormwater Management Ordinance be rewritten or revoked; the Ordinance does not work for older subdivisions. He requested a baseline of the older subdivision in Kendall County.

**EXPENDITURE REPORT**

The Committee reviewed the expenditure report.

**PETITIONS**

None

**OLD BUSINESS**

*Request for Guidance Regarding Potential Violations at a Private Park Located in the Fox River Gardens Subdivision (PIN: 02-27-327-010) in Bristol Township*

Mr. Asselmeier distributed the State's Attorney's opinion to Committee Members.

Member Kellogg asked if taxes had been paid. Mr. Asselmeier responded that taxes have not been paid and the owners have not been located. The Committee requested that Assessor Nicoletti be asked how much research occurred regarding finding the owners and how the value



of the property was determined.

Valarie Epperson said that Mr. Tuma passed away several decades ago.

The Committee requested that Mr. Asselmeier contact the Circuit Clerk's Office to see if Frank or Anna Tuma's wills were recorded in their office.

Member Gilmour asked what the residents wanted to do with the property. Ms. Epperson wanted to prevent the property from being altered by having trees and vegetation removed. She would like to save the property for wildlife. Ray Epperson expressed concerns more changes could occur in the future and could permanently damage the property.

*Request for Guidance Regarding an Alleged Violation to the Stormwater Management Ordinance at 56 Riverside Drive (PIN: 02-27-328-007) in Bristol Township*

Mr. Asselmeier presented the report from WBK. Because WBK could not determine when the dumping occurred in relation to the adoption of the Kendall County Stormwater Management Ordinance in 2011, WBK recommended not pursuing legal action against the owner of 56 Riverside Drive for violations to the Kendall County Stormwater Management Ordinance.

Chairman Prochaska asked about historic topographic information and LiDAR data.

Member Gilmour asked about the Illinois Drainage Law. Mr. Asselmeier said that enforcement of the Illinois Drainage Law is a civil matter.

The dumping of materials would be regulated by the Health Department unless junk and debris was dumped or if they continually piled materials in excess of three feet (3') in height.

The Health Department is looking into the dumping of yard waste.

The Committee requested that Mr. Asselmeier ask WBK if they examined historic LiDAR or topographic maps.

**NEW BUSINESS**

*Discussion of Scheduling a Special Planning, Building and Zoning Committee Meeting in Boulder Hill; Committee Could Select a Date, Time, Location, and Agenda Items for the Special Meeting*

Chairman Prochaska explained the purpose of having a meeting in Boulder Hill.

The suggestion was made to have Brian Holdiman, Larry Simmons, and representatives of Oswego Township in attendance at the meeting.

Discussion occurred about having the meeting at the same time and same location as the Boulder Hill Neighborhood Watch in September contingent on staying at least at Stage 4 in the COVID response.

Potential agenda topics include protocols and processes, violation and non-violation reports, permit reports, presentation by Brian Holdiman regarding enforcement, overview of zoning and noise ordinances, and the location of ordinances. If Committee members have additional topics, please send those topics to Mr. Asselmeier.

Approval of Proclamation Declaring August Historic Preservation Month in Kendall County  
Member Gilmour made a motion, seconded by Member Kellogg, to recommend approval of the Proclamation. With a voice vote of four (4) ayes, the motion carried.

The proclamation will go to the County Board on August 4, 2020.

### **OLD BUSINESS**

Discussion of Kendall County Stormwater Management Ordinance Enforcement  
Mr. Asselmeier distributed the State's Attorney's opinion to Committee Members.

Approval to Forward the Draft Citation to the State's Attorney's Office  
Member Gengler made a motion, seconded by Member Gilmour, to forward the draft to the State's Attorney's Office. With a voice vote of four (4) ayes, the motion carried.

Approval of a Resolution Designating the Administrator of the Kendall County Stormwater Management Ordinance  
Member Kellogg made a motion, seconded by Member Gengler, to recommend approval of the resolution designating the Zoning Administrator as the Administrator of the Kendall County Stormwater Management Ordinance. With a voice vote of four (4) ayes, the motion carried.

The proposal will go to the County Board on July 21, 2020.

Approval of Establishing a Policy Setting a Maximum Dollar Amount by Which the Planning, Building and Zoning Department May Investigate Violations to the Kendall County Stormwater Management Ordinance Without Prior Planning, Building and Zoning Committee Approval  
Member Kellogg made a motion, seconded by Member Gengler, to approve the policy setting the dollar amount at One Thousand Five Hundred Dollars (\$1,500) provided that the fee does not create a cost overrun within the Department's budget. With a voice vote of four (4) ayes, the motion carried.

### **REVIEW VIOLATION REPORT**

The Committee reviewed the violation report. The new reports will be pre-violation and violations actually cited.

### **REVIEW NON-VIOLATION REPORT**

The Committee reviewed the non-violation report.

### **UPDATE FOR HISTORIC PRESERVATION COMMISSION**

Mr. Asselmeier stated that the Historic Preservation Commission will be meeting July 20, 2020, to discuss the Historic Preservation Award. A request has been sent to the Illinois Historic Preservation Agency for the Certified Local Government application.

### **REVIEW PERMIT REPORT**

The Committee reviewed the permit report.

### **REVIEW REVENUE REPORT**

The Committee reviewed the revenue report. Mr. Asselmeier noted that the total monthly dollar figure was the highest monthly total for at least ten (10) years.

**CORRESPONDENCE**

None

**COMMENTS FROM THE PRESS**

None

**EXECUTIVE SESSION**

Member Gengler made a motion, seconded by Member Gilmour, to enter into executive session for the purpose of reviewing minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska  
Nays (0): None  
Abstain (0): None  
Absent (1): Flowers

The motion carried. The Committee recessed at 7:26 p.m.

Chairman Prochaska reconvened the Planning, Building and Zoning Committee at 7:28 p.m.

**ROLL CALL**

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

Committee Members Absent: Elizabeth Flowers

Also Present: Matt Asselmeier (Senior Planner)

**NEW BUSINESS**

Approval to Release the Executive Session Minutes of July 13, 2020

Member Gilmour made a motion, seconded by Member Kellogg, to release the Executive Session Minutes of July 13, 2020. With a voice vote of four (4) ayes, the motion carried.

**ADJOURNMENT**


Member Gilmour made a motion, seconded by Member Kellogg, to adjourn. With a voice vote of four (4) ayes, the motion carried. Chairman Prochaska adjourned the meeting at 7:54 p.m.

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

Enc.

**KENDALL COUNTY  
PLANNING, BUILDING, & ZONING COMMITTEE  
JULY 13, 2020**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>GREG CHRISSE</i>		



CLERK: pherber BATCH: 753 NEW INVOICES  
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

PENDING UNPAID INVOICES

ACCT	AMOUNT	DESCRIPTION	DATE	DISC	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE	ERR
1153 00000	217.79	KENDALL CO HIGHW PBZ June 2020	07/08/2020	.00	217.79	.00	1099:7		
CASH 000008		2020/08 INV 07/08/2020							
ACCT 1Y210		DEPT 19 DUE 07/08/2020							
		SEP-CHK: N DISC: .00							
		DESC: PBZ Truck Fuel June 2020							
1849 00001	148.89	VERIZON 9857073897	07/08/2020	.00	148.89	.00	1099:7		
CASH 000008		2020/08 INV 07/08/2020							
ACCT 1Y210		DEPT 19 DUE 07/08/2020							
		SEP-CHK: N DISC: .00							
		DESC: PBZ CELL PHONES							
1969 00000	1,800.00	RANDY ERICKSON JUNE 2020 PLUMBING	07/08/2020	.00	1,800.00	.00	1099:7		
CASH 000008		2020/08 INV 07/08/2020							
ACCT 1Y210		DEPT 19 DUE 07/08/2020							
		SEP-CHK: N DISC: .00							
		DESC: PLUMBING INSPECTIONS JUNE 2020							
2063 00000	93.06	RUNCO OFFICE SUP 793222-0	07/08/2020	.00	93.06	.00	1099:7		
CASH 000008		2020/08 INV 07/08/2020							
ACCT 1Y210		DEPT 19 DUE 07/08/2020							
		SEP-CHK: N DISC: .00							
		DESC: OFFICE SUPPLIES							
4 PENDING UNPAID INVOICES				TOTAL	2,259.74				

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



CLERK: pherber BATCH: 755 INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR  
 VENDOR REMIT NAME INVOICE

PENDING UNPAID INVOICES

2698 00000 LUIS AND CESARIO Proj# 19-07 071520 332.00 .00 .00  
 CASH 000008 2020/08 INV 07/08/2020 SEP-CHK: N DISC: .00 180119.63150 332.00 1099:  
 ACCT 1Y210 DEPT 19 DUE 07/08/2020 DESC:REFUND PROJ# 19-07 S1907 -MISC -114MISC -

0 INVOICE(S)	REPORT POST TOTAL	REPORT TOTALS
1 PENDING UNPAID INVOICES	TOTAL	332.00
0 INVOICE(S)	REPORT POST TOTAL	.00
	REPORT TOTALS	.00

07/14/2020 10:20 pherber  
 Kendall County  
 PBZ INVOICES 07142020

1 P  
 1 apinvent



CLERK: pherber BATCH: 771  
 VENDOR REMIT NAME INVOICE PO NEW INVOICES  
 CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

PENDING UNPAID INVOICES

955	00000	ILLINOIS EPA	ILR400261(A)	071520	1,000.00	.00	.00	1,000.00	1099:
CASH	000008	2020/08	INV 07/14/2020	SEP-CHK: N	DISC: .00	11001902 63670		1,000.00	1099:
ACCT	1Y210	DEPT 19	DUE 07/14/2020	DESC:ANNUAL NPDES FEE					
1928	00000	WBK ENGINEERING,	21322	071520	537.50	.00	.00	537.50	1099:
CASH	000008	2020/08	INV 07/14/2020	SEP-CHK: N	DISC: .00	11001902 63630		537.50	1099:
ACCT	1Y210	DEPT 19	DUE 07/14/2020	DESC:REVIEW SERVICES 5/31-6/27/2020					
1928	00000	WBK ENGINEERING,	21338	071520	1,800.00	.00	.00	1,800.00	1099:
CASH	000008	2020/08	INV 07/14/2020	SEP-CHK: N	DISC: .00	11001902 63630		1,800.00	1099:
ACCT	1Y210	DEPT 19	DUE 07/14/2020	DESC:KC NPDES ANNUAL REPORT					
1928	00000	WBK ENGINEERING,	21331	071520	1,489.02	.00	.00	1,489.02	1099:
CASH	000008	2020/08	INV 07/14/2020	SEP-CHK: N	DISC: .00	11001902 63630		1,489.02	1099:
ACCT	1Y210	DEPT 19	DUE 07/14/2020	DESC:56 RIVERSIDE DRIVE					
1928	00000	WBK ENGINEERING,	21328	071520	550.91	.00	.00	550.91	1099:
CASH	000008	2020/08	INV 07/14/2020	SEP-CHK: N	DISC: .00	180119 63150		550.91	1099:
ACCT	1Y210	DEPT 19	DUE 07/14/2020	DESC:FOX METRO O&M BUILDING		18-04 -CONTSVC -002 WBK			
5	PENDING UNPAID INVOICES	TOTAL			5,377.43				

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



07/28/2020 10:54  
pherber

Kendall County  
|07282020

|P 1  
|apinvent



CLERK: pherber BATCH: 803 NEW INVOICES  
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

PENDING UNPAID INVOICES

61	00000	AMERICAN PLANNING	160919-2075	07312F	515.00	.00	.00	515.00	1099:
CASH	000008	2020/08	INV 07/28/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/28/2020	DESC:Membership APA & AICP		11001902 62030			
1247	00000	LEO'S	1844	07312F	148.00	.00	.00	148.00	1099:
CASH	000008	2020/08	INV 07/28/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/28/2020	DESC:Sign-engraved		11001902 63830			
1849	00001	VERIZON	9859124431	07312F	151.29	.00	.00	151.29	1099:
CASH	000008	2020/08	INV 07/28/2020	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/28/2020	DESC:PBZ CELL PHONES		11001902 62070			
2063	00000	RUNCO OFFICE SUP	795011-0	07312F	76.97	.00	.00	76.97	1099:
CASH	000008	2020/08	INV 07/28/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/28/2020	DESC:Office Supplies		11001902 62000			

4 PENDING UNPAID INVOICES TOTAL 891.26

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



07/28/2020 11.11  
pherber

Kendall County  
PBZ INVOICE ENTRY 07282020

1  
apinvent



CLERK: pherber BATCH: 804 NEW INVOICES  
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

PENDING UNPAID INVOICES

1564 00000 PREMIER MAILING 177409 07312F 49.50 .00 .00 49.50 1099:  
 CASH 000008 2020/08 INV 07/28/2020 SEP-CHK: N DISC: .00 11001902 62000  
 ACCT 1Y210 DEPT 19 : DUE 07/28/2020 DESC:Business Cards - Zoning

1 PENDING UNPAID INVOICES TOTAL 49.50

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

## Matt Asselmeier

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**From:** Andy Nicoletti  
**Sent:** Tuesday, July 14, 2020 11:16 AM  
**To:** Matt Asselmeier  
**Cc:** Scott Koeppel; Matthew G. Prochaska  
**Subject:** RE: 02-27-327-010

Hi Matt,

The parcel has been in existence for a long time and has never had an ownership assigned to it. Several years ago, either Don or Chris had done research thru the Recorder's Office and were unable to determine an owner. I recently checked thru some old assessor books to see what I could find. I was also unable to determine the ownership.

The parcel is platted as a private park. Per 35 ILCS 200/10-35, Property that is used for recreational or similar residential purposes shall be assessed for \$1. This assessment will be changed to the \$1 for 2020. Looks like a possible typo at \$100.

No tax bill was issued because 35 ILCS 200/18-40 states that if the assessment is less than \$150, the parcel shall not get a tax bill.

### Andy Nicoletti, CIAO-M

Chief County Assessment Official  
Kendall County  
111 W. Fox St.  
Yorkville, IL 60560  
630-553-4146

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Tuesday, July 14, 2020 10:23 AM  
**To:** Andy Nicoletti <ANicoletti@co.kendall.il.us>  
**Cc:** Scott Koeppel <skoeppel@co.kendall.il.us>; Matthew G. Prochaska <mprochaska@co.kendall.il.us>  
**Subject:** Re: 02-27-327-010

Andy:

At their meeting last night, the Planning, Building and Zoning Committee was wondering how the Assessor's Office researched the ownership of this property, why the property was assessed at the amount it was assessed at, and why no tax bill or delinquency occurred for this property.

Thanks,

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**From:** Andy Nicoletti <ANicoletti@co.kendall.il.us>  
**Sent:** Monday, April 27, 2020 8:23 AM  
**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>; Jill Ferko <JFerko@co.kendall.il.us>  
**Subject:** RE: 02-27-327-010

Hi Matt,

## Matt Asselmeier

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**From:** Scott Koeppel  
**Sent:** Tuesday, July 14, 2020 3:26 PM  
**To:** Matt Asselmeier  
**Subject:** FW: Question from the PB&Z Committee

Scott Koeppel  
County Administrator  
Kendall County

**From:** Robyn Ingemunson <ringemunson@co.kendall.il.us>  
**Sent:** Tuesday, July 14, 2020 3:15 PM  
**To:** Scott Koeppel <skoeppel@co.kendall.il.us>  
**Subject:** RE: Question from the PB&Z Committee

We do not have a will on record for Frank or Anna Tuma in the 1960's.

Sincerely,

*Robyn Ingemunson*

Kendall County Circuit Clerk  
P. 630-553-4275  
F. 630-553-4964  
[ringemunson@co.kendall.il.us](mailto:ringemunson@co.kendall.il.us)

**From:** Scott Koeppel  
**Sent:** Tuesday, July 14, 2020 12:52 PM  
**To:** Robyn Ingemunson <[ringemunson@co.kendall.il.us](mailto:ringemunson@co.kendall.il.us)>  
**Subject:** Question from the PB&Z Committee

Hello Robyn,

The PB&Z committee is researching a parcel in the Fox River Gardens subdivision. The parcel is listed as a private park and there are concerns about who should be taking care of it. Does your office have and recoded wills for Frank or Anna Tuma. They probably dies in the 1960s.

Scott Koeppel  
County Administrator  
Kendall County  
630-553-4142

## Matt Asselmeier

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**From:** Scott Koeppel  
**Sent:** Wednesday, July 15, 2020 8:37 AM  
**To:** Matt Asselmeier  
**Subject:** FW: Question from the PB&Z Committee

Scott Koeppel  
County Administrator  
Kendall County

**From:** Robyn Ingemunson <ringemunson@co.kendall.il.us>  
**Sent:** Wednesday, July 15, 2020 8:27 AM  
**To:** Scott Koeppel <skoeppe@co.kendall.il.us>  
**Subject:** RE: Question from the PB&Z Committee

Sorry, no luck with the address either.

**From:** Scott Koeppel  
**Sent:** Tuesday, July 14, 2020 3:26 PM  
**To:** Robyn Ingemunson <ringemunson@co.kendall.il.us>  
**Subject:** RE: Question from the PB&Z Committee

Thank you Robyn. If it helps, the Tumas lived at 116 Tuma Road.

Scott Koeppel  
County Administrator  
Kendall County

**From:** Robyn Ingemunson <ringemunson@co.kendall.il.us>  
**Sent:** Tuesday, July 14, 2020 1:28 PM  
**To:** Scott Koeppel <skoeppe@co.kendall.il.us>  
**Subject:** RE: Question from the PB&Z Committee

I will search our records and let you know what I find out.

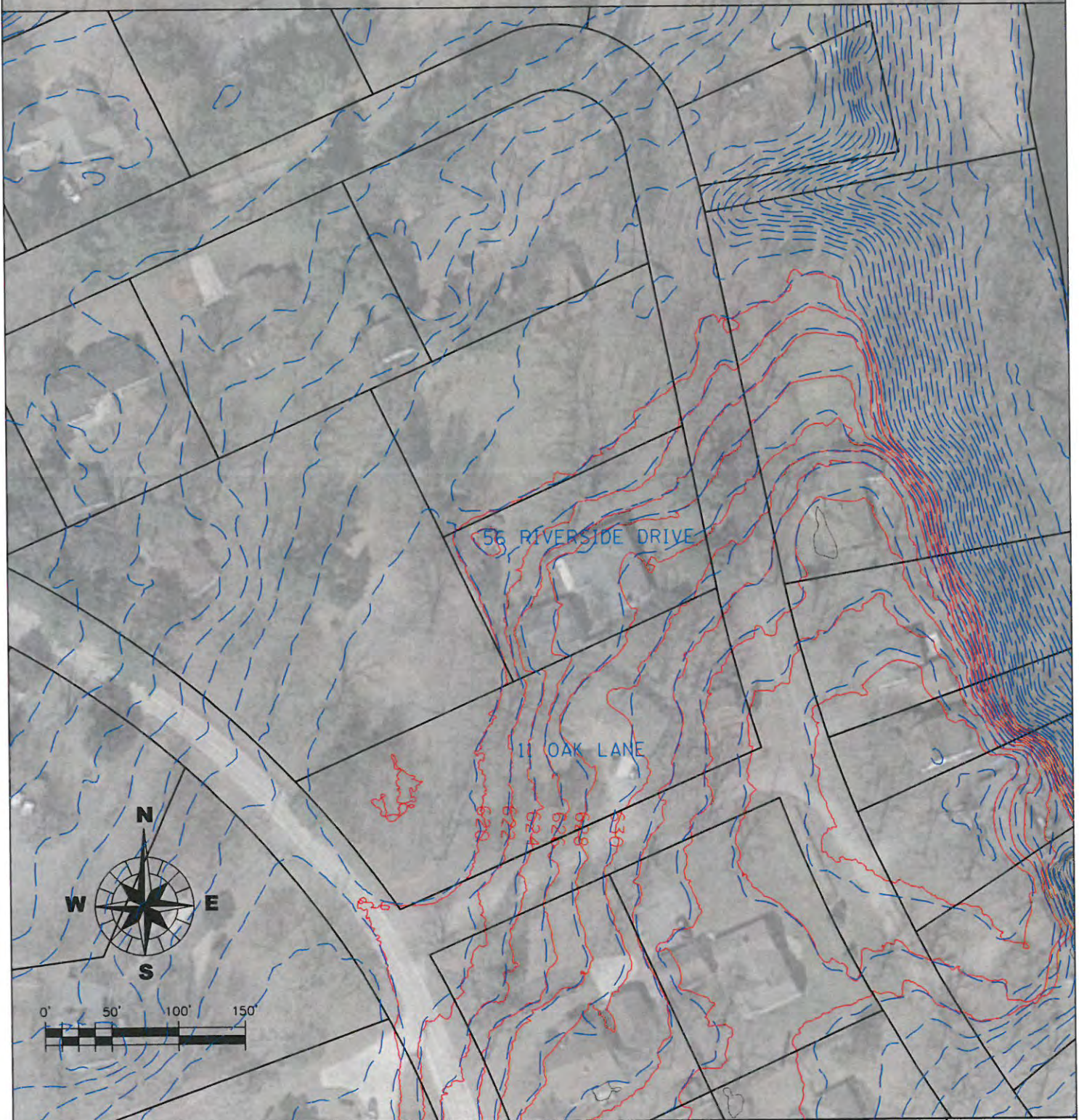
**From:** Scott Koeppel  
**Sent:** Tuesday, July 14, 2020 12:52 PM  
**To:** Robyn Ingemunson <ringemunson@co.kendall.il.us>  
**Subject:** Question from the PB&Z Committee

Hello Robyn,

The PB&Z committee is researching a parcel in the Fox River Gardens subdivision. The parcel is listed as a private park and there are concerns about who should be taking care of it. Does your office have and recorded wills for Frank or Anna Tuma. They probably died in the 1960s.



--- 2' TOPOGRAPHIC CONTOURS GENERATED FROM 2018 KENDALL COUNTY LIDAR DATA  
--- 2' TOPOGRAPHIC CONTOURS GENERATED FROM 2010 KENDALL COUNTY LIDAR DATA



**WBK**   
**engineering**  
**WBKENGINEERING LLC**  
 116 WEST MAIN STREET, SUITE 201  
 ST. CHARLES, ILLINOIS 60174  
 (630) 443-7755

DSGN.	<DSN>
DWN.	<DWN>
CHKD.	<CHK>
SCALE:	1" = SCALE'
FILE NAME:	DRAWING1.DWG

TITLE:	<b>SHEET TITLE</b>
	<b>SHEET NAME</b>

PROJECT NO.	XX-XXX
DATE:	XX/XX/XXXX
SHEET	X OF X
	<b>XX</b>



## Matt Asselmeier

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**From:** Justin Benham <jbenham@wbkengineering.com>  
**Sent:** Tuesday, July 21, 2020 5:14 PM  
**To:** Matt Asselmeier  
**Cc:** Greg Chismark  
**Subject:** RE: [External]56 Riverside Drive - Resident Complaint  
**Attachments:** Exhibit 2 - Contour Comparison.pdf

Matt –

There was no discernible increase from the 2011 LiDAR data to the 2018 LiDAR data. It appeared those were the oldest and most recent available DEM data sets publicly available so that is what we used. Attached is an overlay showing each of the two data sets which show the contour lines line up almost right on top of each other.

As far as historical data, there are historic USGS topo maps; however, the scale at which these are/were produced is not conducive to be used for a small-scale site analysis such as this. For example, the most recent USGS quad map for Yorkville Quadrangle is produced at a scale of 1:24000 and has contours shown at a 10-foot interval. It would be impossible to discern elevation gains at the scale we are looking at off of these maps.

We did request any and all available neighborhood data from the County as part of our initial investigation but you mentioned the only documentation the County had on file was the original subdivision plat from 1927, which did not contain any elevation data. As such it does not seem that we will be able to obtain any reliable site elevations prior to the 2011 LiDAR data set.

Thanks  
Justin

### Justin Benham, PE

Design Engineer

#### WBK Engineering, LLC

116 West Main Street, Suite 201, St. Charles, Illinois 60174  
P: 630.443.7755 D: 630.338.8568

[www.wbkengineering.com](http://www.wbkengineering.com) | Mediating the Built & Natural Environments | [Part of the Mno-Bmadsen Family](#)

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Monday, July 20, 2020 3:51 PM  
**To:** Greg Chismark <gchismark@wbkengineering.com>  
**Cc:** Justin Benham <jbenham@wbkengineering.com>  
**Subject:** RE: [External]56 Riverside Drive - Resident Complaint

Based on the elevation data, how much of an increase, if any, occurred at the site?

Do you have access to 2019 or 2020 data?

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

**From:** Greg Chismark [<mailto:gchismark@wbkengineering.com>]

**Sent:** Monday, July 20, 2020 3:32 PM

**To:** Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)>

**Cc:** Justin Benham <[jbenham@wbkengineering.com](mailto:jbenham@wbkengineering.com)>

**Subject:** RE: [External]56 Riverside Drive - Resident Complaint

2011 and 2018.

**Greg Chismark P.E.**

President

**WBK Engineering, LLC**

116 West Main Street, Suite 201, St. Charles, Illinois 60174

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**From:** Matt Asselmeier [<mailto:masselmeier@co.kendall.il.us>]

**Sent:** Monday, July 20, 2020 2:32 PM

**To:** Greg Chismark <[gchismark@wbkengineering.com](mailto:gchismark@wbkengineering.com)>

**Cc:** Justin Benham <[jbenham@wbkengineering.com](mailto:jbenham@wbkengineering.com)>

**Subject:** RE: [External]56 Riverside Drive - Resident Complaint

Greg:

What is the date of the elevation data?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Senior Planner

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

**From:** Greg Chismark [<mailto:gchismark@wbkengineering.com>]

**Sent:** Monday, July 20, 2020 2:15 PM

**To:** Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)>

**Cc:** Justin Benham <[jbenham@wbkengineering.com](mailto:jbenham@wbkengineering.com)>

**Subject:** RE: [External]56 Riverside Drive - Resident Complaint

Matt,

I talked to Justin and confirmed the elevation data we have is not conclusive as to the extent and timing of fill placed. Let me know if you have questions or want to discuss.

Greg

**Greg Chismark P.E.**

President

**WBK Engineering, LLC**

116 West Main Street, Suite 201, St. Charles, Illinois 60174

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**From:** Matt Asselmeier [<mailto:masselmeier@co.kendall.il.us>]

**Sent:** Wednesday, July 15, 2020 7:50 AM

**To:** Greg Chismark <[gchismark@wbkengineering.com](mailto:gchismark@wbkengineering.com)>

**Cc:** Justin Benham <[jbenham@wbkengineering.com](mailto:jbenham@wbkengineering.com)>

**Subject:** Re: [External]56 Riverside Drive - Resident Complaint

Sounds good.

Thanks,

---

**From:** Greg Chismark <[gchismark@wbkengineering.com](mailto:gchismark@wbkengineering.com)>

**Sent:** Tuesday, July 14, 2020 4:53 PM

**To:** Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)>

**Cc:** Justin Benham <[jbenham@wbkengineering.com](mailto:jbenham@wbkengineering.com)>

**Subject:** RE: [External]56 Riverside Drive - Resident Complaint

Matt,

Based a few e-mails today it appears we did look at the 2010/2011 data and the 2018 data for comparison of topo. There was no clear conclusion we could draw. However, Justin is out this week so I am suggesting we hold off until he is back and has a chance to review and confirm.

Thanks,

Greg

**Greg Chismark P.E.**

President

**WBK Engineering, LLC**

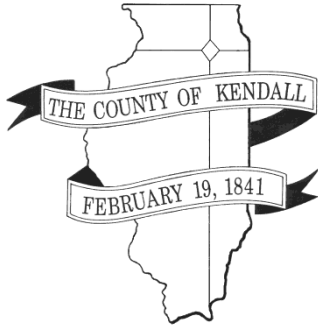
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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

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**MEMORANDUM**

To: Kendall County Planning, Building and Zoning Committee  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: August 4, 2020  
Re: Petition 20-14 Zoning Ordinance Project

Attached please find the summary of the proposed changes to the Zoning Ordinance incorporating the changes made at the June 29, 2020, special meeting of the advisory boards and the July 7, 2020 ZPAC meeting.

Only those sections of the Zoning Ordinance with significant proposed changes were provided with memo. Most of the sections with minor changes (i.e. typographical corrections, citation corrections, renumbering, adding of acronyms, etc.) that did not alter the meaning or intent of the regulations were not provided. Some sections with minor changes were provided for illustrative purposes. Section 14 was not provided because no changes were proposed to that Section.

Also, language was added allowing the Kendall County Regional Planning Commission to establish bylaws.

The townships were notified of this proposal on July 1, 2020, and the outcome of the Kendall County Zoning Board of Appeals hearing on July 28, 2020. To date, no township has provided comments.

The minutes of the June 29, 2020, combined meeting are attached.

At the July 7, 2020, ZPAC meeting, ZPAC added language to Section 13:09.C.1 pertaining to the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems when considering open space. The minutes from the July 7<sup>th</sup> ZPAC meeting are attached.

The Comprehensive Land Plan and Ordinance Committee reviewed this proposal at their meeting on July 22, 2020, and offered no changes to the proposal.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 22, 2020. The Kendall County Regional Planning Commission recommended approval by a vote of nine (9) in favor and zero (0) in opposition. The minutes of this meeting are attached.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on July 27, 2020. One (1) member of the public requested a change regarding short-term rentals. The Kendall County Zoning Board of Appeals, by a vote of seven (7) in favor and zero (0) in opposition recommended approval of the proposal with the following recommendation: Add the sentence "Accessory structures used for residential purposes prior to 1970 shall not be required to provide an occupancy permit" to the end of the definitions of Hotel, Motel, or Inn and Short-Term Rental. The minutes of the hearing are attached.

One complete copy of the entire Kendall County Zoning Ordinance with all proposed change can be found on the Kendall County website at <https://www.co.kendall.il.us/home/showdocument?id=16957>.

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

MHA

Encs.: Summary Proposal  
June 29, 2020 Meeting Minutes  
July 7, 2020 ZPAC Minutes  
July 22, 2020 Kendall County Regional Planning Commission Minutes  
July 27, 2020 Kendall County Zoning Board of Appeals Minutes (This Item Only)

## Zoning Ordinance Changes Summary

(7/14/2020)

### Throughout the Document

1. Section number changed from period separators to colon separators (i.e. Section 1.00 became Section 1:00).
2. General typographical errors were corrected.
3. Uses and definitions were moved to their proper place in alphabetical lists.
4. Words and numbers were added to the text without changing meaning (i.e. if the phrase “fifty feet” appeared in the text, the phrase “50” was added to the text.).
5. Abbreviations for certain terms replaced longer names in the text (i.e. Planning, Building and Zoning became PBZ, Zoning Board of Appeals became ZBA, Land Resource Management Plan became LRMP, etc.).
6. Incorrect citations were corrected and citations in general will be hyperlinked.
7. Sections were re-numbered and re-lettered without changing the meaning of the text.
8. Statements about complying with other sections of the Ordinance or other local, State, or Federal laws were removed because they are redundant (i.e. the statement “Signs must comply with Section 12 of the Ordinance” was used frequently throughout the document. The statement has no extra meaning because signs have to comply with the signage regulations whether or not this statement was included in the Ordinance).
9. If a use had multiple conditions, those conditions were listed in the first zoning district where the use occurred. In subsequent statements about the use, a reference to the original list of conditions and restrictions was added.
10. The phrases “date of adoption” and “date of amendment” were deleted and replaced with the date the section became effective.
11. In various sections, references to accessory uses meeting certain standards was deleted.
12. In various sections, references to home based businesses meeting applicable regulations was deleted.
13. In various sections, reference to small wind energy system standards were deleted.

### Section 1:00 Title

1. Only changes listed in the Throughout the Document section occurred.

### Section 2:00 Intent and Purpose

1. The wording of the first paragraph regarding serving certain purposes was amended.

### Section 3:00 Rules and Definitions

1. Section 3:01 was amended by adding “Words and terms not defined shall have the meanings indicated by common dictionary definition.”
2. The definitions of Automobile Service Station, Bus Lot, Garage (Bus), Erect (from the Sign Portion of the Ordinance), Garage (Public), Hotel (Apartment), Junker, Sign Advertising (Billboard), and Tourist Courts, Motor Lodges were deleted because the terms did not appear in the Ordinance or were duplicated, in whole or in part, by other terms.
3. The definitions of Awning Signs, Banner Signs, Changeable Copy Sign, Commercial Message, Construction Sign, Crop Identification Sign, External Illumination, Façade, Free-Standing Signs, Garage/Yard Sale Sign, Ground Sign, Illegal Sign, Illuminated Sign, Inflatable Sign, Instructional Sign, Internal Illumination, Marquee or Canopy, Marquee or Canopy Sign, Memorial or Tablet Sign, Non-Conforming Sign, Off Premise Identification Sign, Outdoor Advertising Structure (Billboard), Pennant, Political Sign, Portable Signs, Projecting Signs, Real Estate Sign, Roof Sign, Sign, Business, Sign Church Bulletin Board, Sign Contractor, Sign, Flashing, Sign, Gross Area Of, Sign Identification, Sign Structure, Sign Supports, Special Event Signs, Temporary Sign, Wall Sign, Window Area, and Window Sign were moved from the definitions section of the sign portion of the Ordinance (12:03) to this section.
4. The definition of Bed and Breakfast was changed to more closely match the definition of bed and breakfast contained in the Illinois Bed and Breakfast Act.
5. The definition of Building, Completely Enclosed was changed regarding the separation from other structures and by removing the phrase other buildings.
6. The definition of Family was amended by deleting the phrase “group of”.
7. The definition of Floor Area For Determining Floor Area Ratio was amended by changing the calculation of floor area ratio for certain structures.
8. The definition of Grade was amended from the sign portion of the Ordinance.

9. The definition of Hotel, Motel, or Inn was amended to address short-term rentals and clarify the number of days as (30) consecutive days.
10. The definition of Kennel was amended to have the definition more closely the match the definition of kennel contained in the Illinois Animal Welfare Act.
11. The definition of Land Resource Management Plan was added to the Ordinance.
12. The definition of Loading and Unloading Space, Off Street was amended by deleting the phrase of land.
13. The definition of Microbrewery was amended by clarifying the Class 1 brewer reference from State law.
14. The definition of Non-Conforming Use was moved to the appropriate place alphabetically.
15. The reference “see Billboard” was added to the definition Outdoor Advertising Structure: Billboard.
16. The reference to eleemosynary institutions was removed from the definition of Philanthropic Institutions.
17. The definition of Railroad Right-of-Way was amended to clarify that the definition only applied to certain uses under regulation by the Interstate Commerce Commission.
18. The definition of Service Station was amended by replacing referencing with public garage with motor vehicle repair facility.
19. The definition of Short-Term Rental was added.

#### Section 4:00 General Provisions

1. In Section 4:03, the buildings and structures shall conform to regulations, not just building regulations.
2. In Section 4:05.A.3, merchandise storage shall be on the same lot as the business use and not restricted to just retail services.
3. In Section 4:05.A.15, short-term rentals were added as accessory uses provided they are registered.
4. In Section 4:05.B, Permitted Obstructions Table, the reference to attached accessory buildings for eaves and gutters was removed.

5. In Sections 4:06.1 and 4:07.1, research and development businesses were exempted from the requirement that they be conducted indoors.
6. In Section 4:06.6 and 4:07.7, noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbances cannot be perceivable at the property line or cross the property line unless otherwise permitted by law.
7. In Section 4:18.L, the fee should be listed in the Planning, Building and Zoning Department's Fee Schedule Ordinance and not in the Zoning Ordinance.

#### Section 5:00 Non-Conforming Buildings and Uses

1. This Section was divided into parts A, B, and C. These partitions have been deleted.

#### Section 6:00 Zoning Districts

1. In Section 6:01, the number of Zoning Districts was corrected from nineteen (19) to twenty (20).
2. In Section 6:01, the locations of certain districts within the Ordinance were reclassified based on the renumbering of certain sections and relocation of certain information.
3. In Section 6:01, the name of the M-3 District was changed to match its name in Section 10 of the Ordinance.
4. In Section 6:02, the location of the Official Zoning Map is more specifically defined and its location clarified.

#### Section 7:00 Agricultural District

1. In Section 7:01.B.4, the Right to Farm Clause was added.
2. In Section 7:01.C.18.f., the procedure for classifying existing approved lots was deleted because the date referenced in the Section has passed.
3. In Section 7:01.D.13, the operational period for Bed and Breakfast Establishments was changed to match State law.
4. In Section 7:01.D.46, Riding Stables were deleted as a special use. Riding Stables were listed as both special and conditional uses. This deletion makes Riding Stables conditional uses in the A-1 District.

5. In Section 7:01.G.2.a and b, the measurement of the setbacks for primary and accessory structures in the A-1 District shall be either one hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads and not whichever is greater.

#### Section 8:00 Residential District

1. In Section 8:01, the last sentence in second paragraph regarding buffers was deleted and the Right to Farm Clause was added.
2. In Section 8:02.A.11.e, the phrase “or similar” was added to allowable farm animals. Alpacas were also added to the list of animals and the spelling of llamas was corrected.
3. In Section 8:02.B.1.b, remove the \$25 annual renewal and have the fee set by the County Board.
4. In Section 8:02.B.1.l, the administrative fee is removed.
5. In Section 8:02.C and other sections where they were listed as special uses, rest homes, nursing homes, and sanitariums will not be for human beings only.
6. In Section 8:03, the phrase “subject to approval of the County Board” was listed as footnote in several locations. This phrase was removed as a footnote and added to the body of the text where the footnote appeared.
7. In Section 8:03, the phrase, “as determined by the County Board or as identified in a local historic preservation plan” was listed as a footnote in several locations. This phrase was removed as a footnote and added to the body of the text where the footnote appeared.
8. In Section 8:03.H, the distinction between golf courses and par 3 golf courses was removed.
9. In Sections 8:04.C and 8:05.C, the phrase “and uses” was added to these sections confirming that uses in the RPD-1 were the same uses in the RPD-2 and RPD-3.
10. Section 8:06 was moved to Section 13 with the other procedures for approving zoning requests.
11. In the R-2 and R-3 District, a title of “NO REZONING” was added to the paragraphs stating these rezoning to these districts cannot occur if the property was over a certain acreage.
12. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.

### Section 9:00 Business Districts

1. Throughout this Section, telecommunication stations were included with telecommunication hubs.
2. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.
3. In Section 9:00, the Right to Farm Clause was added.
4. In Section 9:03, the self-storage facilities were removed as a conditional use because they are already special uses in the B-3 District.
5. In Section 9:04.G, the side and rear yard setback requirements were merged into one paragraph.

### Section 10:00 Manufacturing Districts

1. Throughout the Section, miscellaneous uses were separated and listed alphabetically in the appropriate places.
2. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.
3. In Section 10:01.C.3, the location of adult regulated uses was changed based on area to be zoned, the distance from certain other zoning districts was expanded to 1,000 feet, and the certain other districts were expanded to include A-1 Special Use PUDs, all residential zoning districts, and all business zoning districts.
4. In Section 10:03.1, the Enforcement Officer was changed to Zoning Administrator.
5. In Section 10:03.1, the severability section was deleted because there is a severability section in Section 14 that applies to the entire Zoning Ordinance.

### Section 11:00 Off-Street Parking and Loading

1. In Section 11:02.C, the reference to the Shared Parking published by the Urban Land Instituted is deleted.
2. In Section 11:02.F.6, the Americans With Disabilities Act parking information is deleted and replaced with a link to the appropriate sections to the Americans With Disabilities Act.
3. In 11:02.F.8, the applicability of the screening requirements was changed from institutional premises to properties zoned business, manufacturing, and agricultural with a special use



permit. Screening provisions could be approved as part of a special use permit and could be reduced upon approval by the Regional Planning Commission or upon appeal by the Planning, Building and Zoning Committee.

4. In Section 11:04, the parking calculation for restaurants, furniture and appliance stores, household equipment or furniture repair shops, and health clubs and fitness centers was clarified to be based on the square footage of the entire premises.
5. In Section 11:04, the parking requirement for warehouse and storage was clarified to not be applicable to self-storage facilities.
6. In the final paragraph of Section 11:04, the parking requirements for uses not included in the parking table is proposed to be determined by the special use permit in cases where special use permits are issued.
7. In Section 11:05.A.1.b, the parking requirements for recreational vehicles would be determined by the parking regulations of the zoning district where the property is located.
8. In Section 11:05.A.1.b, the fee for registering a recreational vehicle was deleted because recreational vehicles can no longer be registered.
9. In Section 11:05.D, references to the Planning, Building and Zoning Director were changed to the Zoning Administrator.
10. In Section 11:05.D.5, the phrase unless otherwise allowed by ordinance was added.
11. In Section 11:06.G, the square footage requirement numbers were changed to remove conflicts (i.e. instead of category of 5,000 to 10,000 square feet, 10,000 to 25,000 square feet, etc. the new categories are 5,000 to 10,000 square feet, 10,001 to 25,000 square feet were created).

#### Section 12:00 Signs

1. In Section 12:03, definitions were moved to Section 3:02 of the Zoning Ordinance.
2. In Section 12:04.A, signs approved by governmental entities were added as public or quasi-public informational signs.
3. In Section 12:04.J, the conflicting language regarding the removal of certain real estate signs was removed; for rent or for lease signs must be removed within 7 days of closing or lease initiation. Signs for open houses must be removed on the same day as the open house.
4. In Section 12:06.D, regarding replacement bonus for certain signs was deleted.

5. In Section 12:08.A.1.c, the reference to political signs was removed and the provision was made applicable to all temporary signs.
6. In Sections 12:08.A.3, the 60% size of changeable copy signs as a part of the whole sign area was removed; the scrolling period for signs in the A-1 District would be determined by the special use permit; message signs cannot pulsate; message must be visible for 2 seconds instead of 5 minutes to be considered flashing.
7. In Section 12:09.A.3, government use signs cannot be changeable in the Residential Districts and the changes made in Section 12:08.A.3 listed previously would also occur in Residential Districts.
8. In Section 12:10.B, the changes listed in Section 12:08.A.3. would apply to signs in Business and Manufacturing Districts.
9. In Section 12:14.B.4, the regulation regarding temporary event signs will be clarified to “may”.
10. In Section 12:17.K, outdoor advertising structures would be governed by their respective special use permits.
11. Section 12:20 would be deleted because the amortization period has ended.

### Section 13 Administration

1. Throughout the Section, references to zoning maps are changed to the Official Zoning Map.
2. In Section 13:01.B.2, the terms of office for the original members of the Zoning Board of Appeals are deleted.
3. In Section 13:01.B.9, the notice requirement is changed from the newspaper notification between 30 and 15 days to notice by manner defined by applicable law.
4. In Section 13:01.C.3, the Zoning Map will not be attached hereto.
5. In Section 13:01.C.4, the Kendall County Regional Planning Commission is given the authority to establish bylaws.
6. In Section 13:03, the County issues completion permits in addition to occupancy permits; the section is amended to reflect this fact.
7. In Section 13:04.A.1, the language is clarified that variances can granted for anything except use.

8. In Section 13:07.B, the Zoning Administrator was added to the list of entities that may initiate amendments.
9. In Section 13:07.D, the ZBA initiation of proceedings was deleted.
10. In Section 13:07.F, the language was clarified to require the Zoning Board of Appeals to issue a recommendation within 30 days after the close of the hearing.
11. In Section 13:07.G.2, the language was amended to correspond with State law regarding written protests.
12. Section 8:06, regarding approval of RPDs, was moved to Section 13:09.
13. In Section 13:09.B.2, the language was clarified regarding membership on the Concept Plan Committee to include other affected districts.
14. In Section 13:09.C.1, the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems were added when considering lands designated for open space.
15. In Section 13:09.D.3.b, the notification was clarified to the municipality with extra-territorial control.
16. In Section 13:09.D.3.g, the timeline of overview for the PBZ Committee was extend to 60 days to allow appropriate entities time to file legal objections.
17. In Section 13:10.F.1, the application deadline is changed from 7 to 14 days prior to ZPAC.

#### Section 14 Separability

1. No changes.

## ZONING ORDINANCE OF KENDALL COUNTY

BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF KENDALL, STATE OF ILLINOIS, that the Zoning Ordinance adopted on January 16, 1940, and as subsequently amended, is hereby revised and amended to read as follows:

### SECTION 1:00 TITLE

This amended ordinance, including the Zoning District Maps made a part hereof, shall be known and may be cited and referred to as the "Kendall County Zoning Ordinance."

## SECTION 2:00 INTENT AND PURPOSE

This amended ordinance adopted pursuant to the provisions of "An Act in Relation to County Zoning", passed by the General Assembly of the State of Illinois and enacted into law on June 28, 1935, and all amendments thereto, ~~is intended to~~ serves the following purposes:

1. ~~A.~~ To promote the public health, safety, morals, comfort, and general welfare;
2. ~~B.~~ To conserve the values or property throughout the County and to protect the character and stability of agricultural, residential, business, and manufacturing area, and to promote the orderly and beneficial development of such area;
3. ~~C.~~ To provide adequate light, air, privacy, and convenience of access to property;
4. ~~D.~~ To lessen or avoid congestion in the public streets and highways;
5. ~~E.~~ To regulate and restrict the location and use of buildings, structures and restrict the intensity of such uses, and to establish building or setback lines outside the limits of incorporated cities, villages and towns;
6. ~~F.~~ To divide the entire County outside the limits of such cities, villages, and incorporated towns into districts of such number, shape, area, and of such different classes, according to the use of land and buildings, and the intensity of such use, as may be deemed best suited to carry out the purposes of this Act;
7. ~~G.~~ To prohibit uses, buildings, or structures incompatible with the character of such districts respectively;
8. ~~H.~~ To prevent additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder;
9. ~~I.~~ To protect against fire, panic, explosion, noxious fumes, flooding along natural water courses and other hazards in the interest of public health, safety, comfort and general welfare;
10. ~~J.~~ To provide for the elimination of incompatible and non-conforming uses of land, buildings, and structures which are adversely affecting the character and values of desirable development in each district; and
11. ~~K.~~ To define and limit the powers and duties of the administrative officers and bodies as provided herein.

## SECTION 3:00 RULES AND DEFINITIONS

Updated on 11.19.19

### 3:01 RULES

- A. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural, the singular.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "plot", "piece", and "parcel"; the word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrase "arranged for", "designed for", "intended for", "maintained for", and "occupied for".
- E. The following words and terms, wherever they occur in this amended ordinance shall be interpreted as herein defined.
- F. Words and terms not defined shall have the meanings indicated by common dictionary definition.**

### 3:02 DEFINITIONS

~~**AUTOMOBILE SERVICE STATION.** A place where gasoline, stored in underground tanks, kerosene, lubricating oil or grease, for operation of automobiles, are offered for sale directly to the public on the premises, and including minor accessories and the service of automobiles; but not including major automobile repairs, and including washing of automobiles where production line methods are not used. When the dispensing sale or offering for sale of motor fuels or oil is incidental to the conduct of a public garage, the premises shall be classified as a public garage. Automobile service stations shall not include sale or storage of automobiles or trailers (new or used).~~

**AWNING SIGN:** Any sign that is painted, printed or otherwise placed on the outer surface of an awning in such a manner that the awning forms the background surface of the sign.

**BANNER SIGN:** Any Temporary Sign of lightweight fabric or similar material. ~~that~~ is Examples include signs attached to a pole, building, or fence, and secured on at least two sides. National flags, state or municipal flags shall not be considered banners. (Amended 7/19/2011)

**BED AND BREAKFAST ESTABLISHMENTS -** ~~A lodging establishment, generally in a single-family dwelling and/or detached guesthouse, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.—An operator-occupied residence providing~~

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**accommodations for a charge to the public with no more than five (5) guest rooms for rent, in operation for more than ten (10) nights in a twelve (12) month period. Breakfast may be provided to the guests only. Bed and breakfast establishments shall not include motels, hotels, boarding houses, or food service establishments. Bed and bed breakfast establishments shall meet the criteria set forth in the Illinois Bed and Breakfast Act.**

**BILLBOARD.** Any structure or portion thereof upon which are signs or advertisements used as an outdoor display. This definition does not include any bulletin boards used to announce church services, or to display court or other public office notices, or signs offering the sale or lease of the premises on which the sign is located.

**BUILDING, COMPLETELY ENCLOSED.** A building separated on all sides from the adjacent open space, or from ~~other buildings or~~ other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

~~**BUS LOT.** Any lot or land area used for the storage or layover of passenger buses or motor coaches.~~

**CHANGEABLE COPY SIGN:** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged either manually or electronically.

**COMMERCIAL MESSAGE:** Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

**CONSTRUCTION SIGN:** A sign announcing the impending construction of a project, limited to displaying the name of the project, the developer, the financial institution providing the finance, the designer(s), the general contractor, a phone number where more information may be obtained, and a date announcing the planned completion of the project.

**CROP IDENTIFICATION SIGNS:** A sign whose content includes the type, description, identification and otherwise pertinent information of crops being grown on a plot of land.

**CURRENCY EXCHANGE.** Trading US or other countries money for another based on the value of the money. ~~Also m~~May provide other services such as notaries, money orders, etc.

**ERECT.** The act of placing or affixing a component of a structure upon the ground or upon another such component.

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~~ERECT: To build, construct, attach, hang, re-hang, place, affix, or relocate and includes the painting or lettering of sign structures. SIGN SECTION~~

**EXTERNAL ILLUMINATION:** Illumination of a sign which is produced by an artificial source of light which is not contained within the sign itself.

**FACADE:** Any side, surface or wall below the roof of a building which is parallel or within forty-five (45) degrees of parallel with a parcel's frontage on a public thoroughfare, which faces toward and relates to that public thoroughfare. If a building has a complex shape, then all walls or surfaces facing in the same direction, or nearly the same direction, are part of a single facade.

**FAMILY.** Two or more persons related to each other by blood, marriage, or legal adoption, living together as a single housekeeping unit; or ~~group of~~ not more than three persons, who need not be related by blood, marriage, or legal adoption living together as a single housekeeping unit and occupying a single dwelling unit; in either case, exclusive of usual domestic servants.

**FLOOR AREA –FOR DETERMINING FLOOR AREA RATIO.** The sum of the gross horizontal areas of the several floors including the basement floor if a building, measured from the exterior faces of the exterior wall, or from the center lines of walls separating two buildings. The "floor area" shall also include the horizontal areas on each floor devoted to:

1. Elevator shafts and stairwells;
2. Mechanical equipment, except if located on the roof, when either open or enclosed, i.e., bulkheads, water tanks and cooling towers;
3. Habitable attic space as permitted by the Building Code of Kendall County;
4. Interior balconies and mezzanines;
5. Enclosed porches;
6. Accessory uses.

The "floor area" of structures used for bulk storage of materials, i.e., grain elevators, petroleum tanks, shall also be included in the "floor area" and **such calculated as** one floor for each ten feet of structure height ~~and if such structure measures less than ten feet but not less than five feet over such floor height intervals, it shall be constructed to have an additional floor.~~ The horizontal area in each floor or a building devoted to off-street parking and off-street loading facilities and the horizontal area of a cellar floor shall not be included in the "floor area".

**FLOOR AREA FOR DETERMINING REQUIREMENTS FOR OFF-STREET PARKING AND LOADING.** "Floor Area" when prescribed as the basis of measurement of off-street parking spaces and off-street loading spaces for any use shall be the sum of the gross horizontal area of the several floors of the building, excluding areas used for accessory



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off-street parking facilities and the horizontal areas of the basement and cellar floors that are devoted exclusively to uses accessory to the operation of the entire building. All horizontal dimensions shall be taken from the exterior of the walls.

**FLOOR AREA, USABLE.** Any floor area within outside walls of a residential building exclusive of areas in cellars, basements, unfinished attics, garages, open porches and accessory buildings, but including any area "roughed in" but not completed which is designed and intended for human occupancy.

**FLOOR AREA RATIO.** The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of such lot. The floor area ratio as designated for each district when multiplied by the lot area in square feet shall determine the maximum permissible floor area for the building or buildings on the lot.

**FREE-STANDING SIGNS:** Any sign not attached to a building; primarily ground signs, pole signs, pylon signs, and portable signs.

~~**GARAGE, BUS.** Any building used or intended to be used for the storage of three or more passenger motor buses, or motor coaches used in public transportation, excluding school buses.~~

~~**GARAGE, PUBLIC.** Any building where automotive vehicles are painted, repaired, rebuilt, reconstructed and/or stored for compensation.~~

**GARAGE / YARD SALE SIGN:** Any sign used in residential zoning districts to advertise the sale of used, unwanted household goods.

**GRADE:** The lowest point of elevation of the surface of the ground, paving, or sidewalk at any point adjacent to a structure. For the purposes of signs, grade shall be the established or finished elevation measured at the centerline of the adjacent street.

**GROUND SIGN:** Any detached sign which has its bottom portion erected upon or mounted on a base that is permanently set on the ground that is at least as wide as the bottom of the sign. Ground signs are also commonly known as Monument Signs.

**GUEST HOUSE.** Living quarters within a detached accessory building located on the same premises with the principal building, for use by guests of the occupants of the premises no longer than 90 continuous days. Such quarters can have kitchen facilities and shall not be rented or otherwise used as a separate dwelling.

**HALFWAY HOUSE.** A home for persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct, or inmates on

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release from more restrictive custodial care or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society. A temporary residential living arrangement for persons who are receiving therapy and counseling from support staff who are **always** present **at all times.** Residents are present for the following purposes:

1. To help them recuperate from the effects of drugs or alcohol addiction;
2. To help them re-enter society while housed under supervision while under the constraints of alternatives to imprisonment, including, but not limited to, prerelease, work release and probationary programs;
3. To help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence; or
4. To provide temporary shelter for persons who are victims of domestic abuse.  
(Amended 10/17/2000)

HOME OCCUPATION. Any occupation or profession engaged in by an occupant of a dwelling unit as a use which is clearly incidental and secondary to the use of the dwelling as a residence.

HOME OCCUPATION - AGRICULTURAL. A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation". (Amended 04/18/2000)

HOME OCCUPATION- RESIDENTIAL. A home occupation in a residential zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be a "home occupation".

~~HOTEL, APARTMENT. A building containing dwelling units or individual guest rooms, the majority of which are for permanent guest. Maid and janitor service may be provided, but kitchen facilities are not necessarily included.~~

HOTEL, MOTEL, **OR INN OR AUTO COURT.** An establishment containing lodging accommodations designed for use by transients, or travelers or temporary guests. Facilities provided may include maid service, laundering of linen used on the premises, telephone and secretarial desk service, restaurants, cocktail lounges, meeting rooms, and ancillary retain uses provided access to such uses are from the exterior of the principal use. **Short-term rentals of a maximum thirty (30) consecutive days in a dwelling, one family or dwelling, two family or accessory structures with residentially allowed occupancy permits shall not be considered hotels.**

**ILLEGAL SIGN: A sign which contravenes this ordinance, or a nonconforming sign for which a permit required under a previous ordinance was not obtained.**

**ILLUMINATED SIGN:** Any sign which is lit by an artificial (usually electric) light source.

**INDOOR ENTERTAINMENT AND RECREATION.** ~~The indoor recreation and entertainment use classification applies to all u~~Uses which provide recreation or entertainment services entirely within an enclosed building. Examples may include: skating rink, arcades, billiards rooms/pool halls, dance hall/club, dance/music school or studio, gymnastic facility, martial arts facility, sports training facility, health/fitness club, and similar land uses. Adult and Regulated Uses are specifically excluded from this category.

**INDOOR RETAIL SALES OF GOODS (OTHER THAN GROCERIES OR FOOD).** The indoor retail sales of goods use classification, excluding grocery and food sales, applies to retail uses which display or conduct the sale or rental of merchandise entirely within an enclosed building. Examples may include: antique shops, furniture stores, hardware stores, department stores, clothing/wearing apparel stores, ~~book stores bookstores~~, sporting goods stores, drug stores, pharmacies, florist shops, and similar land uses. Adult Uses are specifically excluded from this category. *(Amended 8/21/2001)*

**INFLATABLE SIGN:** Any sign or inflatable device of more than two (2) cubic feet in capacity designed to be filled with air or a gas lighter than air, displayed to attract the attention of the public. This definition shall include Balloons and Balloon Signs.

**INSTRUCTIONAL SIGN:** A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as “no parking,” “entrance,” “loading only,” and other similar directives.

**INTERNAL ILLUMINATION:** The illumination of a sign which is produced by an artificial source of light concealed or contained within the sign itself, and which becomes visible in darkness through the translucent portion of the sign face.

~~**JUNKER.** An automobile, truck, or other motor vehicle which has been damaged to such an extent that it cannot be operated under its own power and will require major repairs before being made usable, or such a vehicle which does not comply with State or County laws or ordinance for vehicles.~~

~~**KENNEL.** Any lot or premises or portion thereof on which more than a total of 4 dogs, cats, and other household domestic animals or combination thereof over four months of age are kept for sale, or on which more than two such animals are boarded for compensation. *(Amended 6/20/2006)* other than an animal control facility, veterinary hospital, or animal shelter, where animals allowed by the Illinois Animal Welfare Act are maintained for boarding, training, or similar purposes for a fee or~~

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compensation and meet the requirements of the Illinois Animal Welfare Act.

**LAND RESOURCE MANAGEMENT PLAN.** An official plan adopted by Kendall County to guide growth and development. The Land Resource Management Plan (LRMP) serves as the County's Comprehensive Plan, including Township specific plans and extensive goals and objectives focused on both planning and management.

**LOADING AND UNLOADING SPACE, OFF-STREET.** An open hard surfaced area ~~of land~~ other than a street or public way, the principal use of which is for the standing, loading, and unloading of motor vehicles, tractors, and trailers to avoid undue interference with public streets and alleys. Such space shall not be less than ten feet in width, thirty-five feet in length, and fourteen feet in height, exclusive of access aisles and maneuvering space.

**MARQUEE OR CANOPY:** A roof-like structure of a permanent nature which projects from the wall of a building or overhangs the public way and is designed and intended to protect pedestrians from adverse weather conditions.

**MARQUEE OR CANOPY SIGN:** A sign that is mounted or painted on, or attached to, a canopy or marquee.

**MEMORIAL OR TABLET SIGN:** The permanent part of a building which denotes the name of the building, date of erection, historical significance, dedication, or other similar information.

**MICROBREWERY.** A brewery that produces between 1,000 barrels and 15,000 barrels (31,000 to 465,000 gallons) of beer per year with 75% or more of its beer sold off-site. Also referred to as a "**Class 1 craft** brewer" per 235 ILCS 5/1-3.38.

~~**NON-CONFORMING USE.** Any building, structure or land lawfully occupied by a use or lawfully established at the time of the adoption of this Ordinance or amendments hereto with the regulations of this Ordinance.~~

**NON-CONFORMING SIGN:** Any sign that does not conform to the requirements of this ordinance.

~~**NON-CONFORMING USE.** Any building, structure or land lawfully occupied by a use or lawfully established at the time of the adoption of this Ordinance or amendments hereto with the regulations of this Ordinance.~~

**NURSING HOMES OR REST HOMES.** A home for the care of children or the aged or infirm, or place of rest for those suffering bodily disorders, but not including facilities for the treatment of sickness or injuries or for surgical care.

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**OFF PREMISE IDENTIFICATION SIGN:** Any sign displaying the name and or logo of a business and which is situated on a parcel of land other than the property for which the sign is identifying.

OPEN SALES LOT. Any land used or occupied for the purpose of buying and selling new or second-hand passenger cars or trucks, motor scooters, motor ~~cycles~~~~cycles~~, boats, trailers, aircraft, and monuments, and for the storing of same prior to sale.

**OUTDOOR ADVERTISING STRUCTURE: (BILLBOARD).** A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises on which such sign is located or to which it is affixed (See Billboard).

**PENNANT:** Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

PERSONAL SERVICES. Personal service uses are exclusively indoor land uses in which personal services are provided to individuals on a walk-in or on an appointment basis. Examples may include: barber shops, beauty shops, shoe repair/shoe ~~shine~~ ~~shine~~ shops, tailor/garment repair shops, small household appliance repair shops, travel office, and similar land uses. Adult and Regulated Uses are specifically excluded from this category. (Amended 6/19/2007)

PHILANTHROPIC ~~AND—ELEEMOSYNARY~~ INSTITUTIONS. A nonprofit nongovernmental institution organized and operated for charitable purposes whose net income does not inure in whole or in part to the benefit of shareholders or individuals but through donated assets and income to provide social useful services. Community foundations, endowments, hospitals, educational institution founded by charity and charitable trusts are types of philanthropic ~~and eleemosynary~~ organizations.

PLACES OF WORSHIP. A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building(s) and uses(s) are maintained and controlled by a religious body organized to sustain religious ceremonies and/or purposes.

**POLITICAL SIGN:** Any sign displayed in conjunction with an official election or referendum, used on behalf of candidates for elected public office or to advocate a position on referenda.

**PORTABLE SIGNS:** Any sign attached to or mounted upon a frame intended to be moved from place to place. Such sign may be used as a temporary free standing sign and may or may not include movable lettering.

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**PRIMARY OPEN SPACE.** All non-buildable areas (except existing road rights-of-way), specifically wetlands, lands that are generally inundated (under ponds, lakes, creeks, ~~et~~ **etc.**), land within the 100-year floodplain, slopes exceeding 25% and soils subject to slumping. Primary open space areas are predetermined by the locations of these features.

**PROJECTING SIGNS:** A sign wholly or partly dependent upon a building for support, and which projects more than twelve (12) inches in a perpendicular fashion from such building.

**RAILROAD RIGHT-OF-WAY.** A strip of land with tracks and auxiliary facilities for track operation, but not including depot loading platforms, stations, ~~trainsheds~~, **train sheds**, warehouses, rail car shops, rail car yards, locomotive shops, water towers, etc., **under regulation by the Interstate Commerce Commission (ICC).**

**REAL ESTATE SIGN:** A sign used to advertise the sale or lease of an individual home, apartment office, or retail development.

**REST HOME.** See "Nursing Home".

**ROOF SIGN:** A sign mounted on the roof of a building.

**SECONDARY OPEN SPACE.** All buildable acreage protected as open space. Secondary open spaces shall include, at a minimum, a 150-foot deep greenway buffer along all water bodies and watercourses, and a 50-foot greenway buffer alongside arterial and major collector streets and wetlands. The location of secondary open space areas shall be guided by the maps and policies contained in the ~~Land Resource Management Plan~~ **LRMP** and shall typically include all or part of the following kinds of resources: mature woodlands, aquifer recharge areas, areas with highly permeable soil according to the Kendall County Soil Survey, significant wildlife habitats, sites listed by the Critical Trends Assessment Program of the Illinois Department of Natural Resources, prime farmland, historic or traditional rural architecture reminiscent of Kendall County's agricultural heritage, and scenic views into the property from existing public roads.

**SERVICE STATION.** A place where gasoline, stored in underground tanks, kerosene, lubricating oil or grease, for operation of motor vehicles, are offered for sale directly to the public on the premises, and including minor accessories and the service of motor vehicles; but not including major motor vehicle repairs, and including washing of motor vehicles. When the dispensing sale or offering for sale of motor fuels or oil is incidental to the conduct of a ~~public-garage motor vehicle repair facility~~, the premises shall be classified as a ~~public-garage motor vehicle repair facility~~. Service stations shall not include sale or storage of automobiles or trailers (new or used) (*Amended 6/19/2007*)

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**SHORT-TERM RENTAL.** A dwelling, one family or dwelling, two family or accessory structures with residentially allowed occupancy permits that are rented for a maximum thirty (30) days.

**SIGN.** A name, identification, description, display or illustration which is affixed to or painted or represented directly or indirectly upon a building, structure, tree, rock, or other object, or piece of land, and which directs attention to an object, product, place, activity, persons, institutions, organization or business. However, a sign shall not include the flag, emblem or insignia of a nation, political unit, school or religious group. A sign shall not include a sign located completely within an enclosed building unless the context shall be exposed to view from a street. Each display surface of a sign shall be considered to be a sign.

~~**SIGN, ADVERTISING (BILLBOARD).** A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises on which such sign is located or to which it is affixed.~~

~~**SIGN, BUSINESS.** A sign which directs attention to a business or profession conducted, or to commodity, service or entertainment sold or offered upon the premises where such a sign is located or to which it is affixed. From Definitions~~

~~**SIGN, CHURCH BULLETIN BOARD.** A sign attached to the exterior of a church or located elsewhere on the church premises used to indicate the services or activities of the church and including its name, if desired. From Definitions~~

~~**SIGN CONTRACTOR:** A person or entity who performs work for compensation in connection with the erection, construction, enlargement, alteration, repair, moving, improvement, maintenance, conversion or manufacture of any sign.~~

~~**SIGN, FLASHING.** Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance any revolving, illuminated sign shall be considered as a flashing sign. From Definitions~~

~~**SIGN, GROSS SURFACE AREA OF.** A sign shall be the entire area within a single continuous perimeter enclosing the extreme limits of such sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an intricate part of the display. From Definitions~~

~~**SIGN IDENTIFICATION.** A structure, building wall or other outdoor surface use to display and identify the name of the individual business, profession, organization or institution occupying the premises upon which it is located. From Definitions~~



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**SIGN STRUCTURE:** The sign and all parts associated with its mounting.

**SIGN SUPPORTS:** All structural features by which a sign is held up, including, for example, poles, braces, guys, and anchors.

~~SLAUGHTER HOUSE~~ **SLAUGHTERHOUSE.** An establishment where animals are butchered for food.

**SMALL POULTRY AND SMALL ANIMAL PROCESSING PLANT.** Operations in which the carcasses of slaughtered poultry are defeathered, eviscerated, cut-up, skinned, boned, canned, salted, stuffed, rendered, or otherwise manufactured or processed. Poultry and small animals are defined as **rabbits**, chickens, turkeys, ducks, geese, guineas, squab (pigeons up to one month old), small game birds such as quail, pheasant, and partridge ~~and rabbits~~.

**SPECIAL EVENT SIGNS:** A temporary sign associated with a special event on the property where the sign is located that exceeds the allowable amount of time and number of signs permitted under Section 12:14.B.1 of this Ordinance. Such signs must be related to the special event occurring on the property. (Amended 7/19/2011)

**SPECIFIED SEXUAL ACTIVITIES.** ~~For the purpose of this section a~~ Are defined as:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse, fellatio or sodomy;
3. Fondling, kissing, or other erotic touching of specified anatomical areas.

**STACKING REQUIREMENTS.** ~~For the purpose of this ordinance, stacking requirements are t~~The number of cars and trucks that must be accommodated in a reservoir space while awaiting ingress or egress to specified business or service establishments.

**TEMPORARY.** For a duration of time no longer the 7 days including weekends.

**TEMPORARY SIGN:** Any sign designed, constructed, or erected to display a message for a limited duration of time. Such signs include but are not limited to: Beacon or Search Light, Grand Opening, Inflatable, Political and Special Event Signs, as well as any other sign which by its definition and application in this chapter is designated as a Temporary Sign.

~~TOURIST COURTS, MOTOR LODGES.~~ A group of attached or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space



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~~conveniently located to each unit, including auto courts, motor lodges, or other similar type uses.~~

**WALL SIGN:** Any sign attached parallel to and supported by a wall or building, and within six (6) inches of such wall, or painted on the wall surface of any building.

**WINDOW AREA:** Any transparent area on a facade through which the interior of a premises may be viewed from outside.

**WINDOW SIGN:** Any sign which is affixed or placed so that its message or image is read as a part of the total composition of a window area.

**ZONING BOARD.** The Kendall County Zoning Board of Appeals (**ZBA**).

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC).** An informal, strictly advisory committee and not a County Board committee comprised primarily of County staff and advisors. Membership includes, but is not limited to, representatives from the County ~~Planning, Building and Zoning (PBZ)~~ Department (**PBZ Department**), the Highway Department, the Health Department, the Sheriff's Department, Forest Preserve District, Soil and Water Conservation District, and the County Engineer or consultants. The PBZ Chair or his/her designee, as needed, from the Planning, Building and Zoning (PBZ) Committee shall serve on ZPAC.

## SECTION 4:00 GENERAL PROVISIONS

Updated on 11.20.18

### 4:03 USE AND BULK REGULATIONS

- A. USE. No buildings, structure or land shall hereafter be used or occupied, and no building or part thereof, or other structure, shall be erected, raised, moved, reconstructed, extended, enlarged, or altered except in conformity with the regulations herein specified in the district in which it is located.
- B. BULK. All new buildings and structures shall conform to the **building** regulations established herein for the district in which each building ~~shall be is~~ located, except that parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks and necessary appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with all other ~~ordinances of~~ Kendall County **ordinances**.

### 4:04 LOT COVERAGE (Amended 10/17/2000)

- A. MAINTENANCE OF YARDS, COURTS AND OTHER OPEN SPACES. The maintenance of yards, courts and other open space and minimum lot area ~~legally~~ required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence. ~~Furthermore, no legally~~ **No** required yards, courts, other open space or minimum lot area allocated to any building shall, by virtue of change of ownership or for any other reason be used to satisfy ~~yard, court, other open space, or minimum lot area~~ requirements for any other building.
- B. DIVISION OF ZONING LOT. No zoning lot improved with a building or buildings shall hereafter be divided into two or more zoning lots and no portion of any zoning lot which is improved with a building or buildings shall be sold, unless all zoning lots resulting from each such division or sale and improved with a building or buildings ~~shall not be less conforming to all~~ **comply with the** bulk regulations of the zoning district in which the property is located.
- C. LOCATION OF REQUIRED OPEN SPACE. ~~All~~ **The** location of required open spaces or yards or courts and other open space allocated to a building or dwelling group shall be located on the same zoning lot as such building dwelling group, except as otherwise permitted in planned development and planned open spaces.
- D. REQUIRED YARDS FOR EXISTING BUILDINGS. No yards now or hereafter provided for a building existing on the effective date of this amended ordinance shall subsequently be reduced below, or further reduced below if already less than, the minimum yard requirements of this amended ordinance for equivalent new

## SECTION 4:00 GENERAL PROVISIONS

Updated on 11.20.18

construction, except as provided in Section 5:11.

- E. CORNER CLEARANCE. There shall be no material obstruction to vision on any corner lot between a height of two feet and a height of ten feet above the finished grade of either street within a forty (40) foot triangle formed by the intersection street lines with the following exception:

On corner lots within that part of a yard, court, or other open area located within a radius of twenty-five (25) feet from the point of intersection of the two (2) street right-of-way lines forming the lot corner, no buildings, structures, or shrubs as herein permitted as obstructions in front or side yards adjoining a street shall be erected, altered, or planted which have a height more than thirty (30) inches above the ground grade in this area, and trees planted in such areas shall be maintained in a manner that trees shall not have branches lower than eight (8) feet above the ground grade elevation in this area. (Amended 11/18/2003)

### 4:05 ACCESSORY BUILDINGS, STRUCTURES AND USES

- A. ACCESSORY BUILDINGS OR USE. An "accessory building or use" includes but is not limited to the following:
1. A children's playhouse, garden house and private greenhouse;
  2. A garage, shed or building for domestic storage;
  3. ~~Storage or merchandise~~ **Merchandise storage** normally carried in stock on the same lot with any ~~retail service or~~ business use, unless such storage is excluded by the district regulations;
  4. Storage of goods used in or produced by manufacturing activities on the same lot or parcel of ground with such activities, unless such storage is excluded by the district regulations;
  5. Incinerators incidental to residential use;
  6. A non-paying guest house (without kitchen facilities) or rooms for guests within an "accessory building" provided such facilities are used for the occasional housing of guests of the occupancy of the principal building and not for permanent occupancy by others. (Only permitted on parcels of 3 acres or more in the A-1 district or R-1 district)
  7. Swimming pool, private, for use by the occupant and his guests;
  8. Off-street parking and loading facilities;
  9. Signs (other than advertising signs) as permitted and regulated in each district incorporated in this Ordinance;
  10. Carports as a separate structure;
  11. Towers for personal use, i.e. radio towers, towers to receive internet service.
  12. Small wind energy system (Permitted as Conditional Use only in the A-1, R-1, R-2, and all Business and Manufacturing Districts – may also be approved as part of

**SECTION 4:00 GENERAL PROVISIONS**

Updated on 11.20.18

- a Residential Planned Development) subject to the conditions of Section 4:17  
(Amended 2/16/2010)
  - 13. Solar panels (Amended 2/16/2010)
  - 14. Home Occupations; (see Section 4:06 – 4:07)
  - 15. **Short-Term Rental provided the property is annually registered with the Kendall County Planning, Building and Zoning Department.**
- B. PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. The following table identifies accessory buildings, structures and uses that are permitted as obstructions in required yards (setbacks) subject to the following restrictions.
1. No structure shall be placed within a recorded easement.
  2. No other obstruction shall occur within a recorded easement unless the sole purpose of the easement is for service to only the subject property.
  3. No obstruction shall adversely impact drainage.
  4. Unless otherwise indicated in the table listed below, no obstruction shall be closer than five feet from a property line.
  5. No obstruction shall encroach onto a private septic system or private water wells.

In the following table, an (x) indicates the obstruction is permitted:

<b>Permitted Obstruction</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
Awnings or canopies, which may project not more than three (3) feet into a required yard	X	X	X
Arbors or trellises, and where trellises are attached to the principal building they may also project into front yards or side yards			X
Air conditioning equipment			X
Architectural entrance structures on a lot or at entrance roadways into subdivisions provided they comply with the setbacks established in Section 12:00 herein.	X	X	X
Balconies			X
Bay windows - projecting not more than three (3) feet into a yard.	X	X	X
Chimneys, attached - projecting not more than three (3) feet into a yard.	X	X	X

**SECTION 4:00 GENERAL PROVISIONS**

Updated on 11.20.18

<b>Permitted Obstruction</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
Decks, attached to a principal structure, when constructed entirely or partially around a swimming pool, for the sole purpose of providing a connection of the swimming pool to the principal structure. Such decks shall be removed from the required side and/or rear yard within thirty (30) days of the removal of the swimming pool they are providing a connection for. <i>(Amended 11/15/11; Ord. 11-31)</i>		X	X
Eaves and gutters on principal buildings <b>or attached accessory buildings</b> projecting not more than four (4) feet into a front and rear yard nor more than twenty-four (24) inches into a side yard.	X	X	X
Fallout shelters, attached or detached, when conforming also with other <b>County</b> codes and ordinances <b>of the County</b>			X
Fire escapes, open or enclosed, or fire towers - may project into a required front yard or side yard adjoining a street not more than five (5) feet and into a required interior side yard not more than three and one-half (3½) feet	X	X	X
Flagpoles, within two and one-half feet (2.5') of a property line	X	X	X
Garages or carports, detached		X	X
Growing of farm and garden crops in the open is allowed in all yards up to property line.	X	X	X
Lawn furniture, such as sun dials, bird baths, and similar architectural features may encroach to within two and one-half feet (2.5') of a lot line.	X	X	X
Open off-street parking and loading spaces may encroach to within two and one-half feet (2.5') of a lot line unless otherwise permitted in Section 11:00 herein.			X
Ornamental light standards to within two and one-half feet (2.5') of a property line	X	X	X

**SECTION 4:00 GENERAL PROVISIONS**

Updated on 11.20.18

<b>Permitted Obstruction</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
Playground and laundry-drying equipment		X	X
Playhouse and open sided summer houses		X	X
Sheds and storage buildings for garden equipment and household items as accessory to dwellings.		X	X
Sills, belt courses, cornices, and ornamental features of the principal buildings, projecting not more than eighteen (18) inches into a yard.	X	X	X
Steps, open or ramps - necessary for access to and from the dwelling or an accessory building, steps or ramps as access to the lot from the street, and in gardens or terraces, up to the property line.	X	X	X
Swimming pools, private - when conforming also with other codes or ordinances of the County.		X	X
Swimming pools, above or below ground, detached or attached to a principal structure, when also conforming with the setback regulations of well and septic systems. <i>(Amended 11/15/11; Ord. 11-31)</i>		X	X
Terraces, patios, and outdoor fireplaces		X	X
Tennis courts, private		X	X
Trees, shrubs, and flowers up to property line except as otherwise regulated per Section 4.04. <b>F E</b> Corner Clearance.	X	X	X
Other accessory buildings, structures, and uses as herein permitted in district regulations as accessory to a specific permitted use.		X	X

- C. **LOCATION.** Except as otherwise provided for under Section 4:05 no part of any accessory building shall be located closer than five (5) feet from any side or rear property line, nor closer than ten (10) feet to any main buildings, unless attached and made a part of such main building. In the A-1 Agricultural District accessory structures must be ten (10) feet from all property lines dividing lots held in separate ownership. If an accessory structure is the first building on a A-1 Agricultural lot it

## SECTION 4:00 GENERAL PROVISIONS

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must meet principle building setbacks as set forth in section ~~7.01.H.2.a~~ **7:01.G.2.a** of the Zoning Ordinance.

### 4:06 HOME OCCUPATION- AGRICULTURAL provided:

1. It is conducted entirely within the dwelling or permitted accessory building by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence. **Research and development related businesses shall be exempt from the requirement that the home occupation be conducted entirely within the dwelling or permitted accessory structure, unless otherwise prohibited by law.**
2. A maximum sign of **eight** (8) square feet will be permitted but must meet setback requirements in ~~s~~**Section 11:00** of the Zoning Ordinance and be unlit.
3. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises except that items incidental to the home occupation may be sold, i.e., hair products may be sold at a salon.
4. No person shall be employed on site other than members of the family residing on the premises and two persons outside the family, providing that additional persons outside of the family may be permitted by the ~~Zoning Board of Appeals~~ **ZBA** pursuant to an application for special use filed in accordance with the provisions of this ordinance.
5. The number of off-street parking spaces for that use is provided as required by the ~~Off-Street Parking, Loading, and Landscape Requirements~~ **Section 11:00** of this Ordinance.
6. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines, **unless otherwise permitted by law.**

### 4:07 HOME OCCUPATION- RESIDENTIAL provided:

1. It is conducted entirely within the dwelling by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence. **Research and development related businesses shall be exempt from the requirement that the home occupation be conducted entirely within the dwelling, unless otherwise prohibited by law.**
2. There are no signs, display or activity that will indicate from the exterior of the dwelling that it is being used for any use other than a dwelling except as allowed by the sign regulations for the district in which such "home occupation" is located.
3. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises, except that items incidental to the home occupation may be sold, i.e., hair care products sold at a salon.

## SECTION 4:00 GENERAL PROVISIONS

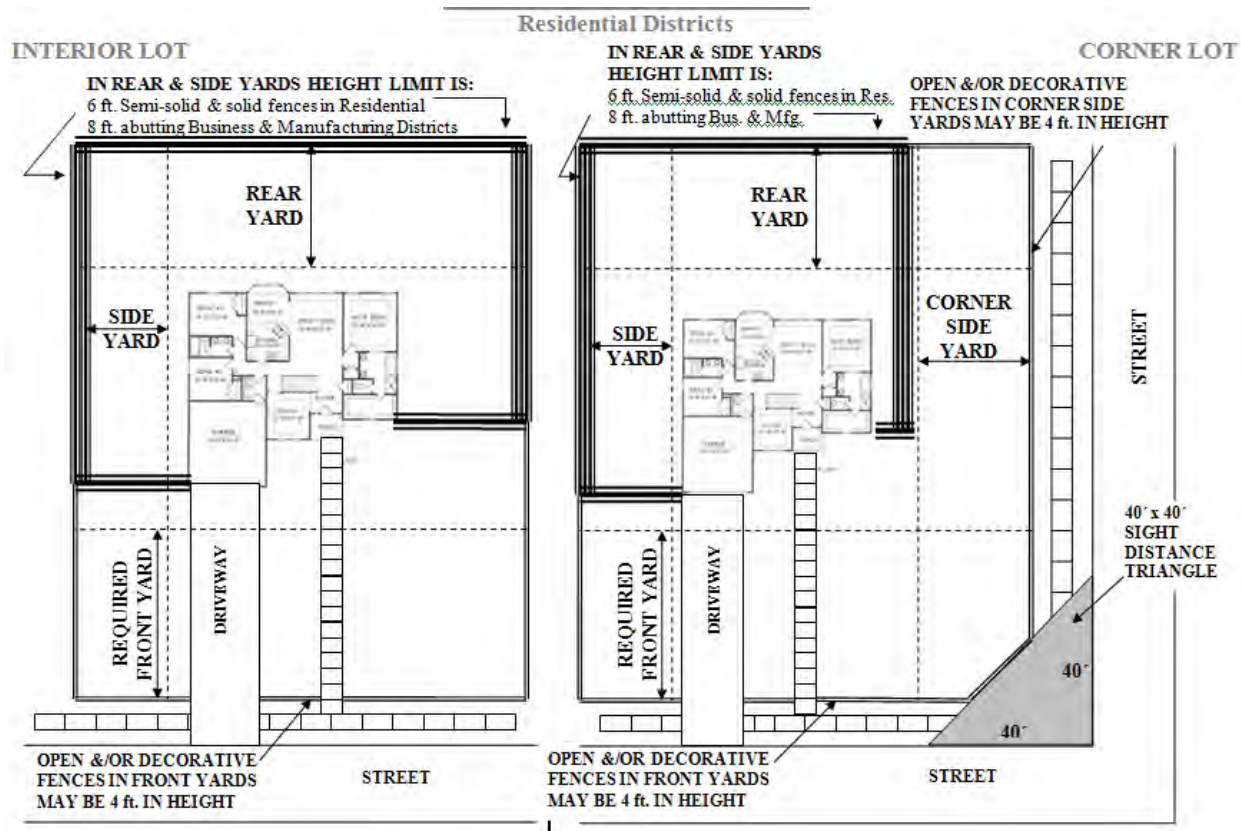
Updated on 11.20.18

4. No more than ten (10) vehicle trips ~~by either~~ (customers, delivery persons or employees) may be made throughout a day to and from the home occupation.
5. No person shall be employed on site other than members of the family residing on the premises and one person outside the family in all residential districts.
6. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.
7. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines, **unless otherwise permitted by law.**
8. Instruction in music, crafts and dance shall be limited to one student at a time with a maximum of eight per day. ~~To exceed~~ **Exceeding** this limit requires a variance.
9. Salons shall be limited to one **station** (chair or nail table), **commonly referred to as a station.**

### 4:14 FENCES

- A. GENERAL. Fences that are open, semi-solid or solid are allowed in all districts and yards with the following conditions, unless otherwise regulated herein:
  1. Fences located in the A-1 District shall be excluded from any fence height restriction or fence type restriction specified in this section below.
  2. Only decorative or open fences, which do not exceed four feet (4') in height, are allowed in a front yard. (The front yard is a yard lying between the roadway right-of-way line and the nearest line of the building)





3. Semi-solid and solid fences shall be regulated as follows:
  - a. In Residential districts, solid and semi-solid fences are permitted up to six feet (6') in height in required side and rear yards with the finished side out provided they do not extend into a required front or corner side yard. Where a side yard or rear lot line of a residentially zoned lot abuts property located in a Business or Manufacturing district, a solid or semi solid fence of up to eight feet (8') in height may be permitted in the required side and rear yards with the finished side out provided they do not extend into a required front or corner side yard. (Amended 6/20/2006)
  - b. In Business and Manufacturing districts, solid and semi-solid fences are permitted up to eight feet (8') in height, and may be placed along the lot line in required side and rear yards with the finished side out provided they do not extend into a required front or corner side yard.
4. Fences may be placed up to a property line provided that fences shall not encroach into rights-of-way.

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5. Fences on corners of vehicular intersections shall comply with Section 4.04**FE**, Corner Clearance, of this ordinance.
6. Except in the A-1 District & R-1 District, barbed-wire and aboveground electric fences shall not be located in any Residential District or residential platted subdivision. The use of underground electric fences to contain domestic pets is permitted in any District.

### 4:17 SMALL WIND ENERGY SYSTEMS (Amended 2/16/2010)

- A. Total Height: There is no limitation on tower height, except as imposed by setback, clear one and FAA regulations.
- B. **Set-back Setback**: The wind energy system shall be set back a distance equal to one hundred ten (110) percent of the hub height from all adjacent property lines. Additionally, no portion of the small wind energy system, including guy wire anchors, may extend closer than ten (10) feet to the property line.
- C. Clear Zone: The wind energy system shall maintain a circular clear zone that has a radius which is equivalent to one hundred and ten (110) percent of the hub height. This clear zone shall be maintained free of any occupied structures on adjoining properties, tanks containing combustible/ flammable liquids, and above ground utility/electrical lines.
- D. Noise: Wind energy systems shall not exceed **sixty (60)** dBA, as measured at the closest property line. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.
- E. Tower Security: Any climbing apparatus must be located at least **twelve (12)** feet above the ground, and the tower must be designed to prevent climbing within the first **twelve (12)** feet.
- F. Lighting: Wind energy systems shall not be artificially lighted with accent lighting. For the protection of the flight patterns of aircraft and the protection of heliports, airports and landing strips, wind energy systems must be lighted in accordance to the regulations and guidelines of the Federal Aviation Administration (FAA) regulations or appropriate authorities.
- G. Signs/Advertising: No tower should have any sign, writing, or picture that may be construed as advertising.

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- H. Visual Effects and Safety. All reasonable visual and safety concerns of adjacent property owners must be resolved before Construction/Use Permit will be issued. When an applicant intends to submit a Construction/Use Permit Application to the **Planning, Building and Zoning PBZ** Department, he/she must also submit a copy of the completed conditional use application form to each adjacent neighbor at least 15 days prior to the issuance of a conditional use permit. If there are negative comments from neighbors, staff will attempt to resolve these negative neighbor comments with the applicant. If staff is unsuccessful in resolving concerns of the neighbors with the applicant, staff will schedule and provide notice of a public hearing before the Kendall County Planning Commission to review and make a determination on the pending application and unresolved issues. At this public hearing the Kendall County Planning Commission will take testimony from staff, the neighbors and the applicant, and then will make a determination, based on the evidence presented, to approve, conditionally approve or deny the application. Any decision by staff or the Planning Commission may be appealed to the County Board.
- I. Multiple wind energy systems: Multiple wind energy systems are allowed on a single parcel as long as the owner/operator complies with all non-commercial wind farm regulations contained in these regulations. Units shall be installed in compliance with minimum setback and clear zone requirements, as defined by these regulations. The minimum distance between wind energy systems shall be equivalent to one hundred ten (110) percent of the hub height.
- J. Approved Wind Turbines: At the time of application, the applicant must present a certification from the manufacturer that the system's turbine and other components equal or exceed the standards of one of the following national certification programs such as the: California Energy Commission, National Electrical Code (NEC), American National Standards Institute (ANSI), Underwriters Laboratories (UL), or any other small wind certification program recognized by the American Wind Energy Association.
- K. Onsite Electrical Use: On the Construction/Use Permit Application, the applicant must certify that the proposed system will be used primarily to reduce onsite consumption of electricity.
- M L.** Compliance with the National Electrical Code: Construction/Use Permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code. This information is frequently supplied by the manufacturer.

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**N M.** Removal of Defective or Abandoned Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within six months. If any wind energy system is not operated for a continuous period of **twelve (12)** months, the county will notify the landowner by registered mail and provide **forty-five (45)** days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the landowner and such landowner shall remove the turbine within **one hundred twenty (120)** days of receipt of notice from the county.

4:18 SOLAR PANELS (Amended 11/20/2018)

L. Building Permit Requirements and Fees. All solar energy systems will be required to have a Kendall County Building Permit before any work can be started. A written plan and a plat/drawing for the proposed solar energy system shall be provided with the Building Permit Application. The plat/drawing must show the location of the system on the building or on the property, (for a ground-mount system show arrangement of panels), with all property lines and set back footages indicated. Fees for processing the applications for building permits shall be **established by the County Board. submitted to and collected by the Kendall County Planning, Building and Zoning Department as follows:**

<del>0-</del>	<del>10 kilowatts (kW)</del>	<del>\$150.00</del>
<del>11-</del>	<del>50 kilowatts (kW)</del>	<del>\$300.00</del>
<del>51-</del>	<del>100 kilowatts (kW)</del>	<del>\$600.00</del>
<del>101-</del>	<del>500 kilowatts (kW)</del>	<del>\$1,200.00</del>
<del>501-</del>	<del>1,000 kilowatts (kW)</del>	<del>\$2,750.00</del>
<del>1,001-</del>	<del>2,000 kilowatts (kW)</del>	<del>\$6,000.00</del>
<del>Over 2,000</del>	<del>kilowatts (kW)</del>	<del>\$6,000.00 + \$200.00 for each additional 0-100 kilowatts</del>

Any solar energy system that construction has started before a Building Permit has been applied and paid for will be charged double the permit fee. The above fees do not apply to solar energy systems used to generate energy for on-site consumption of energy for agricultural purposes.

4:19 TEMPORARY USES PERMITTED (Amended 3/21/18)

An owner seeking an approval of a permitted temporary use shall **submit an application apply** for a temporary use to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request for a temporary use to the

## SECTION 4:00 GENERAL PROVISIONS

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~~Planning, Building and Zoning~~ **PBZ** Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator or his/her deputies in the review of a temporary use to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests. Any permitted temporary use may be treated as a special use (per the procedures contained in Section 13:00) if the stated time limit is to be exceeded.

### **Teska underlined Temporary Uses.**

2. Concrete ready-mix or asphalt plants, when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District.
  - a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
  - b. The plant shall be located a minimum of one thousand (1,000) feet from any occupied principal structure.
  - c. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The operator of the facility shall guarantee the proper removal of all facilities with good and sufficient security as approved by the Zoning Administrator.
  - d. The plant shall produce product only for the specific parcel for which the temporary use is permitted. ~~For p~~Plants constructed to support a major road project, ~~the plant~~ shall be located adjacent to the roadway.
  - e. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise permitted.
  - f. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
  
3. Temporary building, trailer, or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district provided that:
  - a. Each permit shall specify the location of the building, trailer, or yard and the area of permitted operation.
  - b. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4)

## SECTION 4:00 GENERAL PROVISIONS

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- successive periods.
- c. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
  - d. Trailers or mobile homes may be used for residential purposes only during the construction of a residence and must be removed within thirty (30) days of obtaining a certificate of occupancy or completion of construction. In no case shall a trailer or mobile home be permitted to remain on the premises for more than two years. **(was 4; remaining section renumbered)**
5. Temporary Stockpiling of dirt on private property when necessary and incidental to a major construction project:
- a. Erosion control measures must be in place
  - b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
  - c. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise permitted.
  - d. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project. **(was a second b; typo corrected)**

**PART A NON-CONFORMING USES**

5:02 CONTINUANCE OF NON-CONFORMING USES

**PART B NON-CONFORMING STRUCTURES**

5:09 CONTINUANCE OF NON-CONFORMING STRUCTURES

**PART C NON-CONFORMING LOTS**

5:15 DEVELOPMENT OF NON-CONFORMING LOTS



## SECTION 6:00 ZONING DISTRICTS

### 6:01 DISTRICTS

For the purpose and provisions herein Kendall County, Illinois is hereby organized into **nineteen (19) twenty (20)** districts. The minimum area that may constitute a separate or detached part of any zoning district shall be as follows:

SECTION	ZONING DISTRICT	MINIMUM AREA
7:01	A-1 Agricultural District	
8:02	R-1 One Family Residential District	130,000 sq. ft.
8:03	RPD-1 Residential Planned Development-One	20,000 sq. ft.
8:04	RPD-2 Residential Planned Development-Two	20,000 sq. ft.
8:05	RPD-3 Residential Planned Development-Three	20,000 sq. ft.
<del>8:07</del> <del>8:06</del>	R-2 One Family Residential District	90,000 sq. ft.
<del>8:08</del> <del>8:07</del>	R-3 One Family Residential District	45,000 sq. ft.
<del>8:09</del> <del>8:08</del>	R-4 One Family Residence District	30,000 sq. ft.
<del>8:10</del> <del>8:09</del>	R-5 One Family Residence District	15,000 sq. ft.
<del>8:11</del> <del>8:10</del>	R-6 One Family Residence District	7,000 sq. ft.
<del>8:12</del> <del>8:11</del>	R-7 General Residence District	Varies
<del>9:02</del> <del>9:01</del>	B-1 Local Shopping District	10,000 sq. ft.
<del>9:03</del> <del>9:02</del>	B-2 General Business District	10,000 sq. ft.
<del>9:04</del> <del>9:03</del>	B-3 Highway Business District	10,000 sq. ft.
<del>9:05</del> <del>9:04</del>	B-4 Commercial Recreation District	20,000 sq. ft.
<del>9:06</del> <del>9:05</del>	B-5 Business Planned Development District	Varies
<del>9:07</del> <del>9:06</del>	B-6 Office and Research Park District	150,000 sq. ft.
10:01	M-1 Limited Manufacturing District	
10:02	M-2 Heavy Industrial District	
10:03 Reclamation	M-3 <b>Earth Aggregate</b> Materials Extraction, Processing and Site	

## SECTION 6:00 ZONING DISTRICTS

### 6:02 ZONING MAPS

The boundaries of the aforesaid zoning districts are hereby established as shown on the maps entitled ~~"Zoning Map of Kendall County, Illinois, dated July 9, 1974"~~ **"Official Zoning Map of Kendall County, Illinois"** found in the office of the Kendall County PBZ Department. **A link entitled "Official Zoning Map of Kendall County, Illinois" found on the Kendall County PBZ Department's website shall be a secondary source to view the Official Zoning Map. The paper map found in the Kendall County PBZ Department shall be the Official Zoning Map in cases of conflict between the paper and online maps. A paper copy of this map can be obtained in the Kendall County PBZ Department Office. ~~which maps accompany and are made a part of this amended ordinance, and~~** Said map shall have the same force and effect as if the Zoning Map, together with all notations, references, and other information shown thereon were fully set forth and described herein.

### 6:06 UTILITIES

B. Telecommunications carrier facilities shall be allowed in all zoning districts if they conform to the following standards.

#### 2. Location Guidelines

- a. A non-residentially zoned lot is the most desirable location.
- b. A residentially zoned lot that is not used for residential purposes is the second most desirable location.
- c. A residentially zoned lot that is 2 acres or more in size and is used for residential purposes is the third most desirable location.
- d. Residentially zoned lot that is less than 2 acres in size and is used for residential purposes is the least desirable location.
- e. The size of a lot shall be the lot's gross area in square feet without deduction of any unbuildable or unusable land, any roadway, or any other easement. **(changed e from separate paragraph to subparagraph)**

## 7:01 A-1 Agricultural District

## A. PURPOSE

It is recognized that the public health and welfare of the citizens of Kendall County are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. This district is intended to ensure that lands within the county which are well suited for agricultural production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses which would hinder farm operations and irretrievably deplete agricultural lands. **Specific purposes for this district are to:**

~~Specific purposes for this district are:~~ (Changed from bullets to numbers)

1. ~~To establish~~ **Establish** a zoning district in which agriculture and certain related uses are encouraged as principal uses of the land.
2. ~~To preserve~~ **Preserve** fertile, tillable soils as a valuable natural resource.
3. ~~To enhance~~ **Enhance** and maintain the sound economic base that agricultural pursuits provide the county and region.
4. ~~To provide~~ **Provide** open areas which contribute to the stability of the environment and enhancement of air and water quality.
5. ~~To preserve~~ **Preserve** woodlands and wetlands associated with farms which, because of their natural physical features, are useful as water retention and groundwater recharge areas, and as habitat for plant and animal life, but may not be conducive to the agricultural uses cited in this ordinance.
6. ~~To prevent~~ **Prevent** scattered, indiscriminate urban development within areas zoned agricultural.
7. ~~To generally limit~~ **Limit** residential development of agriculturally zoned properties or those areas identified as agricultural uses in the County's **Land Resource Management Plan LRMP** to not more than one dwelling unit per each 40 acres of land. (AMENDED 12/16/03)

## B. POLICY

~~To achieve the purposes of the agricultural district it~~ **It** shall be the policy of the county ~~to:~~ (Changed from bullets to numbers)

1. ~~To allow~~ **Allow** only those uses of land which are clearly and primarily best suited for agricultural purposes within the A-1 zoning district.
2. ~~To prevent~~ **Prevent** mixtures of urban and rural land uses which ~~create or tend to~~ create conflicts and incompatibilities which directly or indirectly impose unbalanced tax loads on agriculture and which require urban services which, in turn, contribute to the premature termination and eventual elimination of agricultural uses.
3. That allowance of farm residences under this section shall not change the general character of agricultural use.

4. **Kendall County has a long, rich tradition in agriculture and respects the role that farming and agricultural related businesses continue to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator -- A-1 or A-1 Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operations that are ARE NOT TYPICAL IN OTHER ZONING AREAS. Please be aware that certain special and permitted uses are in existence and can continue operations as approved.**

C. USES PERMITTED

18. Single Family Residential Use, provided:

- a. *Standard Lot* - A new residence shall be permitted on a zoning lot forty (40) acres or larger. Prior to the construction of any new residence, the property owner shall file with the Kendall County ~~Planning, Building and Zoning~~ **PBZ** Department a legal description detailing the location of the parcel, along with a sketch identifying the location of the proposed residence. The County will maintain records of parcels that have been allocated for single-family residences. (AMENDED 12/16/03)
- b. *Allocation* –Parcels of forty (40) acres or more in size shall be entitled to one allocation for a single-family residence for each forty acres of available land within the overall zoning lot. Available land shall be determined as the total acreage of any parcel regardless of the number of existing residences on the premises or replacement homes for which the parcel may be eligible. The available allocations shall be registered in accordance with the procedures outlined in subsection ~~7:01.C.16.e.~~ **7:01.C.18.e** below. Prior to the construction of any new residence, the property owner shall file with the Kendall County ~~Planning, Building and Zoning~~ **PBZ** Department a legal description detailing the location of the acreage to which the allocation(s) is/are being assigned. All parcels upon which a single-family residence is to be constructed utilizing a building permit allocation shall be a minimum of 130,000 square feet with a minimum lot width of 200 feet at the front building setback line. The County will maintain records of parcels that have been registered for single-family residences, and record the dimensions of the parcels upon which the single-family residences are built upon. (AMENDED – 7/17/07)
- c. *Existing Approved Lots* - Single Family Dwellings on zoning lots approved pursuant to the applicable regulations prior to 8th day of March, 1977, which are as follows:
  - i. Any three-quarter (3/4) acre lot, or larger, existing prior to July 17, 1959.

## SECTION 7:00 AGRICULTURAL DISTRICTS

Updated on 11.19.19

- ii. Any vacant three (3) acre parcel or larger that existed prior to August 8, 1971.
- iii. Any vacant five (5) acre parcel or larger that existed prior to August 28, 1972.
- iv. Any vacant twenty (20) acre parcel or larger that existed prior to March 8, 1977.
- v. Any lot in a subdivision or group of lots combined to meet the minimum area requirements of a zoning lot except as otherwise permitted under Section 5:15.B of this ordinance. (AMENDED – 12/16/03) **(MOVED FROM END OF SECTION)**

Parcels classified as “Existing Approved Lots” under subsection **16.c above 18.c** shall be registered on or before December 29<sup>th</sup>, 2005. If an owner declines to register a parcel by this date, the burden of proof of the availability of a permit will shift to the owner, who shall be required to prove, by clear and convincing evidence, that a building permit allocation is applicable to the parcel in question. After December 29<sup>th</sup>, 2005, the owner of a zoning lot meeting the standards of 16c above shall file a petition with the Kendall County **Planning, Building and Zoning PBZ** Department to construct a new single family dwelling on an unregistered prior zoning lot. The petition shall be reviewed by the Zoning Administrator and approved, denied, or referred to the Planning, Building, and Zoning Committee of the County Board (Amended 1/18/11). In considering the petition, the Zoning Administrator shall consider the following findings of fact:

- The petitioner must have purchased the property prior to May 1, 2000;
- The petitioner must demonstrate that the property was buildable under the applicable zoning regulations at the time it was purchased. (AMENDED – 12/16/03)

d. *Replacement Home* – A replacement home is defined as a residence intended to replace a pre-existing home destroyed or damaged to the extent that it was demolished. (AMENDED – 12/16/03)

i. A replacement home shall be permitted in those instances where the owner can supply physical evidence documenting the prior existence of a residence on the property and further provided that it is registered in accordance with the procedures and deadlines established below in subsection 7.01.C.**16 18.e**. Evidence shall be submitted to the Kendall County **Planning, Building and Zoning PBZ** Department and may include historic aerial photographs, tax records, plat maps or other legal documentation verifying the prior existence of a residential dwelling. (AMENDED – 12/16/03)

- ii. Except for those parcels of land created prior to December 16, 2003 which are improved with existing residences or are eligible for a replacement home, all replacement home lots shall have a minimum area of 130,000 square feet. (*AMENDED – 12/16/03*)
- iii. Lots created prior to December 16, 2003 which are less than 130,000 square feet in area and are improved with existing residences or are eligible for a replacement home shall be considered legally non-conforming and shall not be further reduced in size except as may result from the required dedication of additional right-of-way for an adjoining roadway. (*AMENDED – 12/16/03*)
- iv. If the ~~Planning, Building and Zoning~~ **PBZ** Department determines that adequate evidence is not provided to support a replacement home, the applicant may appeal the decision to the ~~Planning, Building and Zoning~~ **PBZ** Committee of the County Board. Appeals of the Board's decision shall be reviewed by the ~~Zoning Board of Appeals~~ **ZBA** in accordance with Section 13:00 of this ordinance. (*AMENDED – 12/16/03*)
- e. All existing zoning lots which meet the requirements of ~~16a, 16b, 16c or 16d~~ **18a, 18b, 18c, or 18d** above shall be registered by the property owner with the Kendall County ~~Planning, Building and Zoning~~ **PBZ** Department prior to the issuance of a building permit. One single-family residence shall be permitted for each registered allocation. All parcels upon which a single-family residence is to be constructed utilizing a building permit allocation shall be a minimum of 130,000 square feet with a minimum lot width of 200 feet at the front building setback line. The County will maintain records of parcels that have been registered for single-family dwellings in the A-1 zoning district along with the number of permit allocations available to each tract. As each available permit allocation is used, the Planning, Building, and Zoning Department shall record the location and dimensions of the parcels upon which the single-family residences are built upon and shall update the records to track the number of available allocations remaining. (*Amended 7/17/2007*)
- f. *Allocations Registered Prior to December 16, 2003.*  
Parcels in excess of 60 acres in size which were registered for a single allocation prior to December 16, 2003, may register for additional allocations for each 40 acres of available land for any zoning lot in excess of 40 acres in size that remains within the original parent parcel. These additional allocations will be registered in the

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same manner as outline in subsection 7.01.C.16 18.e. (*Amended 7/17/2007*)

~~Parcels classified as “Existing Approved Lots” under subsection 16.c above shall be registered on or before December 29<sup>th</sup>, 2005. If an owner declines to register a parcel by this date, the burden of proof of the availability of a permit will shift to the owner, who shall be required to prove, by clear and convincing evidence, that a building permit allocation is applicable to the parcel in question. After December 29<sup>th</sup>, 2005, the owner of a zoning lot meeting the standards of 16c above shall file a petition with the Kendall County Planning, Building and Zoning Department to construct a new single family dwelling on an unregistered prior zoning lot. The petition shall be reviewed by the Zoning Administrator and approved, denied, or referred to the Planning, Building, and Zoning Committee of the County Board (*Amended 1/18/11*). In considering the petition, the Zoning Administrator shall consider the following findings of fact:~~

~~The petitioner must have purchased the property prior to May 1, 2000;~~

~~The petitioner must demonstrate that the property was buildable under the applicable zoning regulations at the time it was purchased. (*AMENDED – 12/16/03*)~~

### D. SPECIAL USES PERMITTED

The following special uses may be permitted only if specifically authorized by the County Board as allowed in Section 13:00. (*Amended 11/19/19*)

4. Agency Licensed Family Residential Care Homes - Transitional **Halfway house**.
7. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair subject to the following restrictions:
  - a. Site shall be a minimum of fifty (50) acres for a Basic Utility Stage 1 airport with a two thousand two hundred (2,200') foot runway. More area is required for larger airports. Airport size and layout shall conform to current FAA and IDOT Division of Aeronautics requirements.
  - b. There shall be a minimum three hundred (300') foot distance between airport property and the nearest residence.
  - c. Security fencing shall be provided **sufficient** to control access to runways and taxiways. The fencing shall be a minimum six (6') feet in height.
  - d. ~~Other requirements as noted in Section 4.13 of this zoning ordinance.~~ (*Amended 6/20/2006*)
  - e. Airports and surrounding territory are subject to the rules and regulations of the State of Illinois Department of Aeronautics and to the following: (**Changed to Roman numerals**)



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- i. Height of structures in areas surrounding the boundaries of airports having an established approach plan that has been approved by the State of Illinois Department of Aeronautics shall be in accordance with the requirements set forth in the approach plan.
  - ii. Height of structures, in areas ten thousand lineal feet beyond the boundaries of airports that do not have an established approach plan shall be governed by the following:
    - i. For an airport having the longest runway less than thirty-nine hundred and fifty lineal feet in length, structures located just beyond the boundaries of the airport shall not be in excess of fifteen feet in height, and for every two hundred lineal feet of additional distance from the airport boundaries the height of structures may be increased by not more than ten feet.
    - ii. For an airport having a runway of thirty-nine hundred and fifty lineal feet or more in length, structures just beyond the boundaries of the airport shall not be in excess of fifteen feet in height; and for every two hundred lineal feet of additional distance from airport boundaries, the height of structures may be increased by not more than five feet and where a runway has been designated as an instrument runway, the height of structures may be increased by not more than four feet in every two hundred lineal feet of additional distance from airport boundaries, for the first ten thousand lineal feet, and for the area covered in the next forty thousand lineal feet, the height of structures may be increased by not more than five feet in every additional two hundred lineal feet.
    - iii. Structures exceeding the limiting heights shall be considered obstruction to air navigation unless found not to be objectionable after special aeronautical study. Such structures may be specifically authorized as a variation after public hearing by the Zoning Board as provided by law.
12. Banquet Halls are permitted subject to the following conditions:
- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the **Land Resource Management Plan-LRMP**.
  - b. The subject parcel must be a minimum of 5 acres.
  - c. The use of this property shall be in compliance with all applicable ordinances. ~~The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)~~  
**Redundant**

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- ~~d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11:00 of the zoning ordinance.~~
- ~~e. All signage shall comply with the provisions of Section 12:00 of the Kendall County Zoning Ordinance.~~
- f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- g. The 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.

13. Bed and breakfast establishments are permitted subject to the following conditions:
- a. Shall have no more than five (5) guest rooms for rent.
  - ~~b. Shall be in operation for not less than six (6) nights in a six (6) month period. than ten (10) nights in a twelve (12) month period.~~
  - c. Shall maintain a guest register which shall be available at all times for inspections.
  - d. Shall be located in a single family detached dwelling, not an accessory building or garage.
  - e. Shall satisfy all requirements of the Kendall County Health Department in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance and Building Department prior to the issuance of occupancy permits.
  - f. In addition to the parking requirements for a single family detached dwelling, the bed and breakfast establishment shall provide one (1)

additional space for each guest room. The off-street parking for a bed and breakfast establishment shall not be located in any required yard, but it shall be screened from adjacent properties by a landscape screen of at least fifty (50) percent capacity.

- g. Only one (1) sign shall be permitted for each bed and breakfast establishment. The maximum size of such sign shall be four (4) square feet per sign face.
- h. Each guest room may have its own private bath. No guest room shall have any kitchen facilities.
- i. Guest room shall mean sleeping room intended to serve no more than two (2) adult transient guests per night.
- j. Accommodations shall be provided in guest rooms only. The length of stay in a bed and breakfast establishment shall be a maximum of One (1) week.
- k. Any application for a special use shall include, in addition to all other documents required for a special use application, floor plans drawn to scale accurately showing the guest rooms in relation to the rest of the single family detached dwelling.

18. Composting of landscape waste and food waste, subject to the following:

- a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, **Park Part** 830, Standards for compost facilities.
- b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
- c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
- d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
- e. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
- f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
- g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.

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- h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
  - i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
  - j. Truck weights shall be limited to 73,280 pounds.
  - k. The operator shall provide weight receipts to Kendall County.
  - l. Off-site debris and trash generated by the site must be cleaned-up **on a daily basis** on surrounding properties with the owner's permission.
  - m. Other conditions as appropriate for the particular facility. (*Amended 6/20/2006*)
25. Halfway house must be located a minimum of one thousand (1,000) feet **of from** any dwelling.
41. Places of Worship subject to the following conditions:
- a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
  - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11:00.~~
- ~~46. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses subject to the following:~~
- ~~i. All such facilities shall meet all State Animal Management Statutes.~~
  - ~~ii. Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time, unless otherwise approved in the special use permit.~~
  - ~~iii. All signage shall comply with the provisions of Section 12:00 of the Kendall County Zoning Ordinance.~~
  - ~~iv. Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.~~
  - ~~v. Submissions of a manure management plan for review and approval by the Kendall County Health Department.~~
  - ~~vi. Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn to dusk daily.~~
  - ~~vii. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers used in conjunction with the~~

~~stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)~~

~~viii. Provision of handicapped accessible bathroom facilities for customers and employees.~~

~~ix. Compliance with basic life safety requirements for building ingress and egress. (Amended 6/20/2006)~~

**Following Terms should be renumbered**

47. Schools: Elementary, junior high, and high school, including playgrounds, garages for school buses, and athletic field auxiliary thereto.
48. Service Clubs.
49. Small Poultry & Small animal Processing Plant subject to the following conditions:
- a. A maximum of 21,000 units a week. All animals are counted as 1 (one) animal unit except turkeys and geese are counted as 4.5 animal units.
  - b. Facilities (the unloading area) must be located at least 400' from any principle structure.
  - c. No rendering may take place on the site.
  - d. Live animals may be held on the site for no more than twenty-four (24) hours.
  - e. All slaughtering/processing permitted only in an enclosed building.
  - f. The number of hours and days of operation as specified in Special Use Permit to be determined by the County Board.
  - g. Poultry processed to be sold for retail or wholesale sale shall be specified in the special use permit as a condition.
  - h. Parking shall be in accordance with Section 11:00 of the Zoning Ordinance including lighting.
  - i. All Applicable Federal, State and County rules and regulations shall apply.
  - j. Other such conditions as approved by the County Board.
  - k. Waste, by-products or any decomposable residue which results from the slaughtering of animals must be kept in a sealed container and picked up within 48 hours.
  - l. All signage shall comply with the provisions of Section 12:00 of the Kendall County Zoning Ordinance (Sign Regulations)
  - m. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
  - n. Performance Standards. All activities shall conform to the performance standards set forth in **section 10.01.G, Section 4:12.**
50. Solar Gardens subject to the provisions of Section 4:**18.D of the Kendall County Zoning Ordinance.** (Amended 11/20/2018) **(Moved to the correct place alphabetically)**
51. Solar Farms subject to the provisions of Section 4:**18.C of the Kendall County Zoning Ordinance.** (Amended 11/20/2018) **(Moved to the correct place alphabetically).**

55. Wind Farms, Commercial, subject to the following:

- a. Location Guidelines - The following guidelines shall be considered in evaluating the appropriateness of proposed locations for Wind Farms and the proposed project components. The purpose of these guidelines is to assist decision-makers in uniformly analyzing the site-specific impacts of each proposed project and thereby arrive at consistent and balanced decisions.
  - i. *Natural and Biological Resources* - Wind Farms should not be located in areas that have a large potential for biological conflicts. Wind Farms should not be located in large impact areas such as wilderness study areas, areas of critical environmental concern, county and state parks, historic trails, and special management areas. Wind Farms should not significantly impact important wildlife habitat.
  - ii. *Visual Impacts* - Wind Farms should avoid those visual corridors that are designated by the County as essential view sheds or scenic areas. Essential view sheds or scenic areas are those areas designated in the County's LRMP or in other locations determined by the County Board after analyzing the applicant's wind farm visual simulations and considering public hearing comments. A Wind Farm project should maintain visual unity among clusters of turbines. To promote visual uniformity, the rotors, nacelles and towers of all turbines in an array should appear similar. To avoid visual clutter, intra-project power lines having a voltage of 34,500 volts or less, should be buried unless the applicant can sufficiently demonstrate that burying the lines will violate other guidelines/standards, violate applicable law, render the project economically infeasible or be hidden from public view. To avoid cluttering the skyline, transformers and other electric equipment should be hidden from view or otherwise constructed in harmony with the surrounding landscape.
  - iii. *Soil Erosion & Water Quality* - Wind Farms should avoid erosion. Disturbance and construction on erodible slopes should be minimized. The number of improved roads and construction staging areas should be kept to a minimum. The grading width of roads should be minimized. One-lane roadways with **turn-outs** **turnouts** are recommended. The number and size of staging areas and crane pad sites should be minimized.
  - iv. *Historical, Cultural & Archeological Resources* - Wind Farms should avoid sites with known sensitive historical, cultural or archeological resources.
  - v. *Public Safety* – Wind Farms shall be developed in a manner that utilizes sound engineering practices and considers public safety **in** **regard-to** **regarding** the potential hazards to adjacent properties,



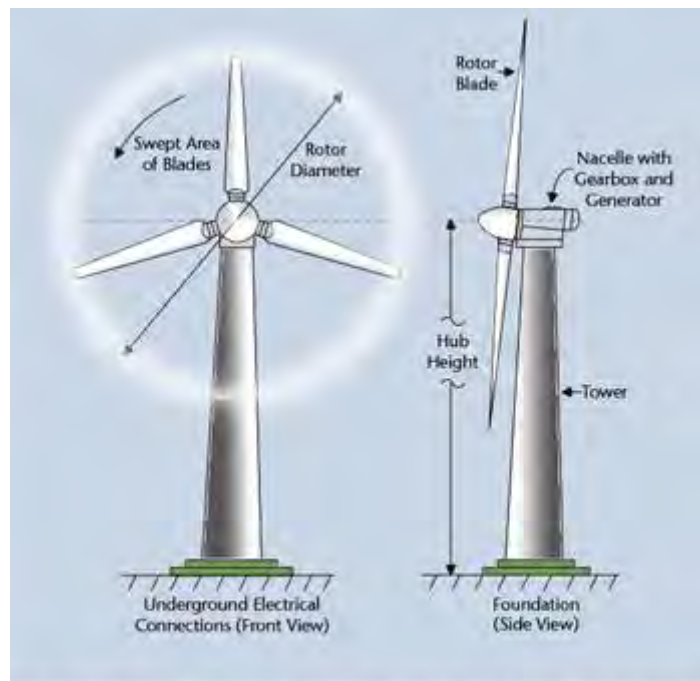
public roadways, communities, aviation, etc. that may be created.

- b. Performance Standards - The following standards are to be achieved by each Wind Farm project without exception. Because they are standards, they are ~~considered to be~~ requirements of any Wind Farm project. The final decision on whether or not a particular standard is achieved by a Wind Farm project shall be made by the County Board after considering the recommendations of all advisory bodies.
- i. *Noise Management* - The noise level caused by the operation of the project, measured at five (5) feet above ground level at the property line coincident with or outside the project boundary, shall not exceed 65 decibels (A-weighted) and shall not exceed 50 decibels (A-weighted) if it is determined that a pure tone noise is generated by the project. The level, however, may be exceeded during short-term events such as utility outages and/or severe ~~wind storms~~ **windstorms**.
  - ii. *Wind Farm Design*: Wind Farms that are not designed in “accordance with proven good engineering practices” or not purchased from a national manufacturer with a proven track record shall be prohibited. Wind Farms designed with the following characteristics shall be deemed in “accordance with proven good engineering practices”:
    1. at least 3 blades.
    2. upwind rotor.
    3. no furling, where “furling” means that the wind turbine is designed to limit its power output in high winds by changing the rotor’s plane of rotation to a plane that is not perpendicular to the prevailing wind direction.
    4. tapered and twisted blades.
    5. a well-designed braking system.
  - iii. *Visual Impacts* - To provide visual order to a Wind Farm project, all individual turbines shall have the same number of rotor blades and all rotor blades shall spin in the same direction (i.e., clockwise or counter-clockwise) in relation to the wind. To promote visual uniformity, all turbines at a similar ground elevation shall have the same height from blade tip to the ground. Except during construction, re-construction or removal, outdoor storage is not permitted within the project boundary except at locations that are screened from view. To avoid cluttering the skyline, inverters and pendant power cables shall be located inside the wind turbine tower, nacelle or structure. No telecommunications dishes, antennas, cellular telephone repeaters or other similar devices shall



be attached to wind turbine towers. Aircraft obstruction markings of the turbines by use of alternating red and white bands shall be prohibited. No Billboards, logos and advertising signs of any kind shall be located on the turbines.

- iv. *Soil Erosion & Water Quality* - Construction and maintenance shall be done in strict accordance with the erosion and sediment control plan submitted with the Building Permit so as to minimize soil erosion and damage to existing vegetation. If vegetation is damaged during construction, in areas not occupied by the Wind Farms and related facilities and roads, it shall be restored after construction is complete. Disturbed areas shall be reseeded to the ~~land owner's~~ **landowner's** or manager's requirements. Dust control on the project site is required.
- v. *Setback* - Individual wind turbines shall be set back from all property lines coincident with or outside of the project boundary a distance equal to 1.1 times the turbine hub height. Individual wind turbines shall be set back from all public roads a distance equal to at least 1.1 times the turbine hub height. (Amended 2/16/2010)



Drawing of the rotor and blades of a wind turbine, courtesy of ESN

- vi. *Lighting* - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County Regional Plan Commission. If lighting of turbines,

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or other structures, is required, “daytime white-nighttime red” shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color. (*Amended 2/16/2010*)

- c. Roads - All routes on either County or Township roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either ingress or egress need to be shown. The routing shall be subject to the approval of the Kendall County Highway Engineer in coordination with the Township Road Commissioner(s). The developer shall provide and complete a pre-construction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The developer shall provide a road repair plan to improve any and all damage, installation or replacement of roads that might be required by the developer. The developer shall provide a letter of credit or a surety bond in amount and form approved by the highway official(s).
- d. Fees - All applications for a Commercial Wind Farm shall be accompanied by a fee for a Commercial Wind Farm Special use in accordance with fee structure as established by the County Board and as amended from time to time. The County Board may, at its discretion, retain the services of attorneys and professional consultants to assist the Board and County staff in the amendment and zoning process. The application fee shall serve as an initial deposit from which any costs and expenses incurred by the county as a result of the application for amendment and the hearing process set forth herein shall be deducted. Such costs shall include, but not be limited to, the fees and costs of: County employees or staff review time, attorney’s fees, expert witnesses, scientific testing, records or other investigations, data searches, notices, court reporters, transcription costs, consultants, the ~~Zoning Board of Appeals ZBA~~, and other expenses incurred by the County in reviewing the application, the public hearing, and decision, or any issues raised at any time during any hearings up to and including the County Board decision. If the actual costs incurred by the County in conducting its review and recommendation of the requested map amendment exceed the amount of the application fee deposit, the applicant shall be billed and shall be required to pay any and all additional costs incurred by the County in the completion of their review and recommendation of the special use. Costs in excess of the application

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fee deposit are required to be paid in full by the applicant prior to scheduling the matter for action by the County Board. (*Amended 3/21/18*)

- e. Removal of Defective Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within sixty (60) days. If any wind energy system is not operated for a continuous period of 12 months, the county will notify the landowner by registered mail and provide 45 days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the operator and such operator shall remove the turbine within 120 days of receipt of notice from the county.
- f. Decommissioning Plan: A Commercial Wind Farm shall submit a decommissioning plan to ensure it is properly decommissioned upon the end of the project life or facility abandonment. Facility abandonment shall include the ceasing of operations for a period of not less than one (1) year. Decommissioning shall include: removal of all structures (including transmission equipment and fencing) and debris to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within six (6) months of the end of the project life or facility abandonment. At the time of decommissioning, an Alta Survey shall be submitted to the County. The decommissioning plan shall state how the facility will be decommissioned, a professional engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources shall be deposited. The decommissioning plan shall also include an agreement between the applicant and the County which states:
  - i. The financial resources for decommissioning which shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the County.
  - ii. If the Applicant chooses an escrow agreement: **(changed to Roman numerals)**
    - i. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed; and
    - ii. The County shall have access to the escrow account funds for the express purpose of completing decommissioning if decommissioning is not completed by the applicant within sixty (60) days of the end of the project life or facility abandonment.

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- iii. The County is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
- iv. The County is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the County's right to seek reimbursement from applicant or applicant's successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by the applicant or applicant's successor, or in which they have an interest, for the amount of excess, and to take all steps allowed to enforce said lien.

Financial provisions shall not be so onerous as to make Commercial Wind Farm projects unfeasible.

~~56. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

~~57. Solar Farms subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

E. **CONDITIONAL USES.** The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator. **(changed from letters to numbers)**

1. Accessory agricultural services such as a Black smith; Sale of farm supplies by farmers as agents, where grain elevators or similar commercial facilities are not maintained on the farm premises; or similar accessory use to a farm residence provided: **(changed from Roman numerals to letters)**
  - a) The applicant shall send notice to all owners of property within five hundred (500) feet of the subject site by certified mail within five (5) days of filing the applications of the intent and location of the service. If any owner receiving notice as described above shall, within ten (10) days after the date of the notice, file a written objection with the Zoning Administrator thereto, the question of whether such application shall be granted shall be referred to the **Zoning Board of Appeals ZBA** which shall consider the matter at its next regular or special meeting. A report summarizing the findings of fact and a recommendation of the ~~Zoning Board of Appeals ZBA~~ shall be forwarded to the County Board for a determination.
  - b) Such use shall be operated and storage maintained entirely within an enclosed building or screened on all sides by a solid fence not less than six (6) feet in height.

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- c) Such use shall not utilize more that twenty-five (25%) percent of the lot area or two (2) acres, whichever is less.
  - d) On-site employees shall consist of immediate family members, and not more **that than** three (3) other persons.
  - e) Said business shall be owned by the owner of the residence.
  - f) Such businesses shall provide a parking area to accommodate at least two (2) cars in addition to one parking space for each on-site employee. Such off-street parking area shall be appropriately landscaped so that it does not detract from the residential character of the property or its surroundings.
  - g) No more than one business shall be permitted on a site.
  - h) Such businesses shall produce no offensive noise, vibration, smoke, electrical interference, dust, odors, or heat on or off the premises of such use.
9. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses, provided:
- i. The lot is not located nearer than five hundred (500) feet from an existing dwelling other than the owners residence or a Residential District.
  - ~~ii. All such facilities shall meet all State Animal Management Statutes.~~
  - iii. Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time.
  - ~~iv. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).~~
  - v. Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.
  - vi. Submission of a manure management plan for review and approval by the Kendall County Health Department.
  - vii. Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn to dusk daily.
  - viii. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers used in conjunction with the stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)
  - ix. Provision of handicapped accessible bathroom facilities for customers and employees.

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- x. Compliance with basic life safety requirements for building ingress and egress. *(Amended 6/20/2006)*
11. Single Family Dwellings may be authorized under the following conditions: **(changed Roman numerals to letters)**
- a) Each such dwelling shall be located on a zoning lot that meets the standards of single-family residential lots, one hundred and thirty thousand (130,000) sq. ft. minimum.
  - b) Septic suitability is approved by the Health Department.
  - c) It is the intent to limit such usage, and if, in the judgment of the County Board, contiguous parcels requesting approval hereunder represent an unwarranted expansion of this usage, then denial is warranted.
  - d) That application shall be made on forms provided by the Zoning Administrator and shall include **specific** written and graphic **statements and illustrations evidence** establishing **evidence** that the site meets the **following** standards **as follows**:
    - That the site for the proposed use must be incompatible with agricultural use that may be evidenced by establishment of one or more of the following criteria: **(changed numbers to Roman numerals)**
    - i. Existing woodland coverage of a substantial portion of the site containing trees in excess of 6" in diameter measured at breast height;
    - ii. Soils which have a land evaluation ranking from the Kendall County Soil & Water Conservation District of seventy-five (75) or less;
    - iii. Excessive slopes;
    - iv. Other physical features which serve as barriers to farm operations such as streams, rock outcroppings and property configuration in relationship to wetlands, flood-prone areas or buildings.
  - e) That such application shall be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the application to the **Planning, Building and Zoning PBZ** Committee of the County Board for recommendation prior to taking action.

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

**SECTION 7:00 AGRICULTURAL DISTRICTS**

Updated on 11.19.19

G. SITE AND STRUCTURE REQUIREMENTS - (AMENDED – 12/16/03)

1. Minimum Lot Area and Minimum Lot Width **(measured at the front building setback line)** per the following table:

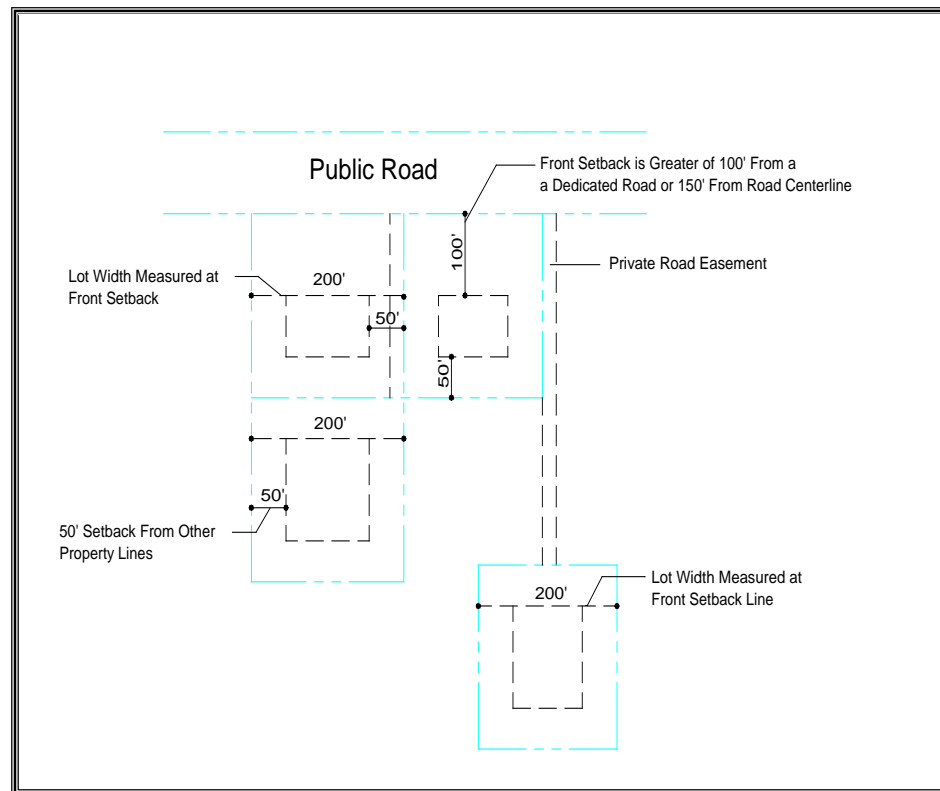
Type of Use	Minimum Lot Area	Minimum Lot Width <b>(measured at the front building setback line)</b>
New Residence	Forty (40) acres	200 feet
Existing Residences or Replacement Homes that are subdivided from a larger agricultural parcel	130,000 square feet	200 feet
Other Permitted Residences	As provided in Section 7:01C. <del>16</del> <b>18.c</b>	No minimum.
Special or Conditional Uses	No minimum, unless specifically listed	200 feet or as approved for the special or conditional use
All Other Permitted Agricultural Uses	No minimum	200 feet measured from the front building setback line

2. Setbacks

- a. *Principal buildings* - One hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads, **whichever is greater**. Also, fifty (50) feet from all property lines dividing lots held in separate ownership.
- b. *Accessory structures* - One hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads, **whichever is greater** and ten (10) feet from all property lines dividing lots held in separate ownership.



H.



### SPECIAL PROVISIONS

1. ~~Parking requirements – in accordance with the applicable regulations set forth in Section 11:00.~~
2. ~~Sign Requirements – in accordance with the applicable regulations set forth in Section 12:00.~~
3. ~~Variances to the 40-acre minimum lot size requirement – the Zoning Administrator shall have the authority to administratively grant a variance of less than 10% to the minimum 40-acre lot size requirement for an allocation as set forth in paragraph 7:01.A.16-18.b. above. Said variance shall be processed in accordance with the terms of the administrative authority as provided for under the ILCS as amended. (AMENDED – 12/16/03)~~

## 8:01 Purpose, Goals and Objectives

The purpose of this section is to establish zoning parameters for residential projects which encourage creative development within designated growth areas of unincorporated Kendall County, while preserving open space and protecting the rural character and natural environments within those areas. The open space and un-congested character of Kendall County are major reasons why residents move to this area. Thus, protection of the County's rural character is critical to maintaining the **resident's** quality of life **within Kendall County**. This can be accomplished through clustering housing sites on portions of the land to be developed and retaining unbroken open space on the remaining portions of the land.

The regulations of this section also **attempt to** balance residential development with Kendall County's commitment to maintain a viable agribusiness sector, because such residential development can impact the continued viability of agriculture. The increased population can make it difficult for farmers to move equipment to their lands. **Without sufficient buffers between homes and farmland, tensions can occur over noise and odors attendant with agricultural operations.**

This section also ensures that residential projects are designed **in such a way as** to protect water resources from contamination and protect natural drainage areas, floodplains and wetlands to avoid costly man-made storm water projects. Residential development creates additional demands on natural resources such as water (for irrigation of lawns, gardens and consumption). The goal is a safe, ample and reliable source of potable water available throughout the County, and the protection of all surface and ground water resources for recreation and preservation.

Overall, the goal of this section is economically viable development which respects the inherent environmental limitations of Kendall County's natural resources and of the specific land to be developed.

There are four residential zoning districts for all new residential developments proposed after the effective date of this ordinance, R-1, RPD-1, RPD-2, and RPD-3. The RPD or Residential Planned Development Districts are distinguished based on the maximum gross residential density of the development and the location within Kendall County's **Land Resource Management Plan LRMP**. The R-1 District has been retained to provide property owners with a simple alternative for very low density residential developments. All other prior residential districts are maintained solely to permit regulation of developments approved under those prior districts.

Private streets are prohibited unless for limited access on unique sites with unusual topography, woodlands, or configuration.

**Kendall County has a long, rich tradition in agriculture and respects the role that farming and agricultural related businesses continue to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator -- A-1 or A-1 Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operations that are ARE NOT TYPICAL IN OTHER ZONING AREAS. Please be aware that certain special and permitted uses are in existence and can continue operations as approved.**

#### 8:02 R-1 ONE-FAMILY ESTATE RESIDENCE DISTRICT

**R-1.** This district may be appropriate in any area suggested for residential use on the ~~Land Resource Management Plan LRMP~~. Such development must meet the following standards.

A. Permitted Uses. The following uses are permitted:

4. Home occupations provided ~~it they follows the definition in Section 3:02, meets the conditions in Section 4:07 and~~ an affidavit is filled out in the Planning, Building and Zoning office stating you meet ~~those the~~ conditions **of the Zoning Ordinance**.
11. Farm type animals - shall be permitted in accordance with the following: **(added letters)**
  - a. On lots less than **once one** (1) acre, no farm-type animals shall be permitted.
  - b. On lots at least one acre but less than three acres in size, a maximum of one horse and a maximum combined total of five ducks, rabbits, chickens, or goats, with the following exception: The number of horses permitted on lots less than three acres in size created prior to October 17, 2000, shall be determined in accordance with the methodology as specified below (follow the formula).
  - c. On lots three acres or more in size, one horse per acre shall be permitted provided that 21,780 square feet of contiguous land is dedicated as pasture for each horse permitted on a lot. Any lot with more than three horses shall submit a manure management plan to PBZ Staff for review. In addition, for lots over 3 acres but less than 5 acres, maximum combined

SECTION 8:00 RESIDENTIAL DISTRICT

Amended 11.20.18

total of ten ducks, rabbits, chickens, or goats is allowed. Additional farm type animals may be permitted temporarily for 4-H projects.

d. Lots at least one (1) acre in size but less than five (5) acres shall be permitted to keep up to twelve (12) chickens.

e. On lots of 5 acres or more, the following animals are permitted in any combination provided **that** there shall not be in excess of two-thirds of an animal unit per acre in accordance with the following table. The animal unit permitted for any animal not listed shall be determined by the Director of Planning, Building and Zoning and shall as nearly as possible approximate one of the listed animals:

NUMBER OF ANIMAL UNITS PER ANIMAL	TYPE OF ANIMAL <b>(OR SIMILAR)</b>
1.4	Dairy Cattle
1.0	Beef Cattle
0.66	Horses
0.8	<b>LLamas or Alpacas</b>
0.4	Ostrich
0.4	Goats
0.4	Hogs
0.2	Ducks
0.1	Sheep
0.02	Turkeys
0.02	Rabbits
0.01	Chickens

The formula for calculating the number of animals allowed on parcels in excess of five acres in size shall be as follows:

(Acreage of the property x 0.66) = Total Number of Animal units allowed.

Example: 5.0 Acres x 0.66 = 3.33 Animal Units. Based on the Table above, the following mix of animals would be permitted:

(2 Dairy Cattle = 2.8 Animal Units) + (1 Goat = 0.4 animal Units) + (1 Sheep = 0.10 Animal Units) + (3 Chickens = 0.03 Animal Units) = 3.33 Total Animal Units. *(AMENDED 9/15/09)*

## B. Conditional Uses. The following uses shall be allowed:

1. Beekeeping with the following conditions: **(changed Roman numerals to letters)**
  - a) Beekeeping and the honey produced from beekeeping shall be for personal use only.
  - ~~b) Annual~~ permit required with fee ~~of \$50 the first year the permit is issued and \$25 each year after, set by the County Board.~~
  - c) Minimum lot size of 1 acre (43,560 square feet) with a maximum of 2 colonies.
  - d) No colony shall be permitted within a front yard setback.
  - e) All colonies must be setback at least 30' from any rear or side yard lot line except when abutting a right of way of a street or railroad the colony must be a minimum of 5' from the rear or side yard lot line (as long as there is no sidewalk or pathway).
  - f) All colonies within 100' of an adjoining home shall require a flyway barrier with a 6' minimum height.
  - g) All colonies shall require a minimum 4' fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.
  - h) Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail or certificate of mail and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100' of the adjoining home of objecting property owner.
  - i) During the application submittal there must be documentation from the Homeowners Association (HOA) stating they approve or deny the proposal. If there is no HOA that must be submitted in writing and signed by the applicant.
  - j) Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100' of the residence of the previously objecting property but shall maintain a distance of at least 30' from all property lines at all times unless abutting a right of way in which the colony can be placed with 5' of the property line.

- k) The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrator receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse **affect effect** on surrounding properties as a result of keeping bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.
  - l) Any decision made by the Zoning Administrator may be appealed in writing to the **Planning, Building, and Zoning PBZ Committee, with the appropriate administrative appeal fee.**
  - m) A site plan indicating the location and distance to property lines and adjacent residences shall be submitted to the PBZ Department with the application.
  - n) Proof of Apiary Registration with the Illinois Department of Agriculture shall be submitted to the PBZ Department within 30 days of the application submittal.
  - o) All approved permits shall comply with the *Bees and Apiaries Act of Illinois* (510 ILCS 20)
2. Home-based retail and/or wholesale food operation **providing it meets all applicable county, state and federal public health requirements**
3. Model homes, with the following restrictions: **(Changed from Roman numerals to letters)**
- a) Limited to one (1) year duration, with annual one (1) year renewal periods at the discretion of the Planning, Building and Zoning **(PBZ)** Department.
  - b) Must have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located.
  - c) Cannot advertise or sell lots or homes exclusively in other subdivisions with this model home.
  - d) **All signs must conform to the standards set forth in Section 12:00 of this ordinance. Redundant**
- C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00 (*Amended 3/21/18*):

1. Agency Licensed Family Residential Care Homes – Transitional **Halfway House.** ~~(A single housekeeping unit of three (3) or fewer persons receiving care in a family-like atmosphere where the residents are residing in the home on a transitional or temporary basis where the length of residency is not expected to be more than one (1) year. Oversight and supervisory personnel shall be on the premises in addition to this number.)~~
  
4. Bed and breakfast establishments are permitted subject to the **following** conditions **stated in Section 7:01.D.**
  - a. ~~Shall have no more than five (5) guest rooms for rent.~~
  - b. ~~Shall be in operation for not less than six (6) nights in a six (6) month period. B&B Act says more than ten (10) nights in a twelve (12) month period.~~
  - c. ~~Shall maintain a guest register which shall be available at all times for inspections.~~
  - d. ~~Shall be located in a single family detached dwelling, not an accessory building or garage.~~
  - e. ~~Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~
  - f. ~~In addition to the parking requirements for a single family detached dwelling, the bed and breakfast establishment shall provide one (1) additional space for each guest room. The off street parking for a bed and breakfast establishment shall not be located in any required yard, but it shall be screened from adjacent properties by a landscape screen of at least fifty (50) percent capacity.~~
  - g. ~~Only one (1) sign shall be permitted for each bed and breakfast establishment. The maximum size of such sign shall be four (4) square feet per sign face.~~
  - h. ~~Each guest room may have its own private bath. No guest room shall have any kitchen facilities.~~
  - i. ~~Guest room shall mean sleeping room intended to serve no more than two (2) adult transient guests per night.~~
  - j. ~~Accommodations shall be provided in guest rooms only. The length of stay in a bed and breakfast establishment shall be a maximum of One (1) week.~~
  - k. ~~Any application for a special use shall include, in addition to all other documents required for a special use application, floor plans drawn to scale accurately showing the guest rooms in~~



~~relation to the rest of the single family detached dwelling.~~

12. Philanthropic ~~and eleemosynary~~ institutions
  13. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
    - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
    - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
    - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00.~~
  15. Rest homes, nursing homes and sanitariums, ~~for human beings only~~
  18. **Solar Gardens subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)**
  - ~~20. Solar Gardens subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~
- E. Yard Areas.
1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard of as follows:
    - a. One hundred and fifty feet (150') from the roadway centerline when fronting on a Federal, State or County roadway or one hundred (100') feet from the right-of-way, whichever is greater.
    - b. Fifty feet (50') from the right-of way or access easement on all township or private roadways, with the following exception:
 

Where lots comprising fifty percent **(50%)** of the frontage on the same side of the street within the same block as the subject property are developed, and the developed properties have front yards that vary from one another not more than **ten feet** (10') **feet** in depth, the average of such front yards shall establish the minimum front yard

depth for the entire frontage of the subject property. However, in no case shall a front yard of more than fifty feet be required. (*AMENDED 8/17/04*)

2. Side Yard. A side yard on each side of the zoning lot of not less than fifty feet (50'); ~~and where a side yard adjoins a street, the minimum width shall be fifty feet.~~
  3. Rear Yard. A rear yard of not less than fifty feet (50').
- G. Maximum Building Height. No building or structure shall be erected or structurally altered to exceed the following heights:
1. One-family detached dwellings: Forty (40) feet and not more than two and one-half stories ~~providing such maximum may be waived through the normal variation procedure as provided in Section 13.04 of this Zoning Ordinance.~~

#### 8:03 RPD-1 RESIDENTIAL PLANNED DEVELOPMENT - ONE

RPD-1. This district applies to ~~all developments~~ **development** lying within the Contiguous Growth Area or Rural Transition identified in the ~~Land Resource Management Plan LRMP~~. Such developments must meet the following standards:

- B. MAXIMUM DENSITY. Maximum density, including all density bonuses as provided in Section 8:03.C, shall not exceed 0.45 dwelling units per acre of buildable land (0.33 dwelling units per buildable acre base density, plus maximum incentive of 0.12 dwelling units per buildable acre, **subject to approval of the County Board**). Provision of multiple amenities shall not entitle the applicant to a density which exceeds the maximum density of 0.45 dwelling units per buildable acre. Regardless of the application of density bonuses, at least 30% of the total acreage must **still** be designated as open space.
- C. DENSITY INCENTIVES. The following density incentives may be used to increase development density up to the permitted maximum density in each RPD District. Provision of multiple amenities shall not entitle the applicant to a density which exceeds the maximum density for the applicable RPD District. Regardless of the application of density bonuses, at least 30% of the total acreage must **still** be designated as open space.

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1. Provision of public access to open space areas (bonus not to exceed 0.03 dwelling units per buildable acre, **subject to approval by the County Board**). Some examples would include trails (walking or bike), sidewalks, etc.
2. Innovative detention/retention facilities or sewage disposal methods (bonus not to exceed 0.04 dwelling units per buildable acre, **subject to approval by the County Board**). The following are examples of improvements which may qualify for a density bonus:
  - a. Significant use of native vegetation such as prairies and wetlands ~~to retain water~~.
  - b. Integration of natural ~~land forms~~ **landforms**, existing soil filtration characteristics and natural landscaping into the drainage plan, in order to enhance water quality while reducing or eliminating stormwater runoff and the attendant flooding and erosion.
  - c. Provision of alternatives to detention basins such as stormwater infiltration in naturalized swales, native prairie landscapes and gently sloped depressional areas through the development.
3. Secondary open space that is substantially more than the minimum size otherwise required for stormwater detention or through park dedication requirements (bonus not to exceed 0.07 dwelling units per buildable acre, **subject to approval by the County Board**).
4. Provision of recreational amenities, beyond minimum standards established in the subdivision ordinance, including but not limited to: a golf course, ball fields, playground equipment, tennis courts, basketball courts, swimming pool, hiking and bicycling paths (beyond those **designated** on the County Transportation Plan), community centers, and exceptional landscape improvements such as native or natural plantings (bonus not to exceed 0.01 dwelling units per buildable acre, **subject to approval by the County Board**).
5. Offsite and perimeter road improvements or an ownership and maintenance fund for management of open space in addition to those needed to provide adequate access solely for the proposed development (bonus not to exceed 0.03 dwelling units per buildable acre, **subject to approval by the County Board**).

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6. Conservation of traditional rural architecture reminiscent of Kendall County's agricultural heritage, preservation of historical structures, or design of new structures which reflect these architectural themes (bonus not to exceed 0.01 dwelling units per buildable acre, **as determined by the County Board or as identified in a local historic preservation plan**).
7. Enhancement or expansion of an existing wetland or creation of a new wetland beyond that required for compliance with Army Corps of Engineers Section 404 Permit requirements (bonus not to exceed 0.01 dwelling units per buildable acre, **subject to approval by the County Board**).

F. PERMITTED USES.

10. Parks, forest preserves and recreational areas, when publicly owned **and operated**
14. Roadside stands for the display, ~~sale~~ or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet back from the nearest right-of-way line.
15. Signs, as permitted and regulated by Section 12:00. However, no part of a sign in **a an** RPD District shall be greater than 10' above ground level and no larger than 30 square feet

G. CONDITIONAL USES. In residential planned developments containing over fifty (50) dwelling units, the following uses shall be allowed, provided that the general conditions and use-specific conditions are met.

1. General Conditions.
  - a. Conditional uses shall not occupy more than fifteen percent of the buildable acreage of the development.
  - b. Conditional uses, shall front arterial or major collector level streets, as defined in the County Transportation Plan. Model homes shall be excluded from this provision.
2. Specific Conditions

- a. Home based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements.~~
- b. Model homes, with the following restrictions:
  - (i) Limited to one (1) year duration, with annual one (1) year renewal periods at the discretion of the **Planning, Building and Zoning PBZ** Department.
  - (ii) Must have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located.
  - (iii) Cannot advertise or sell lots or homes exclusively in other subdivisions with this model home.
  - ~~(iv) All signs must conform to the standards set forth in Section 12.00 of this ordinance.~~
- c. Places of Worship subject to the following:
  - (i) The maximum lot coverage of structures may not exceed 35%; total impervious surfaces may not exceed 70% of the lot area.
  - (ii) Buildings shall maintain a minimum setback of eighty (80) feet from the center of the road and 30' from all other property lines
  - (iii) The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - ~~(iv) Off-street parking, lighting and loading facilities shall be provided as required or permitted in Section 11.00.~~
  - (v.) Other related uses, such as schools, child day care services, kindergartens shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
- d. Schools: Elementary, junior high, and high school, including playgrounds, garages for school buses, and athletic fields auxiliary thereto, subject to the following:
  - (i) The minimum lot area shall be one (1) acre.
  - (ii) The minimum lot width requirement shall be one hundred and twenty (120) feet.

- (iii) A front setback of eighty (80) feet from the center of the road shall be required.
  - (iv) Side and rear yards of no less than twenty-five (25) feet shall be provided. Where any outdoor activity area, swimming pool, ball field or court adjoins a residential land uses, such yards shall be buffered with landscaping across 50% of the lot width.
  - ~~(v) Off-street parking and loading facilities shall be provided as required or permitted in section 11.00.~~
  - (vi) Hours of operation shall be limited to the following:
    - (1) Outdoor group activities shall not be allowed after 10 PM.
    - (2) The facility may not be used as a regular overnight domicile or shelter. ~~This provision does not limit~~ **However**, the school ~~from being~~ **may be** used for overnight retreats or events for school members and guests.
    - (3) Lighted outdoor recreation facilities, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and types, deflectors and other such measures may be required **as necessary** to prevent overspill and excessive intensity of light.
- e. Small Wind Energy Systems subject to the conditions of Section 4:17

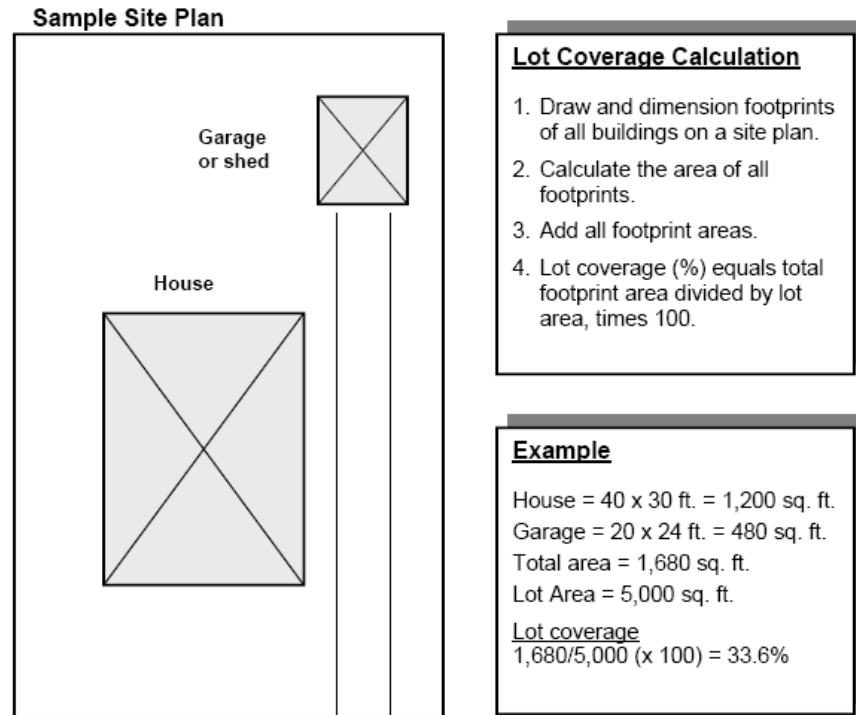
#### H. SPECIAL USES.

1. The following uses may be allowed by a special use permit in accordance with the provisions of Section 13:00 if approved with the Planned Development or as an amendment to a Planned Development (*Amended 3/21/18*).
  - ~~b.~~ Airport, private airstrip, heliports and aircraft landing fields provided airports and surrounding territory are subject to the rules and regulations of the State of Illinois Department of Aeronautics and must comply with all Illinois Department of Transportation (IDOT) Division of Aeronautic and Federal Aviation Administration (F.A.A.) requirements **detailed in Section 8:02.C.3 and provisions as follows:**
    - ~~i. Height of structures in areas surrounding the~~

- ~~boundaries of airports having an established approach plan that has been approved by the State of Illinois Department of Aeronautics shall be in accordance with the requirements set forth in the approach plan.~~
- ~~ii. Height of structures, in areas ten thousand lineal feet beyond the boundaries of airports that do not have an established approach plan shall be governed by the following:~~
- ~~1. For an airport having the longest runway less than thirty-nine hundred and fifty lineal feet in length, structures located just beyond the boundaries of the airport shall not be in excess of fifteen feet in height, and for every two hundred lineal feet of additional distance from the airport boundaries the height of structures may be increased by not more than ten feet.~~
  - ~~2. For an airport having a runway of thirty-nine hundred and fifty lineal feet or more in length, structures just beyond the boundaries of the airport shall not be in excess of fifteen feet in height; and for every two hundred lineal feet of additional distance from airport boundaries, the height of structures may be increased by not more than five feet and where a runway has been designated as an instrument runway, the height of structures may be increased by not more than four feet in every two hundred lineal feet of additional distance from airport boundaries, for the first ten thousand lineal feet, and for the area covered in the next forty thousand lineal feet, the height of structures may be increased by not more than five feet in every additional two hundred lineal feet.~~
- ~~iii. Structures exceeding the limiting heights shall be considered obstruction to air navigation unless found not to be objectionable after special aeronautical study. Such structures may be specifically authorized as a variation after public hearing by the Zoning Board as provided by law.~~



- f. Convenience Establishments consistent with the permitted uses as specified in the B-1 district subject to the following:
- (i) The area, size, and uses to be included in Convenience Establishments shall be established and regulated in the Planned Development Ordinance passed pursuant to Section 8:06. ~~B.6(g)~~.
  - (ii) When one or more convenience establishment is proposed, they shall be grouped, arranged and designed for maximum pedestrian convenience.
  - (iii) Convenience establishments shall not have substantial adverse effects on residential uses within the RPD or adjoining uses by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking or access arrangements. Signage and lighting requirements may be more restrictive than the signage requirements of Section 12:00 and the Kendall County Subdivision Ordinance.
  - (iv) The maximum parcel size: 100,000 square feet. No convenience establishment shall have a gross floor area in excess of 5,000 square feet per building. Lot coverage of all buildings shall not exceed thirty percent (30%) of the area of the parcel, exclusive of rights-of-way of adjoining streets.



- (v) Landscaped open space shall be utilized to protect the residential character of the RPD and surrounding uses, in an amount equal to or at least fifteen percent (15%) of the area of the parcel, exclusive of rights-of-way of adjoining streets. Such space shall be landscaped or otherwise appropriately improved to provide convenient pedestrian circulation, play areas for children, passive recreation areas, and the like. Pedestrian sidewalks intended for circulation between parking areas and convenience establishments shall not be included as the improved open space required by this paragraph.
- (vi) Convenience establishments shall have a front setback of at least thirty-five (35) feet, and rear setbacks of at least fifty (50) feet, or equal to the adjoining lot setbacks, whichever is greater. Side setbacks shall be at least ten (10) feet, or equal to the side setback of an adjacent residential use, whichever is greater.
- (vii) Transition landscaping shall be provided where the convenience establishment parcel abuts residential areas. Continuous landscaping shall be provided across one hundred (100%) percent of the yard to a minimum mature

height of six (6') feet. Plant material shall consist of approximately fifty (50%) percent evergreen plants and fifty (50%) percent deciduous material. Shrubs shall be spaced at a maximum of four feet (4') on center. A solid screen may be achieved by clustering shrubs beneath shade or ornamental trees, by using evergreen trees, or any mix thereof, or by providing a six (6') foot high solid commercial grade wood fence along the length of the property. Any fence shall be of one material and one color, and shall have shade trees placed on the side of the fence closest to the commercial use, at the equivalent of one (1) tree for every fifty lineal feet (50').

- i. Golf courses, Club House, Country Clubs and Membership Riding Clubs **including "par 3" golf courses, unlit commercially operated driving ranges, unlit miniature golf courses and planned unit development for conventional golf courses.**
- j. ~~Golf courses, including "par 3" golf courses, unlit commercially operated driving ranges, unlit miniature golf courses and planned unit development for conventional golf courses.~~
- l. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses **subject to Section.7.01.E:**
  - i. ~~All such facilities shall meet all State Animal Management Statutes.~~
  - ii. ~~Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time, unless otherwise approved in the special use permit.~~
  - iii. ~~All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
  - iv. ~~Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.~~
  - v. ~~Submissions of a manure management plan for review and approval by the Kendall County Health Department.~~
  - vi. ~~Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn~~

- ~~to dusk daily.~~
- ~~vii. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers used in conjunction with the stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)~~
- ~~viii. Provision of handicapped accessible bathroom facilities for customers and employees.~~
- ~~ix. Compliance with basic life safety requirements for building ingress and egress.~~
- m. Secondary Dwelling Unit as approved on a case by case basis by the County Board, provided the following purpose is served and all of the following conditions are met: (Changed numbers to Roman numerals)
- i. Purpose: To provide additional housing on a single parcel for family members and visiting guest of the owners of the single-family dwelling while maintaining and rehabilitating the historically significant structure as the principle or secondary dwelling unit.
- ii. Conditions:
- (i) At least one of the structures has been identified by the County Board as having historical significance and must incorporate or involve the preservation of an existing structure that can be retrofitted for residential uses or unique buildings which add to the history and heritage of Kendall County.
- (ii) The parcel must be greater than 45,000 square feet in size and must be able to demonstrate the ability to provide adequate water and sanitary wastewater treatment facilities to service both the principle residence and secondary residential unit in accordance with all applicable Health Department regulations and guidelines in effect at the time of application for the Special Use.
- (iii) The units shall comply with the height bulk regulations and building setbacks of the RPD district.

- (iv) The property shall be maintained as a single parcel containing two dwelling units unless otherwise approved by the County Board and provided the resulting lots can demonstrate compliance with all of the requirements of the RPD District and applicable Health Department regulations in effect at the time the parcel is divided.
  - (v) All secondary dwelling units shall not exceed the height of the main dwelling.
  - (vi) All secondary dwelling units shall be served by the same address, electrical, water, and gas meters that serve the main single-family dwelling unit. No separate meters shall be allowed.
  - (vii) Adequate off-street parking shall be available for the secondary dwelling unit.
  - ~~(viii) **Covenant or Deed Restrictions: As a condition of securing a Building Permit for construction of a secondary dwelling unit being added to an existing single-family home, the property owner shall record against the deed to the subject property, a covenant or deed restriction which shall prohibit the rental, lease or sale of the secondary dwelling unit separately from the rental, lease or sale of the main dwelling unit. Proof that such a covenant or deed restriction has been recorded shall be provided to the Kendall County Zoning Administrator prior to the issuance of the Building Permit for the secondary dwelling unit.**~~
  - (ix) The materials, colors, and architectural style of the secondary dwelling unit shall be similar to the principal residence
  - (x) The livable floor area of the secondary dwelling unit shall not exceed fifty percent (50%) of the livable floor area of the principal residence.
  - (xi) Construction of all secondary dwelling units shall meet applicable building codes.
  - (xii) There must be a shared driveway between both dwelling units.
- iii. Covenant or Deed Restrictions: As a condition of securing a Building Permit for construction of a secondary dwelling unit being added to an existing**

single-family home, the property owner shall record against the deed to the subject property, a covenant or deed restriction which shall prohibit the rental, lease or sale of the secondary dwelling unit separately from the rental, lease or sale of the main dwelling unit. Proof that such a covenant or deed restriction has been recorded shall be provided to the Kendall County Zoning Administrator prior to the issuance of the Building Permit for the secondary dwelling unit.

2. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00 without inclusion in the Planned Development or a subsequent amendment (*Amended 3/21/18*). **(re-letter after d)**
  - a. Agency Licensed Family Residential Care Homes - Transitional ~~Halfway house. (A single housekeeping unit of three (3) or fewer persons receiving care in a family-like atmosphere where the residents are residing in the home on a transitional or temporary basis where the length of residency is not expected to be more than one (1) year. Oversight and supervisory personnel shall be on the premises in addition to this number.)~~
  - b. Bed and breakfast establishments are permitted subject to the **following** conditions **stated in Section 7:01.D.**
    - ~~a. Shall have no more than five (5) guest rooms for rent.~~
    - ~~b. Shall be in operation for not less than six (6) nights in a six (6) month period.~~
    - ~~c. Shall maintain a guest register which shall be available at all times for inspections.~~
    - ~~d. Shall be located in a single family detached dwelling, not an accessory building or garage.~~
    - ~~e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~
    - ~~f. In addition to the parking requirements for a single family detached dwelling, the bed and breakfast establishment shall provide one (1) additional space for each guest room. The off street parking for a bed and breakfast establishment shall not be located in any~~

- ~~required yard, but it shall be screened from adjacent properties by a landscape screen of at least fifty (50) percent capacity.~~
- ~~g. Only one (1) sign shall be permitted for each bed and breakfast establishment. The maximum size of such sign shall be four (4) square feet per sign face.~~
- ~~h. Each guest room may have its own private bath. No guest room shall have any kitchen facilities.~~
- ~~i. Guest room shall mean sleeping room intended to serve no more than two (2) adult transient guests per night.~~
- ~~j. Accommodations shall be provided in guest rooms only. The length of stay in a bed and breakfast establishment shall be a maximum of One (1) week.~~
- ~~k. Any application for a special use shall include, in addition to all other documents required for a special use application, floor plans drawn to scale accurately showing the guest rooms in relation to the rest of the single family detached dwelling.~~
- c. Child Day Care facilities, subject to the following:
  - (i) Minimum lot area of 45,000 gross square feet.
  - ~~(ii) Off-street parking and loading facilities shall be provided as required or permitted in Section 11.00.~~
  - (iii) Provision of appropriate outdoor play areas.
  - (iv) Other standards as appropriate for the particular location and use such as screening, buffering, and fencing or other provisions to promote the health, safety, and welfare of County residents.
- ~~d. Home occupation provided it follows the definition in Section 3:02, meets the conditions in Section 4:07 and an affidavit is filled out in the Planning, Building and Zoning office stating you meet those conditions~~
- ~~Section should be relettered.~~
- e. Hospice
- f. Places of Worship subject to the following conditions:



- (i) Must be located on an arterial or major collector street as defined in the County Transportation Plan.
  - (ii) The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - ~~(iii) Off-street parking, lighting and loading facilities shall be provided as required or permitted in Section 11.00.~~
  - vi. Other related uses, such as schools, child day care services, kindergartens, meeting shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
- g. Public or Private Utilities and Service uses:
    - (i) Telecommunications hub
    - (ii) Filtration plant, pumping station, and water reservoir.
    - (iii) Sewage treatment plant.
    - (iv) Electric substations and booster stations.
    - (v) Other Similar uses
  - h. Rest homes, nursing homes, hospitals and sanitariums, ~~for human beings only.~~
- I. DEVELOPMENT STANDARDS. All developments shall be developed according to the standards of the Kendall County Subdivision Ordinance. In addition, the following requirements shall apply:
- 1. Streets Access. No residential lot shall have direct access to arterial or major collector roads. Private streets and driveways may only be approved to alleviate unusual circumstances. Specifically, private streets may only be approved if there is some desirable feature on the site that would not otherwise be preserved. Such features may include significant trees, topography, water features, historic sites, etc. The design and construction of private driveways and streets shall conform to the standards in Section 10.00. ~~G.10 H~~ of the Subdivision Control Ordinance.
- N. TYPES AND LOCATION OF OPEN SPACE. Open space shall be comprised of two types of land: "Primary Open Space and "Secondary Open Space."
- 3. The location of open space conserved through compact residential development shall be consistent with the policies contained in the Land

Resource and Management Area Policies of the ~~Land—Resource Management Plan-LRMP~~, the recommendations contained in this section and the Development Evaluation Criteria of Section 8:03.~~O P~~.

4. All lands within both the Primary and Secondary Open Space shall be permanently reserved as open space and protected from being developed for anything other than passive or active open space uses through one or more of the following means:
  - a) Through the donation or dedication of the proposed open space parcels to a Forest Preserve or local Park District for use as perpetual open space. In such instances the donation or dedication shall be noted in any accompanying development agreements and the individual parcels planned for dedication or donation shall be noted as “Park Site” or “Forest Preserve” lands on the final plat.
  - b) Imposition and **recordation recording** of a deed restriction limiting the use of the property to passive or active open space in perpetuity and identifying the maintenance responsibilities of the individuals or entities having ownership of the properties (i.e. individual lot owners and/or Homeowner’s Associations). Such restrictions **and conditions** shall be noted on the final plat and shall also be referenced in any accompanying development agreements.
  - c) Through the recordation of a conservation easement that prohibits further development, and sets other standards safeguarding the site's special resources from negative changes provided:
    - i. The property contains significant wetlands, fens, native areas or tree stands that require specialized care and maintenance to insure the preservation of specific natural features; and,
    - ii. An established conservation agency, land conservancy foundation, trust or group with the knowledge and skill to manage and oversee the **short and long term** maintenance of these specialized areas has agreed to either take title to the property or enforce the provisions of the easement.
    - iii. The easement provisions, restrictions and conditions shall be noted on the final plat and shall also be referenced in any accompanying development agreements. **(added as iii- unnumbered previously)**

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- O. DEVELOPMENT EVALUATION CRITERIA. In evaluating the layout, amount, and location of lots and open space, the County shall evaluate the extent to which the site plan does the following:
4. Visually buffers development from existing public roads, such as by a planting screen primarily consisting of indigenous trees, shrubs and wildflowers as identified in Appendix 4 6 of the Subdivision Control Ordinance.
- P. OWNERSHIP AND MANAGEMENT OF OPEN SPACE. The developer may cause to be endowed a permanent fund to offset continuing open space maintenance costs. Spending from this fund should be restricted to expenditure of interest, in order that the principal may be preserved. Assuming an annual average interest rate of 5%, the amount designated for the Endowment Fund should be twenty (20) times the amount estimated to be required on a yearly basis to maintain the open space. This fund shall be transferred by the developer to the designated entity with ownership and maintenance responsibilities (such as a homeowners' association, a land trust, or the County). Applicants may receive a density bonus in accordance with the provisions of Section 8:03.C, Density Incentives, for creation of this fund.

The developer shall agree to create an underlying special service area controlled by the County. This special service area shall be created at the time of final platting of the first phase of the Planned Development, and shall include all phases of the Planned Development. In the event the entity that has ownership and maintenance responsibilities fails to adequately manage the open space, the County may assume maintenance responsibilities until such time as that or another appropriate entity can manage the open space. The County may assess the property of those within the special service area for the County's prior and estimated future cost of maintaining the open space. **(Remove Number 1)**

8:04 RPD-2 RESIDENTIAL PLANNED DEVELOPMENT - TWO

RPD-2. This district applies to all developments lying within Contiguous Growth Area - Rural Transition. Such developments shall meet the following standards:

- B. Maximum Density. Maximum density, including all density bonuses as provided in Section 8:03.C, shall not exceed 0.65 dwelling units per acre of buildable land (0.45 dwelling units per buildable acre base density, plus maximum incentive of 0.20 dwelling units per buildable acre). An additional density bonus of 0.20

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dwelling units per buildable acre (which would allow up to 0.85 dwelling units per acre of buildable land) may be granted in the case of a proposed development that:

1. Is all or partially located within 100 feet of a Class A Stream as defined by IDNR, (i.e. the Aux Sable Creek and Big Rock Creek) or its tributaries; **and**
2. **and Utilizes** both community septic and community water services.

Such bonuses shall be subject to review and approval by the County Board. Examples of additional and significant public amenities may include but shall not be limited to contributions for off-site roadway improvements, construction of road improvements that facilitate the development of planned re-alignment of existing and/or future roads, land contributions to the Forest Preserve District in excess of the minimum amount required under the County's land cash donation ordinance. Density transfers may be considered where land with unique natural features such as woodlands will be dedicated to the Forest Preserve District. Regardless of the application of density bonuses, at least 30% of the total acreage must still be designated as open space. *(Amended 4/18/06)*

- C. All other standards **and uses** of the RPD-1 district except the density regulations of Section 8:03.A-B, Density and the Maximum Lot Size under Section 8:03.D. The Maximum Lot Size in the RPD-2 shall be limited to 90,000 sq. ft.

8:05 RPD-3 RESIDENTIAL PLANNED DEVELOPMENT – THREE. This district applies to all developments lying within Contiguous Growth Area - Urban. Such developments shall meet the following standards:

- C. All other standards **and uses** of the RPD-1 district except the density regulations of Section 8:03 A-B, the Maximum Lot Size in the RPD-3 shall be limited to 65,000 sq. ft.

**~~8.06—PROCEDURE FOR APPROVAL OF RPD-1, RPD-2 OR RPD-3 DEVELOPMENT.  
(Move This Section to Section 13:00)~~**

**8:076** R-2 ONE-FAMILY RESIDENCE DISTRICT.

- A. PERMITTED USES. The following uses are permitted:

2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:

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- a. The lot is a minimum one (1) acre
- b. No roosters shall be kept on any zoning lot
- c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property
- d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
- e. All confinements shall be located at least 10' from all residentially zoned lots
- f. All uncovered fenced enclosures shall be at least four feet in height.
- g. No eggs or chickens shall be offered for sale on the premises
- h. ~~All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply~~  
*(Amended 10/19/10)*

B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.

- 1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8:02.C and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.

C. CONDITIONAL USES: The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

- 1. Beekeeping with ~~the following~~ conditions ~~as detailed in Section 8:02.B.1.~~
  - ~~i. Beekeeping and the honey produced from beekeeping shall be for personal use only~~
  - ~~ii. Annual permit required with fee of \$50 the first year the permit is issued and \$25 each year after~~
  - ~~iii. Minimum lot size of 1 acre (43,560 square feet) with a maximum of 2 colonies.~~
  - ~~iv. No colony shall be permitted within a front yard setback~~
  - ~~v. All colonies must be setback at least 30' from any rear or side yard lot line except when abutting a right of way of a street or railroad the colony must be a minimum of 5' from the rear or side yard lot line (as long as there is no sidewalk or pathway).~~
  - ~~vi. All colonies within 100' of an adjoining home shall require a flyway barrier with a 6' minimum height~~

- ~~vii. All colonies shall require a minimum 4' fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.~~
- ~~viii. Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail or certificate of mail and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100' of the adjoining home of objecting property owner.~~
- ~~ix. During the application submittal there must be documentation from the Homeowners Association (HOA) stating they approve or deny the proposal. If there is no HOA that must be submitted in writing and signed by the applicant.~~
- ~~x. Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100' of the residence of the previously objecting property but shall maintain a distance of at least 30' from all property lines at all times unless abutting a right of way in which the colony can be placed with 5' of the property line.~~
- ~~xi. The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrator receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse affect on surrounding properties as a result of keeping bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.~~
- ~~xii. Any decision made by the Zoning Administrator may be appealed in writing to the Planning, Building, and Zoning Committee, with the appropriate administrative appeal fee.~~
- ~~xiii. A site plan indicating the location and distance to property lines and adjacent residences shall be submitted to the PBZ Department with the application.~~

~~xiv. Proof of Apiary Registration with the Illinois Department of Agriculture shall be submitted to the PBZ Department within 30 days of the application submittal.~~

~~xv. All approved permits shall comply with the Bees and Apiaries Act of Illinois (510 ILCS 20)~~

2. Home-based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements.~~

3. Model homes, with the following restrictions: (~~changed from letters to Roman numerals~~)

a) Limited to one (1) year duration, with annual one (1) year renewal periods at the discretion of the ~~Planning, Building and Zoning-PBZ~~ Department.

b) Must have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located.

c) Cannot advertise or sell lots or homes exclusively in other subdivisions with this model home.

~~d) All signs must conform to the standards set forth in Section 12.00 of this ordinance.~~

4. Small Wind Energy Systems ~~subject to the conditions of Section 4:17~~

H. **NO REZONING.** No parcel originally larger than ten (10) acres in size shall qualify for rezoning to this category after January 16, 2001, unless an application has been submitted for such rezoning prior to that date.

8:078 R-3 ONE-FAMILY RESIDENCE DISTRICT

A. PERMITTED USES. The following uses are permitted;

2. Keeping of up to twelve (12) chickens on a zoning lot, **provided that the conditions contained in Section 8:06.A. are met.**

~~a. The lot is a minimum one (1) acre~~

~~b. No roosters shall be kept on any zoning lot~~

~~c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property.~~



- ~~d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties~~
- ~~e. All confinements shall be located at least 10' from all residentially zoned lots~~
- ~~f. All uncovered fenced enclosures shall be at least four feet in height.~~
- ~~g. No eggs or chickens shall be offered for sale on the premises~~
- ~~h. All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply  
(Amended 10/19/10)~~

B. SPECIAL USES. The following uses may be allowed by a special use permit in accordance with the provisions of Section 13.00:

2. Retail shops/office use that can satisfy the following requirements:

- a. The site must have direct access onto an arterial roadway as designated on the Transportation Plan.
- b. No outside storage of any materials or outdoor display.
- c. No sign, other than one identification sign, non-illuminated, non-flashing and 32 square feet shall be allowed. All other regulations with regards to height and location must be followed as outlined in **Chapter Section 12.0009**.
- ~~d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Chapter 11 of this ordinance.~~
- e. No more than 3 employees are allowed to work on-site at one time.
- f. Contact the Health Department to make sure the septic system is adequate for the proposed use.
- g. The office or retail use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the R-3 district.
- h. Expansion of a residential building, structure, or of any accessory building in which an office or retail use is proposed to be situated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the plan commission for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.

- i. The standards are intended to ensure compatibility with other permitted uses and maintain the residential character of the surrounding residential uses.
- C. **CONDITIONAL USES:** The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator
1. Beekeeping with the **following** conditions in **Section 8:02.B.**
    - ~~i. Beekeeping and the honey produced from beekeeping shall be for personal use only~~
    - ~~ii. Annual permit required with fee of \$50 the first year the permit is issued and \$25 each year after~~
    - ~~iii. Minimum lot size of 1 acre (43,560 square feet) with a maximum of 2 colonies.~~
    - ~~iv. No colony shall be permitted within a front yard setback~~
    - ~~v. All colonies must be setback at least 30' from any rear or side yard lot line except when abutting a right of way of a street or railroad the colony must be a minimum of 5' from the rear or side yard lot line (as long as there is no sidewalk or pathway).~~
    - ~~vi. All colonies within 100' of an adjoining home shall require a flyway barrier with a 6' minimum height~~
    - ~~vii. All colonies shall require a minimum 4' fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.~~
    - ~~viii. Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail or certificate of mail and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100' of the adjoining home of objecting property owner.~~
    - ~~ix. During the application submittal there must be documentation from the Homeowners Association (HOA) stating they approve or deny the proposal. If there is no HOA that must be submitted in writing and signed by the applicant.~~
    - ~~x. Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object~~

~~within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100' of the residence of the previously objecting property but shall maintain a distance of at least 30' from all property lines at all times unless abutting a right of way in which the colony can be placed with 5' of the property line.~~

- ~~xi. The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrator receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse affect on surrounding properties as a result of keeping bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.~~
  - ~~xii. Any decision made by the Zoning Administrator may be appealed in writing to the Planning, Building, and Zoning Committee, with the appropriate administrative appeal fee.~~
  - ~~xiii. A site plan indicating the location and distance to property lines and adjacent residences shall be submitted to the PBZ Department with the application.~~
  - ~~xiv. Proof of Apiary Registration with the Illinois Department of Agriculture shall be submitted to the PBZ Department within 30 days of the application submittal.~~
  - ~~xv. All approved permits shall comply with the *Bees and Apiaries Act of Illinois (510 ILCS 20)*~~
2. Home-based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements.~~
  3. Model homes, with the ~~following~~ restrictions in Section 8:07.C.
    - ~~(i) Limited to one (1) year duration, with annual one (1) year renewal periods at the discretion of the Planning, Building and Zoning Department.~~
    - ~~(ii) Must have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located.~~
    - ~~(iii) Cannot advertise or sell lots or homes exclusively in other subdivisions with this model home.~~
    - ~~(iv) All signs must conform to the standards set forth in Section 12.00 of this ordinance.~~

The following districts shall not be considered for re-zoning classifications after February 15, 2000:

8:098 R-4 ONE-FAMILY RESIDENCE DISTRICT

A. PERMITTED USES. The following uses are permitted:

1. Accessory uses – ~~See Section 4:05. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.~~
2. Home occupation provided ~~it follows the definition in Section 3.02, meets the conditions in Section 4.07 and~~ an affidavit is filled out in the ~~Planning, Building and Zoning PBZ~~ office stating you meet ~~those the zoning~~ conditions.
4. Signs, ~~as permitted and regulated by Section 12.00.~~

B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

3. Places of Worship subject to the ~~following~~ conditions ~~contained in Section 7:01.D.~~
  - a. ~~The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
  - b. ~~Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
  - c. ~~Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00.~~
6. Rest homes, nursing homes and sanitariums, ~~for human beings only.~~
9. Solar Gardens – ~~See Section 4:00. subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance~~

C. Conditional Uses: The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator

1. Home-based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements.~~

~~8:4009~~ R-5 ONE-FAMILY RESIDENCE DISTRICT

- A. PERMITTED USES. The following uses are permitted: Any permitted use in the R-4 One-Family Residence District, Section 8:098.A.
- B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00. Any use permitted as a special use in the R-4 One-Family Residence District, Section 8:098.B, except that Planned Development may be considered where the zoning lot proposed for development has a gross area of not less than twenty (20) acres.
- C. CONDITIONAL USES: ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator~~ Home-based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements if specifically authorized by the Zoning Administrator.~~

~~8:4110~~ R-6 ONE-FAMILY RESIDENCE DISTRICT

- A. PERMITTED USES. The following uses are permitted: Any permitted use in the R-4 One-Family Residence District, Section 8:098.A.
- B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00: Any use permitted as a special use in the R-4 One-Family Residence District, Section 8:098.B, except that Planned Development may be considered where the zoning lot proposed for development has a gross area of not less than twenty (20) acres.
- C. CONDITIONAL USES: ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator~~ Home-based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements if specifically authorized by the Zoning Administrator.~~
- D. LOT SIZE.
  1. ~~One family detached dwellings.~~

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- a. Lot: 7,000 square feet minimum with a width at the established building line equal to forty (40) percent of the depth.
  - b. Density: Shall not exceed three and one-half (3.5) dwelling units per each one (1) gross acre.
  - c. Utilities: All lots in this district shall be served by public sewerage and water facilities.
2. Non-residential: All non-residential principal uses of building as permitted in this section shall be located on a tract of land having an area of not less than five (5) acres and a width at the established building line of not less than forty (40) percent of the depth of the lot, except municipal projects and developments.
  3. Special uses: Lot size for special uses shall be specified in the special use permit, unless specified as minimum herein.

**8:4211** R-7 GENERAL RESIDENCE DISTRICT

- A. PERMITTED USES. The following uses are permitted:
  1. Any of the permitted uses in the R-4 One-Family Residence District, Section 8:098.A.
  2. Multiple-family dwellings.
  3. Single-family semi-detached dwellings.
  4. Single-family attached dwellings, but not more than one hundred eighty (180) feet in length.
  5. Two-family detached dwellings.
- B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:
  1. Any use permitted as a special use in the R-4 One-Family Residence District, Section 8:098.B, except that Planned Development may be considered where the zoning lot proposed for development has a gross area of not less than twenty (20) acres.
  2. Mobile home park, on a lot not less than (10) acres in area.

- C. CONDITIONAL USES: ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator~~ Home-based retail and/or wholesale food operation ~~providing it meets all applicable county, state and federal public health requirements if specifically authorized by the Zoning Administrator~~. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator
- G. YARD AREAs.
1. All yard areas for single family and two-family buildings shall be the same as the regulations required in the R-6 One-Family Residence District, Section 8:~~1110~~.D.

## SECTION 9:00 BUSINESS DISTRICTS

Updated on 11.19.19

### 9:00 PURPOSE

The purpose of this section is to encourage the orderly development of commercial properties to serve and meet the needs of the citizens of Kendall County. The establishment of new commercial districts shall follow the guidelines of the Kendall County ~~Land Resource Management Plan (LRMP)~~. In general, areas designated as Commercial/Industrial or Transportation Corridors on the ~~Resource Management Concept Plan LRMP~~ are appropriate for commercial development. Where properties proposed for commercial development are contiguous to existing municipalities, the County encourages the annexation of these properties.

More specifically, the commercial zoning districts are intended to provide for groupings of business and commercial establishments that are compatible in scope of services, methods of operation, and traffic generation.

**Kendall County has a long, rich tradition in agriculture and respects the role that farming and agricultural related businesses continue to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator -- A-1 or A-1 Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operations that are ARE NOT TYPICAL IN OTHER ZONING AREAS. Please be aware that certain special and permitted uses are in existence and can continue operations as approved.**

### 9:01 B-1 LOCAL SHOPPING DISTRICT

B. PERMITTED USES. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided ~~such uses, structures or buildings they~~ comply with the regulations of Section 4:05.
  
16. Nano Breweries, subject to the ~~following~~ conditions in ~~Section 7:01.D.~~  
*(Amended 11/15/11; Ord. 11-29)*
  - ~~a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
  - ~~b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.~~
  - ~~c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.~~



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~~d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.~~

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00:

11. Places of Worship subject to the ~~following~~ conditions **contained in Section 7:01.D.**

~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~

~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~

~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~

12. Public or Private Utilities and Service uses:

a. Telecommunications hub **or telecommunication stations (was separate number)**

b. Filtration plant, pumping station, and water reservoir.

c. Sewage treatment plant.

d. Electric substations and booster stations.

e. Other Similar uses

~~13. Telecommunications Stations~~

~~14. Solar Gardens. (Amended 11/20/2018)~~

~~16. Solar Gardens subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

D. CONDITIONAL USES. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

4. Small Wind Energy Systems **subject to the conditions of Section 4.18**

~~I. Signs. In accordance with the regulations set forth in Section 12.00.~~

J I. OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in Section 11:00. Parking shall not encroach upon the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least 10' from the rear property line is maintained.

**K J.** OTHER PROVISIONS.

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**

## 9:02 B-2 GENERAL BUSINESS DISTRICT

- C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

13. Indoor Target Practice with the **following** conditions **found in Section 7:01.D.**
  - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
  - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
  - ~~c. Hours of operation from 7am to 10pm~~
  - ~~d. No alcohol allowed.~~
  - ~~e. Must meet all requirements of the Kendall County Health Department.~~
  - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
  
22. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
  - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
  - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
  
23. Public or Private Utilities and Service uses:
  - a. Telecommunications hub **and telecommunication stations**
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.

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- e. Other Similar uses

### **24. Solar Gardens (Amended 11/20/2018)**

### ~~27. Telecommunications Stations~~

### ~~28. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

- D. CONDITIONAL USES. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: (Renumbered)

- 7. Outdoor Display may be permitted subject to the following:

- a. Temporary Seasonal Displays
  - (i) Seasonal displays not exceeding 60 days per calendar year may be conducted on the same zoning lot as the principal business.
  - (ii) A site plan must be submitted by the applicant and approved by the Zoning Administrator showing the location of the seasonal display, the items to be displayed and the duration of the display.
  - (iii) Seasonal display areas shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.

### ~~All signage for seasonal display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.~~

- b. Permanent Outdoor Displays
  - (i) Shall only be permitted on the same zoning lot as the principal business, and shall only display merchandise which is sold at the subject premises. Items which are not sold on the premises or which are general outdoor storage are not permitted.
  - (ii) Shall not exceed 10% of the subject area or 1,000 square feet in area, whichever is smaller.
  - (iii) Shall be subject to site plan review and approval by the Zoning Administrator.

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- (iv) Shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.
- (v) Displays shall not be higher than 15 feet in height.
- ~~(vi) All signage for outdoor display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.~~
- (vii) A zoning certificate and fee are required for approval of an outdoor display area.
- (viii) Any outdoor display area shall be subject to review by the Planning, Building and Zoning Committee and may be rescinded if deemed necessary.
- (ix) Any outdoor display area which does not meet these requirements may be permitted as a special use.

### 9. Small Wind Energy Systems ~~subject to the conditions of Section 4.18~~

#### ~~I. Signs. In accordance with the regulations set forth in Section 12.00.~~

**J I.** OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in Section 11:00. Parking shall not encroach upon the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least 10' from the rear property line is maintained.

#### **K J.** OTHER PROVISIONS.

- 1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**

## 9:03 B-3 HIGHWAY BUSINESS DISTRICT

B. PERMITTED USES. The following uses are permitted:

- 4. Banquet Halls are permitted subject to the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.~~
  - ~~b. The subject parcel must be a minimum of 5 acres.~~
  - ~~c. The use of this property shall be in compliance with all~~

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~~applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)~~

- ~~d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.~~
- ~~e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
- ~~f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.~~
- ~~g. The 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.~~

- 8. Clean up and restoration services with the **following** conditions **contained** in Section 7:01.D.
  - ~~a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
  - ~~b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.~~
  - ~~c. All operations are to take place inside an enclosed structure.~~

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- ~~d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance~~
- ~~e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.~~
- ~~f. No materials that are brought in can be burned on this site.~~
- ~~g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).~~
- ~~h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00.

- 12. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
  - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
  - ~~c. Hours of operation from 7am to 10pm~~
  - ~~d. No alcohol allowed.~~
  - ~~e. Must meet all requirements of the Kendall County Health Department.~~
  - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
  
- 15. Landscaping business, **provided that:** with the conditions contained in Section 7:01.D.
  - ~~a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.~~
  - ~~b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that~~

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- ~~are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.~~
- ~~c. No landscape waste generated off the property can be burned on this site.~~
19. Micro Distillery ~~subject to the following conditions:~~ with the conditions contained in Section 7:01.D.
- ~~a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
  - ~~b. Locally grown inputs shall be used to the greatest extent possible~~
  - ~~c. The number of hours permitted to operate shall be on the approving ordinance.~~
  - ~~d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.~~
  - ~~e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.~~
  - ~~f. Shall contact & meet all requirements of the Kendall County Health Department.~~
  - ~~g. A waste management plan should be submitted to the Kendall County Health Department~~
23. Performing arts center subject to the ~~following~~ conditions contained in Section 7:01.D.
- ~~a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.~~
  - ~~b. The site shall be shown as a commercial area on the Land Resource Management Plan.~~
  - ~~c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)~~
  - ~~d. The amount of students and type of events are listed in the approving ordinance.~~
  - ~~e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~
  - ~~f. Must meet applicable Fire Protection District codes.~~

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24. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
  - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
  - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
  
26. Public or Private Utilities and Service uses:
  - a. Telecommunications hub **and telecommunication stations**
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
  
29. Solar Gardens ~~subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.~~ (Amended 11/20/2018)
  
30. **Telecommunications Stations**
  
34. ~~Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.~~ (Amended 11/20/2018)

D. **CONDITIONAL USES.** All conditional uses outlined in the B-2 General Business District (Section 9:032.D) may be permitted only if specifically authorized by the Zoning Administrator **except self-storage facilities.**

~~I. **Signs.** In accordance with the regulations set forth in Section 12.00.~~

J. **RE-LETTER OFF-STREET PARKING AND LOADING.** In accordance with the regulations set forth in Section 11:00. Parking shall not encroach along the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least ten (10) feet from the rear property line is maintained.

K. **OTHER PROVISIONS.**

1. Performance Standards. All activities shall conform to the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**



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### 9:04 B-4 COMMERCIAL RECREATION

B. Permitted Uses. The following uses are permitted:

1. Accessory uses. ~~Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.~~
3. Banquet Halls are permitted subject to the **following** conditions **contained in Section 7:01.D:**
  - ~~a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.~~
  - ~~b. The subject parcel must be a minimum of 5 acres.~~
  - ~~c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)~~
  - ~~d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.~~
  - ~~e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
  - ~~f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.~~
  - ~~g. The 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~~

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~~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.~~

14. Performing arts center subject to the **following** conditions **contained in Section 7:01.D:**
  - ~~a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.~~
  - ~~b. The site shall be shown as a commercial area on the Land Resource Management Plan.~~
  - ~~c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)~~
  - ~~d. The amount of students and type of events are listed in the approving ordinance.~~
  - ~~e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~
  - ~~f. Must meet applicable Fire Protection District codes.~~
  
18. Seasonal Festivals ~~provided that the following conditions and restrictions are met:~~ subject to the conditions contained in Section 7:01.E.
  - ~~i. Adequate parking on site shall be provided in such a way that no on-street parking is necessary~~
  - ~~ii. Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office~~
  - ~~iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services~~
  - ~~iv. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services~~
  - ~~v. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements~~
  - ~~vi. Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property~~
  - ~~vii. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Department~~

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- ~~viii. No event activity shall start earlier than 9:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday~~
  - ~~ix. Events shall be permitted once a year unless otherwise approved by the PBZ Committee~~
  - ~~x. Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year~~
  - ~~xi. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.~~
  - ~~xii. All signage shall comply with Section 12.00 of the Zoning Ordinance~~
  - ~~xiii. All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot-candles at any property line~~
  - ~~xv. Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the Planning, Building and Zoning Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests.~~
20. Truck and Tractor Amusement Competition Events, ~~provided that the following conditions and restrictions are met:~~ subject to the conditions contained in Section 7:01.E
- ~~i. Event tracks, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 500 feet of a residential district, or residential structure located off the subject property unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.~~
  - ~~ii. The operator shall provide adequate parking on the site, such that no on-street parking will be required.~~
  - ~~iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.~~

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- ~~iv. No alcohol shall be sold on the premises without a Kendall County liquor license.~~
- ~~v. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.~~
- ~~vi. Events shall not exceed six (6) consecutive days in duration.~~
- ~~vii. Events shall not exceed two (2) times per calendar year on any particular property.~~
- ~~viii. Noise levels shall not exceed 90 dB as measured at the nearest property line, not including any residences located on the subject property.~~
- ~~ix. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Department.~~
- ~~x. Any event activities shall start no earlier than 9:00 A.M., and shall end no later than 9:00 P.M., any day of the week.~~
- ~~xi. Any truck and tractor amusement competition event which cannot meet these standards may still be permitted via a special use.~~

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

- 2. Athletic Fields with Lights, ~~provided that the following conditions are met: subject to the conditions contained in Section 7:01.D~~
  - ~~a. The minimum site area shall be 140,000 square feet.~~
  - ~~b. All structures, viewing, parking, and seating areas shall be set back at least 100 feet from any street or property line.~~
  - ~~c. Photometric lighting plans will be submitted and approved by the County. All lighting shall be directed downward, and should minimize glare and light trespassing on adjacent property.~~
  
- 8. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
  - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
  - ~~c. Hours of operation from 7am to 10pm~~

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- ~~d. No alcohol allowed.~~
  - ~~e. Must meet all requirements of the Kendall County Health Department.~~
  - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
11. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.:**
- ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
  - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
  - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
14. Racetrack provided that the following minimum standards are met:
- e. If an animal racetrack is proposed all facilities for housing and maintaining equine shall comply with the following requirements:
    - (i) An approval for such facility from the Kendall County Health Department must accompany the application for a Special Use Permit.
    - (ii) A 100 foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any corral, un-vegetated exercise area, manure pile, or application area and any surface water or well, in order to minimize runoff, prevent erosion, and promote quick nitrogen absorption.
    - ~~(iii) All facilities for housing and maintaining other animals shall meet the conditions specified in the Special Use Permit.~~
15. Recreational camps and recreational vehicle parks subject to the **following** conditions **contained in Section 7:01.D.**
- ~~a. The minimum lot size must be 20 acres~~
  - ~~b. All standards of the Health Department are met.~~
  - ~~c. Must seek approval from the Fire and Police Departments~~
  - ~~d. Adequate directional signage must be throughout the property.~~

- ~~e. Maximum continuous stay shall not exceed 90 days.~~
16. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses subject to the **conditions in Section 7.01.E.**
- ~~a. All such facilities shall meet all State Animal Management Statutes.~~
- ~~b. Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time, unless otherwise approved in the special use permit.~~
- ~~c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
- ~~d. Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.~~
- ~~e. Submissions of a manure management plan for review and approval by the Kendall County Health Department.~~
- ~~f. Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn to dusk daily.~~
- ~~g. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers used in conjunction with the stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)~~
- ~~h. Provision of handicapped accessible bathroom facilities for customers and employees.~~
- ~~i. Compliance with basic life safety requirements for building ingress and egress.~~
18. Solar Gardens **subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.** (Amended 11/20/2018)
- ~~21. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~
- D. **CONDITIONAL USES. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:** Small Wind Energy Systems only if specially authorized by the Zoning Administrator.
- ~~1. Small Wind Energy Systems subject to the conditions of Section 4.18~~
- G. YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building:

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2. Side Yard **and Rear Yard**. Ten feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard **and rear yard** shall be ten feet, or equivalent to said adjacent setback, whichever is greater.
3. ~~Rear Yard. Ten feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be ten feet, or equivalent to said adjacent setback, whichever is greater.~~

~~J. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~K. Off-Street Parking and Loading. In accordance with the regulations set forth in Section 11.00.~~

~~L J.~~ Other Provisions.

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**

### 9:05 B-5 BUSINESS PLANNED DEVELOPMENT

~~D. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~E D.~~ Off-Street Parking and Loading. In accordance with the regulations set forth in Section 11:00. Parking may encroach upon the required side or rear yard, provided that a landscaped buffer yard of at least 10' from the side or rear property line is maintained. Trucks and semitrailer shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises, except within an area screened from adjacent properties by a walled and gated sight screen enclosure, fence or landscaped berm. However, temporary parking, overnight, not to exceed a 24-hour time period, may be permitted for delivery vehicles which arrive after normal business hours.

~~F E.~~ Other Provisions. **(Numbered)**

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**

### 9:06 B-6 OFFICE AND RESEARCH PARK DISTRICT

A. PERMITTED USES. The following uses are permitted:

1. Accessory uses. ~~Accessory uses, structures, and buildings shall be~~

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~~permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.~~

B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

17. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
  - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
  - ~~c. Hours of operation from 7am to 10pm~~
  - ~~d. No alcohol allowed.~~
  - ~~e. Must meet all requirements of the Kendall County Health Department.~~
  - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
11. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
  - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
  - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
12. Private clubs such as soccer, ~~ect. etc. provided all other sections of the Zoning Ordinance and Health Department regulations are met.~~
17. Solar Gardens ~~subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.~~ (Amended 11/20/2018)
- ~~20. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~



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- C. Conditional Uses. ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: Small Wind Energy Systems only if specially authorized by the Zoning Administrator.~~  
~~1. Small Wind Energy Systems subject to the conditions of Section 4.18~~

~~I. Signs. In accordance with the regulations set forth in Section 12.00.~~

- ~~J I.~~ OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in section 11.00. Parking may encroach upon the required side or rear yard, provided that a landscaped buffer yard of at least 10' from the side or rear property line is maintained. Trucks and semi-trailers shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises, except within an area screened from adjacent properties by a walled and gated sight screen enclosure, fence or landscaped berm. However, temporary parking, overnight, not to exceed a 48-hour time period, may be permitted for delivery vehicles which arrive after normal business hours.

~~K J.~~ Other Provisions.

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G. Section 4:12.~~

## SECTION 10:00 MANUFACTURING DISTRICTS

Updated 11.19.19

### 10:01 M-1 LIMITED MANUFACTURING DISTRICT

#### A. CONDITIONS OF USE. All permitted uses are subject to the following conditions:

1. Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall conform with the performance standards set forth in ~~s~~Section 4:12.
2. All business, production, servicing and processing shall take place within completely enclosed buildings, unless otherwise specified. Within one hundred and fifty feet of a Residential District, all storage shall be in completely enclosed buildings or structures; and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage; and suitably landscaped. However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half ton capacity may be un-enclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Section 11:00.
3. Uses established on the effective date of this amended ordinance and by its provisions are rendered non-conforming, shall be permitted to continue, subject to the regulations of Section 5:00.
4. Uses established after the effective date of this amended ordinance shall conform fully to the performance standards hereinafter set forth for the district.

#### B. PERMITTED USES. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided ~~such uses, structures or buildings they~~ comply with the regulations of Section 4:05.
5. Banquet Halls are permitted subject to the ~~following~~ conditions ~~in Section 7:01.D.~~
  - ~~a. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)~~
  - ~~b. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.~~

- ~~c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
- ~~d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.~~
- ~~e. The 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.~~

- 8. Clean up and restoration services ~~with the following~~ subject to the conditions ~~in Section 7:01.D.~~
  - ~~i. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
  - ~~ii. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.~~
  - ~~iii. All operations are to take place inside an enclosed structure.~~
  - ~~iv. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance~~
  - ~~v. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.~~
  - ~~vi. No materials that are brought in can be burned on this site.~~

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- ~~vii. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).~~
- ~~viii. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~

~~12. Dwelling units for watchmen and their families including caretakers when located on the premises where they are employed in such capacity.~~

~~15. Micro Distillery subject to the following conditions in Section 7:01.D.~~

- ~~i. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
- ~~ii. Locally grown inputs shall be used to the greatest extent possible~~
- ~~iii. The number of hours permitted to operate shall be on the approving ordinance.~~
- ~~iv. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.~~
- ~~v. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.~~
- ~~vi. Shall contact & meet all requirements of the Kendall County Health Department.~~
- ~~vii. A waste management plan should be submitted to the Kendall County Health Department~~

~~16. Miscellaneous uses -- as follows:~~

~~Accessory uses. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.~~

~~Signs.~~

~~Temporary buildings for construction purposes for a period not to exceed the duration of such construction.~~

~~18. Nano Breweries, subject to the following conditions contained in Section 7:01.D. (Amended 11/15/11; Ord. 11-29)~~

## SECTION 10:00 MANUFACTURING DISTRICTS

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- ~~a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
- ~~b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.~~
- ~~c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.~~
- ~~d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.~~

21. Public and community service uses - as follows: **(re-lettered)**

- a) Bus terminals, bus **storage (indoor and outdoor) garages, bus lots, street railway terminals, or street car houses.**

23. Retail and services as follows **(re-lettered)**:

- e) Catering Establishments **as long as it conforms to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.**

~~24. Residential uses -- as follows:~~

~~Dwelling units for watchmen and their families including caretakers when located on the premises where they are employed in such capacity.~~

~~25. Signs.~~

~~27. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.~~

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

- 2. **Any use permitted in the M-2 Heavy Manufacturing District, provided the performance standard set forth in Section 4:12. can be met in their entirety.**
- 3. Adult Regulated uses; the following uses are deemed to be regulated uses **(re-lettered)**:

- a) Adult Book Store.
- b) Adult Motion Picture Theater.
- c) Adult Mini-Motion Picture Theater.
- d) Adult Entertainment Facilities.
- e) Adult Use.
- f) Adult Massage Parlors or Spas.
- g) Tattoo Parlors and Permanent Body Art Establishments.
- h) Striptease Club or Gentlemen's Club.
- i) Adult Video Store.

For the purposes of determining when a regulated use is allowed as a permitted or special use under this Ordinance, no regulated use shall be considered to be a retail business, service businesses, recreational or social facility, school, accessory use, or general land use.

**RESTRICTIONS ON LOCATION OF REGULATED USES.** No regulated use, either as a permitted use or as a special use, shall be maintained; **(re-numbered)**

- i. Within 1,000 feet of the **property line of another area to be zoned;**
- ii. **500 1,000** feet of any of the following zoning districts or provided for under this ordinance: **R-1, R-2, R-3, B-1, B-2, B-3, B-4 A-1 SU PUD, All Residential Zoning Districts, and all Business Zoning Districts;** nor
- iii. Within 1,000 feet of a zoned area or district lying within a municipality and zoned for any kind of residential, business or commercial office, or office-research use under an ordinance of that municipality.

In addition to the preceding requirements, Adult Entertainment Facilities shall also comply with the separation requirements as established under 55 ILCS 5/5-1097.5 from the property line of any school, Child Day Care facility, cemetery, public park, forest preserve, public housing, and place of religious worship. These requirements shall supersede any less restrictive requirements set forth in this Ordinance.

- 7. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair subject to the following restrictions **(re-lettered)**:
  - a) Site shall be a minimum of fifty (50) acres for a Basic Utility Stage 1 airport with a two thousand two hundred (2,200') foot runway. More area is required for larger airports. Airport size and layout shall conform to current FAA and IDOT Division of Aeronautics requirements.
  - b) There shall be a minimum three hundred (300') foot distance between

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airport property and the nearest residential property line.

- c) Security fencing shall be provided sufficient to control access to runways and taxiways. The fencing shall be a minimum six (6') feet in height.

~~d) Other requirements as noted in Section 4.13 of this Zoning Ordinance.~~

- 11. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
  - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
  - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
  - ~~c. Hours of operation from 7am to 10pm~~
  - ~~d. No alcohol allowed.~~
  - ~~e. Must meet all requirements of the Kendall County Health Department.~~
  - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
  
- 13. Kennels with the conditions **contained in Section 7:01.D.** ~~that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.~~
  
- 18. Paintball Facilities subject to the **following** conditions **contained in Section 7:01.D.**
  - ~~a. Minimum lot size of 20 acres;~~
  - ~~b. Hours and days of operation as specified in Special Use Permit to be determined by the County Board~~
  - ~~c. All safe and spectator areas must be protected by special paintball netting, and participants and spectators must wear approved paintball goggles; and~~
  - ~~d. No paintball activity shall leave the boundaries of the site, including fired paintballs.~~
  - ~~e. Requirement of netting to be installed around the property shall be determined by the County Board~~
  - ~~f. Paintball guns shall only be powered by carbon dioxide (CO2), high~~

- ~~pressured air (HPA) or Nitrogen (N2).~~
- ~~g. All signage shall comply with the provisions of Section 12 of the Kendal County Zoning Ordinance.~~
- ~~h. Ammo for such paintball guns shall only include paintball pellets made of non-toxic, biodegradable water soluble substances.~~
- ~~i. All applicable State and County rules and regulations pertaining to wastewater treatment and disposal, potable water supply, and food service shall be adhered to.~~
22. Private clubs such as soccer, ~~ect. etc.~~ provided ~~all other sections of the Zoning Ordinance and Health Department regulations are met and~~ an event parking plan is provided with the application.
23. Racetrack ~~provided that the following minimum standards are met subject to the conditions of Section 9:04.C.~~
- ~~1. The minimum site area shall be 20 acres.~~
  - ~~2. The racetrack and all building, viewing areas, seating areas, and structures for housing animals shall be located no closer than 275 feet from any public road right-of-way or property line.~~
  - ~~3. If night racing is to be conducted, all parking areas and access ways shall be adequately lit; provided that such lighting, as well as lighting for the racetrack shall meet the lighting standards set forth in section 11.02.~~
  - ~~4. If a vehicle racetrack is proposed a noise study shall be prepared by a trained professional addressing anticipated noise levels during races or practice sessions. This study shall also address how excessive noise will be mitigated. The County shall reserve the right to obtain an independent review of this study, and require additional noise mitigation beyond that outlined in the noise study.~~
  - ~~5. If an animal racetrack is proposed all facilities for housing and maintaining other animals shall comply with the following requirements:~~
    - ~~a. An approval for such facility from the Kendall County Health Department must accompany the application for a Special Use Permit.~~
    - ~~b. A 100 foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any corral, un-vegetated exercise area, manure pile, or application area and any surface water or well, in order to minimize runoff, prevent erosion, and promote quick nitrogen absorption.~~
  - ~~6. The accessory uses may be permitted as incidental to and limited to patrons of the principal use:~~



- ~~a. refreshment stands or booths~~
  - ~~b. souvenir stands or booths~~
  - ~~c. wagering facilities~~
  - ~~d. restaurants or lounges~~
  - ~~e. playgrounds or Child Day Care facilities~~
  - ~~f. vehicle fuel and supplies sales limited to owners or operators of vehicles to be raced~~
  - ~~g. temporary campgrounds~~
  - ~~h. any other customary and incidental uses which are deemed appropriate by the County Board.~~
30. Wind Farms, Commercial, subject to the **following conditions in Section 7:01.D.**
- ~~a. Location Guidelines – The following guidelines shall be considered in evaluating the appropriateness of proposed locations for Wind Farms and the proposed project components. The purpose of these guidelines is to assist decision-makers in uniformly analyzing the site-specific impacts of each proposed project and thereby arrive at consistent and balanced decisions.~~
    - ~~i. Natural and Biological Resources – Wind Farms should not be located in areas that have a large potential for biological conflicts. Wind Farms should not be located in large impact areas such as wilderness study areas, areas of critical environmental concern, county and state parks, historic trails, and special management areas. Wind Farms should not significantly impact important wildlife habitat.~~
    - ~~ii. Visual Impacts – Wind Farms should avoid those visual corridors that are designated by the County as essential view sheds or scenic areas. Essential view sheds or scenic areas are those areas designated in the County’s LRMP or in other locations determined by the County Board after analyzing the applicant’s wind farm visual simulations and considering public hearing comments. A Wind Farm project should maintain visual unity among clusters of turbines. To promote visual uniformity, the rotors, nacelles and towers of all turbines in an array should appear similar. To avoid visual clutter, intra-project power lines having a voltage of 34,500 volts or less, should be buried unless the applicant can sufficiently demonstrate that burying the lines will violate other guidelines/standards, violate applicable law, render the project economically infeasible or be hidden from public view. To avoid cluttering the skyline, transformers and other electric equipment should be hidden from view or otherwise~~

~~constructed in harmony with the surrounding landscape.~~

- ~~iii. Soil Erosion & Water Quality - Wind Farms should avoid erosion. Disturbance and construction on erodible slopes should be minimized. The number of improved roads and construction staging areas should be kept to a minimum. The grading width of roads should be minimized. One-lane roadways with turn-outs are recommended. The number and size of staging areas and crane pad sites should be minimized.~~
- ~~iv. Historical, Cultural & Archeological Resources - Wind Farms should avoid sites with known sensitive historical, cultural or archeological resources.~~
- ~~v. Public Safety - Wind Farms shall be developed in a manner that utilizes sound engineering practices and considers public safety in regard to the potential hazards to adjacent properties, public roadways, communities, aviation, etc. that may be created.~~

~~b. Performance Standards - The following standards are to be achieved by each Wind Farm project without exception. Because they are standards, they are considered to be requirements of any Wind Farm project. The final decision on whether or not a particular standard is achieved by a Wind Farm project shall be made by the County Board after considering the recommendations of all advisory bodies.~~

- ~~i. Noise Management - The noise level caused by the operation of the project, measured at five (5) feet above ground level at the property line coincident with or outside the project boundary, shall not exceed 65 decibels (A-weighted) and shall not exceed 50 decibels (A-weighted) if it is determined that a pure tone noise is generated by the project. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.~~
- ~~ii. Wind Farm Design: Wind Farms that are not designed in “accordance with proven good engineering practices” or not purchased from a national manufacturer with a proven track record shall be prohibited. Wind Farms designed with the following characteristics shall be deemed in “accordance with proven good engineering practices”:~~
  - ~~1. at least 3 blades.~~
  - ~~2. upwind rotor.~~
  - ~~3. no furling, where “furling” means that the wind turbine is designed to limit its power output in high winds by changing the~~

~~rotor's plane of rotation to a plane that is not perpendicular to the prevailing wind direction.~~

~~4. tapered and twisted blades.~~

~~5. a well-designed braking system.~~

- ~~iii. Visual Impacts – To provide visual order to a Wind Farm project, all individual turbines shall have the same number of rotor blades and all rotor blades shall spin in the same direction (i.e., clockwise or counter-clockwise) in relation to the wind. To promote visual uniformity, all turbines at a similar ground elevation shall have the same height from blade tip to the ground. Except during construction, re-construction or removal, outdoor storage is not permitted within the project boundary except at locations that are screened from view. To avoid cluttering the skyline, inverters and pendant power cables shall be located inside the wind turbine tower, nacelle or structure. No telecommunications dishes, antennas, cellular telephone repeaters or other similar devices shall be attached to wind turbine towers. Aircraft obstruction markings of the turbines by use of alternating red and white bands shall be prohibited. No Billboards, logos and advertising signs of any kind shall be located on the turbines.~~
- ~~iv. Soil Erosion & Water Quality – Construction and maintenance shall be done in strict accordance with the erosion and sediment control plan submitted with the Building Permit so as to minimize soil erosion and damage to existing vegetation. If vegetation is damaged during construction, in areas not occupied by the Wind Farms and related facilities and roads, it shall be restored after construction is complete. Disturbed areas shall be reseeded to the land owner's or manager's requirements. Dust control on the project site is required.~~
- ~~v. Setback – Individual wind turbines shall be set back from all property lines coincident with or outside of the project boundary a distance equal to 1.1 times the turbine hub height. Individual wind turbines shall be set back from all public roads a distance equal to at least 1.1 times the turbine hub height. (Amended 2/16/2010)~~



Drawing of the rotor and blades of a wind turbine, courtesy of ESN

~~vi. Lighting - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County Regional Plan Commission. If lighting of turbines, or other structures, is required, "daytime white-nighttime red" shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color. (Amended 2/16/2010)~~

~~c. Roads - All routes on either County or Township roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either ingress or egress need to be shown. The routing shall be subject to the approval of the Kendall County Highway Engineer in coordination with the Township Road Commissioner(s). The developer shall provide and complete a pre-construction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The developer shall provide a road~~

~~repair plan to improve any and all damage, installation or replacement of roads that might be required by the developer. The developer shall provide a letter of credit or a surety bond in amount and form approved by the highway official(s).~~

~~d. Fees - All applications for a Commercial Wind Farm shall be accompanied by a fee for a Commercial Wind Farm Special use in accordance with fee structure as established by the County Board and as amended from time to time. The County Board may, at its discretion, retain the services of attorneys and professional consultants to assist the Board and County staff in the amendment and zoning process. The application fee shall serve as an initial deposit from which any costs and expenses incurred by the county as a result of the application for amendment and the hearing process set forth herein shall be deducted. Such costs shall include, but not be limited to, the fees and costs of: County employees or staff review time, attorney's fees, expert witnesses, scientific testing, records or other investigations, data searches, notices, court reporters, transcription costs, consultants, the Zoning Board of Appeals, and other expenses incurred by the County in reviewing the application, the public hearing, and decision, or any issues raised at any time during any hearings up to and including the County Board decision. If the actual costs incurred by the County in conducting its review and recommendation of the requested map amendment exceed the amount of the application fee deposit, the applicant shall be billed and shall be required to pay any and all additional costs incurred by the County in the completion of their review and recommendation of the special use. Costs in excess of the application fee deposit are required to be paid in full by the applicant prior to scheduling the matter for action by the County Board. (Amended 3/21/18)~~

~~e. Removal of Defective Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within sixty (60) days. If any wind energy system is not operated for a continuous period of 12 months, the county will notify the landowner by registered mail and provide 45 days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the operator~~

~~and such operator shall remove the turbine within 120 days of receipt of notice from the county.~~

~~f. Decommissioning Plan: A Commercial Wind Farm shall submit a decommissioning plan to ensure it is properly decommissioned upon the end of the project life or facility abandonment. Facility abandonment shall include the ceasing of operations for a period of not less than one (1) year. Decommissioning shall include: removal of all structures (including transmission equipment and fencing) and debris to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within six (6) months of the end of the project life or facility abandonment. At the time of decommissioning, an Alta Survey shall be submitted to the County. The decommissioning plan shall state how the facility will be decommissioned, a professional engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources shall be deposited. The decommissioning plan shall also include an agreement between the applicant and the County which states:~~

~~i. The financial resources for decommissioning which shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the County.~~

~~ii. If the Applicant chooses an escrow agreement:~~

~~1. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed; and~~

~~2. The County shall have access to the escrow account funds for the express purpose of completing decommissioning if decommissioning is not completed by the applicant within sixty (60) days of the end of the project life or facility abandonment.~~

~~iii. The County is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.~~

~~iv. The County is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the County's right to seek reimbursement from applicant or applicant's successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by the applicant or applicant's successor, or in which they have an~~

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~~interest, for the amount of excess, and to take all steps allowed to enforce said lien.~~

~~Financial provisions shall not be so onerous as to make Commercial Wind Farm projects unfeasible.~~

- D. Conditional Uses. ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: Small Wind Energy Systems only if specially authorized by the Zoning Administrator.~~
- ~~1. Small Wind Energy Systems subject to the conditions of Section 4.18~~

### 10:02 M-2 HEAVY INDUSTRIAL DISTRICT

- A. CONDITION OF USE. Permitted uses are subject to the **following** conditions listed in **Section 10:01.A.1 and Section 10:01.A.2.**

~~1. All production, processing, cleaning, servicing, testing, repair, or storage of goods, materials, or products shall conform with the performance standards set forth in Section 4:12.~~

~~2. All business, production, servicing and processing shall take place within completely enclosed buildings unless otherwise specified.~~

~~Within one hundred and fifty feet of a Residence District, all storage shall be in completely enclosed buildings or structures; and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage; and suitably landscaped.~~

~~However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half ton capacity may be un-enclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Section 11.00.~~

- C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

3. Correctional Facilities subject to the **following conditions in Section 7:01.D.**
  - ~~a. The facility shall be at least 650 feet from the nearest property which is residentially zoned or used.~~
  - ~~b. The facility shall not be established within 1,320 feet of a public or private school, Child Day Care or place of worship.~~

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~~The County may deny the permit when the use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.~~

### ~~7. Miscellaneous uses as follows:~~

~~Railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops and roundhouses.~~

- D. ~~CONDITIONAL USES. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: Small Wind Energy Systems only if specially authorized by the Zoning Administrator.~~
- ~~1. Small Wind Energy Systems subject to the conditions of Section 4.18~~

## SECTION 10:03 M-3 AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION (Re-lettered)

### C. SPECIAL USES.

- Outdoor Target Practice or Shooting (not including private shooting in your own yard) with the ~~following conditions in Section 7:01.D.~~
  - ~~At the time of application for a special use permit, petitioners desiring to operate an outdoor target practice or shooting range shall submit copies of all of the studies and plans suggested in the 2012 NRA Range Source Book including, but not limited to, a safety plan, a business plan, a public relations plan, a maintenance plan, a noise plan, an environmental stewardship plan, and a closure plan. Two (2) copies of the 2012 NRA Range Source Book shall be available for public access in the Kendall County Planning, Building and Zoning Department. One (1) of the copies of the 2012 NRA Range Source Book shall be made available for rent to members of the public.~~
    - ~~The above-referenced plans shall contain information as suggested by the National Rifle Association.~~
    - ~~Included in the above documents, the petitioner shall submit a detailed written narrative describing the proposed use. The narrative shall, at a minimum, describe the type of range (i.e. public, private, or government), the type(s) of firearms and targets expected to be used and the proposed days and hours of operation.~~
    - ~~The safety plan shall describe the duties and qualifications of the range supervisors.~~
    - ~~In at least one (1) of the required studies or plans, a hazardous waste plan addressing lead management shall be included. The~~



~~lead management plan shall conform to either the requirements of the National Rifle Association's standards, the standards of the National Shooting Sports Foundations standards, or the United States Environmental Protection Agency's best management practices standards.~~

- ~~5. In addition to the above requirements, the petitioner shall submit a water and drainage plan; this plan must be approved by the Kendall County Planning, Building and Zoning Office.~~
- ~~6. Any changes to the above-required studies and plans shall be promptly forwarded to the Kendall County Planning, Building and Zoning Department.~~
- ~~7. A bond shall be provided for site remediation. The specific dollar amount shall be determined by the County Board.~~
- ~~b. Range layout requires conformity with the 2012 National Rifle Association standards with regard to layout and dimensions. The petitioner shall submit a site capacity a calculation and a detailed site plan showing the layout and design of the proposed shooting range, including all required setbacks and landscaping and the existing and proposed structures, their floor areas and impervious surfaces. The scale of the site plan shall be no greater than one inch equals one hundred feet (1"=100').~~
- ~~c. The site plan for the proposed outdoor target practice of shooting range must show either sufficient berm height with sufficient downrange safety area or baffling that prevents projectiles from leaving the site.~~
  - ~~1. The safety area shall conform to 2012 NRA Range Source Book for the shape and width. The safety area shall have signs posted at intervals stated in the special use permit warning of the potential danger from stray bullets.~~
  - ~~2. For the purposes of this regulation, the term "downrange safety area" shall mean the area away from the launching site towards the target. In case of shooting ranges where targets are not stationary, appropriate baffling shall be provided.~~
- ~~d. Public ranges designed for the use of handguns and rifles shall provide berms at least twenty feet (20') high and six feet (6') thick at the top for ranges three hundred feet (300') in length, made of soft earth or other material that is unlikely to cause ricochets, and containing no large rocks. For every thirty (30') feet of firing line distance over twenty feet (20'), the berm height shall increase by ten feet (10') in height as an example. Berms shall be located as follows:~~
  - ~~1. Shotgun ranges – No berming required.~~
  - ~~2. Ranges for handguns and rifles~~

- ~~a. Target placement not to exceed twenty feet (20') from the backstop.~~
- ~~b. Lateral not closer than thirty feet (30') from the firing line.~~
- ~~3. All required berms shall be constructed prior to the commencement of operations and shall be maintained for the duration of the special use permit.~~
- ~~4. In addition to berms, appropriate baffling may be installed over the firing line creating a "no blue sky" to prevent projectiles from overshooting the berm.~~
- ~~5. The range shall be located on site where an uninhabited downrange safety area is available. The required length of the safety area shall be as follows:~~
  - ~~a. Shotgun ranges— one thousand five hundred feet (1500'), provided that shot size is limited to #4 or smaller.~~
  - ~~b. Ranges for handguns and rifles not more powerful than .22 long rifle— seven thousand feet (7,000').~~
  - ~~c. Ranges for rifles more powerful than a .22 long rifle— thirteen thousand five hundred feet (13,500').~~
  - ~~d. The downrange safety area requirement for handgun and rifle ranges may be waived if the firing line is provided with overhead baffling, berming, or a combination thereof, meeting the standards of the 2012 National Rifle Association's Source Book or appropriate baffling may be installed over the firing line creating a "no blue sky" to prevent projectiles from overshooting the berm.~~
- ~~e. The range, including the safety area, must be under the control of the operator of the range, by ownership or lease.~~
- ~~f. The firing line must be at least one thousand feet (1,000') from existing residential dwellings and property lines of schools, daycares, places of worship, airstrips, and residentially zoned property.~~
- ~~g. The outdoor target practice or shooting range must have a sign that lists allowed firearm types based on the special use permit, rules of operation; hearing and vision protection required~~
- ~~h. At least one (1) designated range safety officer must be present during operational hours when discharging of firearms is taking place. A "range safety officer" means a person who is certified under the National Rifle Association's Range Safety Officer Program or other equivalent state or nationally-recognized range safety officer certification program as approved by the County Board, for the type of shooting being supervised. The range safety officer shall enforce all range rules.~~

- ~~i. At least one (1) range flag flown, a sign, cone, or red light lit at all times that firing is taking place.~~
- ~~j. Everyone on the firing line is required to wear hearing protection and safety glasses.~~
- ~~k. The range shall provide public bathroom facilities.~~
- ~~l. The range shall require a minimum parcel size of twenty (20) acres.~~
- ~~m. Hours and days of operation shall be specified in the special use permit and determined by the County Board. However, between October 1<sup>st</sup> and March 31<sup>st</sup>, no firing shall take place prior to 10:00 a.m. or after 5:00 p.m. and between April 1<sup>st</sup> and September 30<sup>th</sup>, no firing shall take place prior to 10:00 a.m. or after 8:30 p.m. However, notwithstanding the aforementioned hours of operation, up to twelve (12) night shoots per year shall be allowed ending no later than 10:00 p.m.~~
- ~~n. Access must be controlled by a gated entrance. The range proper shall be gated and fenced in a manner so to prohibit entrance on the property by members of the public and shall have signs posted at one hundred foot (100') intervals warning members of the public of the danger. Berming may substitute for fencing.~~
- ~~o. Must meet the existing setbacks of the zoning district.~~
- ~~p. No alcohol, marijuana, or other illicit drugs allowed.~~
- ~~q. No projectiles shall leave the boundaries of the site.~~
- ~~r. The outdoor target practice or shooting range allowed by this special use permit shall provide the Kendall County Planning, Building and Zoning Department proof of accident and liability insurance prior to the commencement of operations; the insurance shall be at a level standard and customary for outdoor target practice or shooting range. An insurance policy meeting the above requirements must be maintained during the duration of the special use permit and the special use permit holder shall supply a copy of the insurance policy to the Kendall County Planning, Building and Zoning Department annually on or before February 1<sup>st</sup> of each year.~~
- ~~s. All applicable Federal, State and County rules and regulations shall be adhered to.~~
- ~~t. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance (Not more than sixty percent (60%) of the area of the lot may be covered by buildings or structures, including accessory buildings).~~
- ~~u. Notwithstanding the hours of operations set in the special use permit, the range shall abide by the following noise regulations, so as not to exceed allowable residential noise in accordance with the following:~~

- ~~1. **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 use which exceeds sixty (60) 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.~~
  - ~~2. **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 use 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.~~
  - ~~3. **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.~~
  - ~~v. Outdoor target practice and public or private shooting ranges in existence prior to the date of the adoption of this ordinance (May 7, 2019) shall be exempt from this sub-section of the Zoning Ordinance, but they shall follow the restrictions on their respective special use permits.~~
  - ~~w. Outdoor target practice and shooting ranges open to the public established after the date of this ordinance (May 7, 2019) must comply with the above regulations or secure applicable variance(s). (Amended 5/7/19)~~
5. Solar Gardens ~~subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance~~
- D. **CONDITIONAL USES.** ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: Small Wind Energy Systems only if specially authorized by the Zoning Administrator.~~
- ~~1. **Small Wind Energy Systems** subject to the conditions of Section 4.18~~
- E. **SETBACK REQUIREMENTS.**
1. Unless otherwise specifically provided in an applicable special use permit, production, processing and excavation shall not be conducted closer than two hundred (200) feet to the boundary of any zoning district where such operations are not permitted, nor closer than one hundred (100) feet from

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the boundaries of an adjoining property line, nor closer than one hundred fifty (150) feet to the right-of-way of any existing or platted street, road or highway, except in the following situations:

- a. The bottom of the slope of the mined face of the excavation shall not be closer to said point above, than a distance equal to one and one-half (1½) times the depth of the excavation (see diagram **at end of Section 10:03.1**);

- I. **REQUEST FOR LOCATION PROTECTION.** Within seven days of filing any application for M-3 zoning or M-3 Special Use, the applicant shall give notice of such filing, and at applicant's expense, sent by registered mail through the **Planning Building and Zoning PBZ** Office, a copy of such application as well as a copy of this complete paragraph, to each owner as set forth on the tax assessor's records of all property located within one and one half (1.5) miles of the parcel sought to be permitted. If, within fifteen days of receipt of such notice, any owner or occupant of such property files with the **Planning, Building and Zoning PBZ** Administrator (hereinafter referred to as "Administrator") a "Request for Location Protection," substantially in the form provided in paragraph 2 below, then the following shall occur. Provided however, if the proposed use of the property is for the surface mining of sand and gravel only (and includes no blasting or any special use), and the property is situated wholly within a township having a population in excess of 20,000, then notice shall only be sent to properties located with one thousand (1,000) feet of the parcel sought to be permitted. (Ord. #99-25 August 17, 1999) **(re-numbered)**
  2. Any owner or occupant filing for location protection, and/or his agents shall be invited to participate in County staff discussions with the applicants regarding the most effective and appropriate measures required to protect the residence site(s) from adverse impacts. The discussions shall include, but not be limited to: location of processing, ready-mix concrete, asphalt, and/or recycling equipment and plants, material storage and mining operations; size and shape of screening berms as they may interface with the residences; noise and dust abatement; site specific landscaping for both short term and long term visual effect, and data reflecting the quality of aggregate materials to be excavated. The advice of a technically trained person selected by the County Board shall be utilized at the applicant's reasonable expense to review and make recommendations concerning the most effective and appropriate measures to protect the residence site(s) from adverse impact as provided in **Section G below Section I above.**
  3. The County Board may approve a location for aggregate material processing, ready-mix concrete, asphalt, and/or recycling equipment and

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plants, other than a location at a maximum distance from the residence(s) of the owner(s) or Occupant(s) filing for location protection, if the County Board determines, that, because of berming, landscaping, and/or other protections proposed for the property sought to be rezoned, such an alternate location, when compared to the location providing maximum distance, provides the residence site(s) as much or greater protection from adverse effects of such equipment and/or plants. No such alternate location may be approved by the County Board prior to the residence owner(s)/occupant(s) having at least a sixty day period within which to review such alternative location, have it reviewed by the technically trained person provided for in subparagraph ~~(b)~~ 2 above, and make recommendations to the County Board concerning it.

### SECTION 10:03-.1 PERMITTING

#### A. PERMIT FOR MINING.

3. It shall be unlawful for any owner/operator to engage in surface mining in an area where the overburden shall exceed ten (10) feet in depth or where the operation will affect more than ten (10) acres during the permit year without first obtaining from the Illinois Department of Mines and Minerals a permit to do so, pursuant to the Surface-Mined Land Conservation and Reclamation Act ILCS 715/1 et. seq. as amended.

All owner/operators shall comply with the Regulations of USEPA and all State of Illinois and Federal regulatory agencies for occupational health and safety and obtain any necessary permits prior to issuance of the mining permit. Before the onset of any operations the ~~Enforcement Officer~~ **Zoning Administrator** must be provided with copies of all necessary permits.

5. Prior to the issuance of a permit, the applicant must obtain the approval by the County of the reclamation plan and map as provided in Section 10.03-1-B. Such plan shall be forwarded to the ~~Zoning Board of Appeals~~ **ZBA** for public hearing, review and recommendation in accordance with the procedures provided under Section ~~13.06~~ **13:07** "Amendments" of the County Zoning Ordinance. The recommendation of the Zoning Board of Appeals shall be forwarded to the County Board for action. If approved, the Board will enact an ordinance establishing a date by which the permit shall expire.
  9. A permit issued hereunder may be revoked or modified by the County Board after due hearing in the event the permittee violates any provision of ~~10.03-1-C~~ **Section 10:03.1.C of this Ordinance**.
- E. ENFORCEMENT. The ~~Enforcement Officer~~ **Zoning Administrator**, in conjunction with other appropriate departments, shall annually review each surface mining permit. In addition to the reclamation plan/map; the owner/operator shall provide the ~~Planning and Development~~ **PBZ** Department with an annual aerial photo of his total operation, enlarged to a scale of one (1) inch equals one hundred (100) feet or other scale that would adequately display the property affected on a thirty (30) inch square format. All aerial photos shall meet the ~~Planning and Development~~ **PBZ** Department standards. The first photo shall be taken during the first year in operation and subsequent photos shall be taken in the same month of the following years. Each year's photo shall be presented at the same scale for the purpose of comparison. Photos shall be submitted prior to the issuance of the annual operating permit.

The ~~Enforcement Officer~~ **Zoning Administrator**, in conjunction with the ~~Planning, Building and Zoning~~ **PBZ** Department, shall prepare a report and submit it to the ~~Planning, Building and Zoning~~ **PBZ** Committee for their review. If it is determined that the operator is not in compliance with this Ordinance, the

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Bonding Requirements, the simultaneous operation and reclamation statement or the reclamation plan/map, the ~~Enforcement Officer Zoning Administrator~~ shall issue a stop work order on all operations other than reclamation work needed to bring the operation into compliance.

Every three (3) years, at the time of the annual review, bonding, release of bond and re-bonding shall be checked as specified in the section of Bonds. In addition, the operator shall provide the ~~Enforcement Officer Zoning Administrator~~ with a topographic survey with two (2) foot contours, at the same scale as the aerial photo, said topographic survey to show the status of existing conditions on the subject site.

Before release of bond, an on-site inspection of the acreage reclaimed shall be made by the ~~Enforcement Officer Zoning Administrator~~ in conjunction with other appropriate departments to check for compliance with the Reclamation Plan and any additional conditions of the Mining Permit. A random count procedure shall be used to check seeding, plantings and depth of topsoil.

### G. ~~SEVERABILITY~~

~~If any Section, subdivision, clause sentence or paragraph in this Ordinance shall be held to be unconstitutional, the unconstitutionality thereof shall not affect the remaining parts of this Ordinance.~~

### H.G. EXEMPTIONS

Any mining operation legally commenced prior to ~~the adoption of this Section April 14, 1992~~, shall be exempt from the requirements hereof, except that said operations shall not be exempt from the requirements hereof pertaining to the hours of operation, the operation of motor vehicles, safety and noise regulations as defined in Sections 10.03.1.C.15 and 10.03.1C.24.



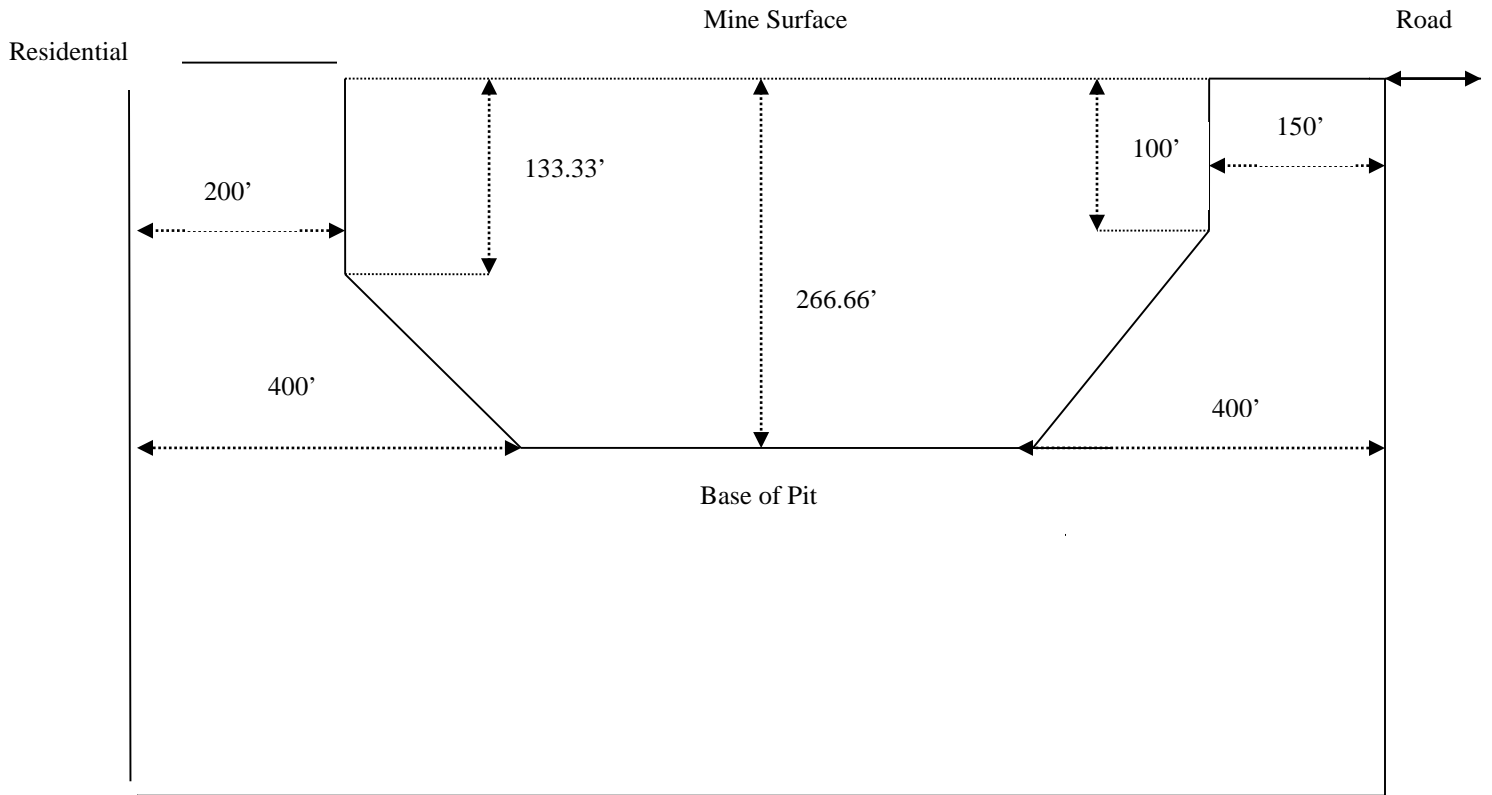


DIAGRAM 10.03.1

## 11:01 SCOPE OF REGULATIONS

- A. APPLICABILITY. The off-street parking and loading provisions herein shall apply as follows:
1. For all buildings and structures erected and all uses of land established after May 20, 2008 (~~date of Ordinance approval~~), accessory parking and loading facilities shall be provided as required by the regulations of the district in which such buildings or uses are located.
  3. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to May 20, 2008 (~~date of Ordinance approval~~), additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions herein.

## 11:02 ADDITIONAL REGULATIONS - PARKING

- C. SHARED PARKING FACILITIES. Shared parking may be permitted upon written documentation submitted to the Plan Commission and County Board demonstrating evidence that parking spaces will be shared at specific times of the day (where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.) ~~The Shared Parking report published by the Urban Land Institute may be used as a guideline in the estimation of parking demand for mixed-use buildings and sites.~~
- F. DESIGN AND MAINTENANCE.
2. Surfacing. All required open off-street parking areas and access drives constructed or re-constructed after May 20, 2008 (~~effective date of this amendment~~) in all zoning districts shall be improved with a permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface or green design practices. Asphalt paving shall include a 9" compacted gravel base and 3" asphalt covering, or equivalent. When more than 4 parking spaces are required, pavement marking shall be provided to clearly identify each parking space. (Amended 7/18/2006)

The Zoning Administrator may grant an exception to ~~agricultural (A-1);~~, R-1, R-2, and R-3 single family~~s~~, and community service uses from this provision where such uses generate low traffic volume. Handicapped parking stalls within the A-1 district shall be improved with a permanent, concrete, unit paver or asphalt surface and shall also provide a hard surface to the entrance of the structure a minimum of 6 feet wide. Such decisions made by the Zoning Administrator may be appealed to the Planning, Building and Zoning Committee of the County Board. (Amended 7/19/2011)

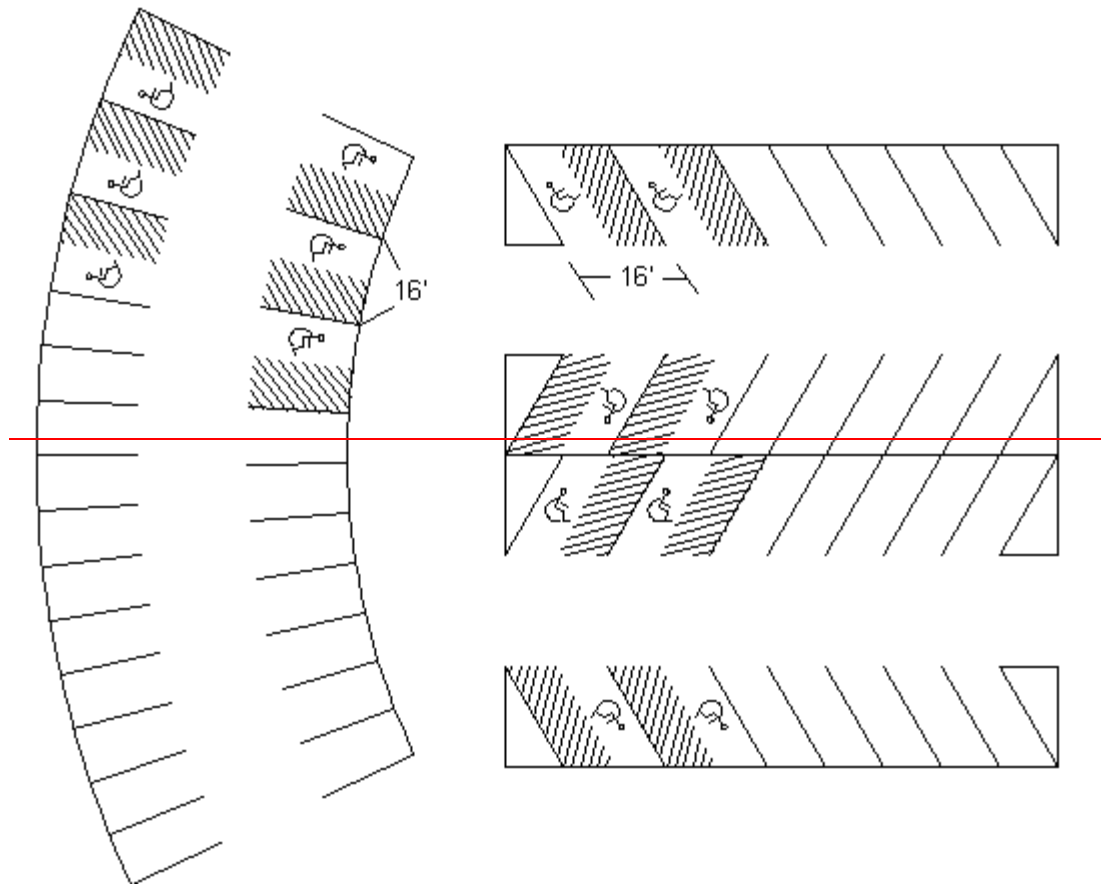
  - 6. Accessible Parking. **Please consult the Illinois Accessibility Code and the Americans with Disabilities Act for Parking Regulations.** ~~In any~~

~~off-street parking facility, a certain number of spaces must be set aside for handicapped accessible parking as summarized in the following table:~~

<del>Total Spaces</del>	<del>Minimum Accessible Spaces</del>
<del>1 to 25</del>	<del>1</del>
<del>26 to 50</del>	<del>2</del>
<del>51 to 75</del>	<del>3</del>
<del>76 to 100</del>	<del>4</del>
<del>101 to 150</del>	<del>5</del>
<del>151 to 200</del>	<del>6</del>
<del>201 to 300</del>	<del>7</del>
<del>301 to 400</del>	<del>8</del>
<del>401 to 500</del>	<del>9</del>
<del>501 to 1000</del>	<del>2% of total</del>
<del>1001 and over</del>	<del>20 plus 1 per 100 over 1000 spaces</del>

~~Exceptions to the requirements of paragraph 1 above:~~

- ~~• Outpatient units at medical care facilities: 10% of total spaces for that facility.~~
  - ~~• Medical Care Facilities specifically for treatment of the mobility impaired: 20% of the total spaces for that facility.~~
- ~~A. Accessible parking spaces for mobility impaired persons shall be at least sixteen (16) feet wide including an eight (8) foot wide access aisle, and adjacent parking spaces shall not share a common access aisle. All access aisles shall be diagonally striped and shall be provided with a gradual transition to an accessible route to the on-site destination. Such spaces shall measure twenty (20) feet in length.~~



**~~B. Location of Accessible Spaces~~**

- ~~1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel to an accessible entrance.~~
- ~~2. Accessible parking spaces may be provided on one level of a multi-level parking structure located closest to the elevator and a hard surfaced walkway shall be provided from the handicapped parking stalls to the nearest entrance/elevator.~~

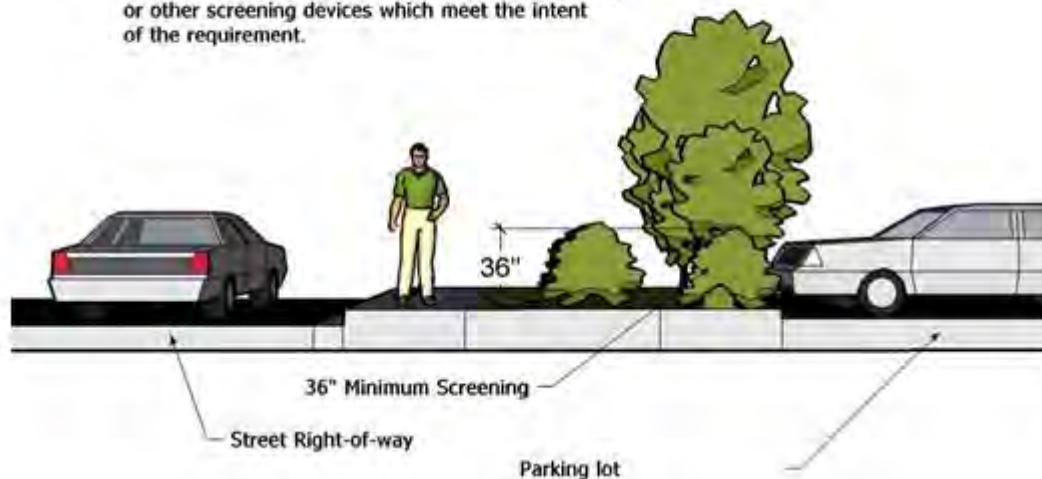
**~~C. Where any conflicts between these regulations and State or Federal Legislation may exist, the State and Federal Standards shall control.~~**

8. Screening/ Perimeter Landscaping. All required open automobile parking areas containing more than twenty (20) parking spaces shall be effectively screened as follows:
  - a) On each side adjacent to any property situated in a residential district, **business district, manufacturing district, or**

**agricultural zoned property with a special use permit unless otherwise approved as part of the special use permit, ~~or on any institutional premises~~, a wall, fence, or densely planted compact hedge no less than three (3) feet in height across 100% of the length of the parking area is required. However, if the property owner can provide clear evidence indicating that less screening is required, the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee.**

- b) On each side across a public right-of-way from any property situated in a residential district, **business district, manufacturing district, or agricultural zoned property with a special use permit unless otherwise approved as part of the special use permit, ~~or on any institutional premises~~**, the landscaping shall consist of one of the following options:
- i. A berm that is at least two (2) feet higher than the finished elevation of the parking lot (at the nearest point) and a minimum of one (1) tree and ten (10) shrubs for every thirty feet of frontage shall be provided. Shrubs shall be placed on the property such that parking or vehicular uses are screened from view as seen from the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design. All berms shall maintain a 10 foot setback from the edge of the existing or future R.O.W. whichever is greater.
  - ii. A minimum two foot (2') grade drop from the right-of-way line to the parking lot and a minimum one (1) tree and 10 shrubs for every thirty (30) feet of frontage shall be provided. Shrubs shall be placed on the property such that a parking or vehicular areas are screened from view as seen by the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design.
  - iii. A wall, fence or natural vegetative screening no less than **3 (three) three feet (3')** in height along the length of the parking area.

Note: Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, or other screening devices which meet the intent of the requirement.



- iv. **However, if the property owner can provide clear evidence indicating that less landscaping is required, the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee.**

- a) The minimum size for plant materials (at time of installation) shall be as follows: (**separated trees**)
- i. Shade Tree – 2-1/2” caliper
  - ii. Evergreen Tree – 6’ height
  - iii. Ornamental tree – 2” caliper single trunk or 6’ height multi-trunk
  - iv. Shrubs – 24” height

#### 11:04 SCHEDULE OF PARKING REQUIREMENTS

For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. However, if the property owner can provide clear evidence indicating that less parking is required, the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee. **~~Applicants may also file for a variation from these requirements following the procedures outlined in Section 13.04 of this Zoning Ordinance.~~**—Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both on the premises at any one time.

<b>Residential Uses</b>	
One-Family Dwelling, Two-Family Dwellings, and Multiple-Family Dwellings	Two <b>(2)</b> parking spaces shall be provided for each dwelling unit (garage spaces or in the driveway behind the front yard setback line).
Bed and Breakfasts	One <b>(1)</b> parking space shall be provided for each guest room, plus the spaces required for a single family home. Parking spaces may be stacked in a driveway to prevent the over-paving of the area.
Hotel or Motel	One <b>(1)</b> parking space for each guest room, plus one <b>(1)</b> space per employee shall be provided.
Lodging or Boarding Houses	One <b>(1)</b> parking space shall be provided for each lodging room plus one space for the owner or manager.
Private Clubs and Lodges (with sleeping facilities)	One <b>(1)</b> parking space shall be provided for each lodging room plus one <b>(1)</b> for each employee, plus parking spaces equal in number to twenty-five percent <b>(25%)</b> of the capacity (as determined by the Fire Protection District) in persons (exclusive of lodging-room capacity) of such club or lodge.
<b>Retail and Service Uses</b>	
Automobile Laundry	Five (5) stacking spaces shall be provided for each manual wash rack. Ten (10) stacking spaces shall be provided for each automatic wash lane. For either manual or automatic facilities, one (1) parking space for each employee shall be provided. For automobile laundries associated with a gas station, a bypass lane shall be provided.
Automobile Service Stations	One (1) space shall be provided for each employee plus two (2) spaces per pump station, but not less than five (5) parking spaces.
Bowling Alleys	Four (4) parking spaces shall be provided for each alley, plus such additional spaces as may be required herein for affiliated uses - bars, restaurants and the like as set forth herein for such uses.
Drive-thru restaurant	Stacking of eight (8) vehicles plus one (1) parking stall per one hundred (100) square feet of floor area.
Restaurants	One (1) parking space shall be provided for each seventy-five (75) square feet of floor area <b>for the entire premises.</b>

Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops	One (1) parking space shall be provided for each six hundred (600) square feet of floor area <b>for the entire premises.</b>
Health Clubs and fitness centers	One (1) parking space shall be provided per each two hundred (200) square feet AND one (1) per employee <b>for the entire premises.</b>
Establishments Engaged in Manufacturing, Assembly, Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods, or Products	One (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise.
Motor Vehicle Sales and Machinery and heavy equipment Sales	One (1) parking space shall be provided for each six hundred (600) square feet of sales floor area, plus three spaces (3) for every service bay, plus one (1) space per employee. All required parking shall be in addition to areas reserved for storage and sale of vehicles.
Offices - Business, Professional and Governmental	One (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area.
Offices – Medical or Dental	One (1) parking space shall be provided for each two hundred (200) square feet of floor area.
Research and Development	One (1) parking space for each two hundred and fifty (250) square feet up to fifty-thousand (50,000) square feet; thence one (1) space for each five hundred (500) square feet over fifty-thousand (50,000) square feet.
Retail Stores and Banks	One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area. Drive-in banks or other similar drive-in establishments shall provide four (4) stacking spaces per teller or customer service window.
Tennis, squash, racquetball facility, indoor or outdoor	Three (3) parking spaces shall be provided per court.
Theaters (indoors)	One (1) parking space shall be provided for each three (3) seats.
Undertaking Establishments, Funeral Parlors	Fifteen (15) parking spaces shall be provided for each chapel or parlor, plus one (1) parking space for each funeral vehicle kept on the premises; in addition there shall be provided stacking space for not less than ten (10) automobiles for funeral procession assembly.



Warehouses and Storage, <b>Not Including Self Storage Facilities</b>	One (1) parking space for each one thousand (1,000) square feet of warehouse or storage area, plus one (1) parking space for each two hundred and fifty (250) square feet of office area, plus one (1) space for each vehicle kept on the premises.
Wholesale Establishments (but not including Warehouses and Storage Buildings other than Accessory)	One (1) parking space shall be provided for each six hundred (600) square feet of floor area.
<b>Community Service Uses</b>	
Place of Worship, School, College and Other Auditoriums	One (1) parking space shall be provided for each three (3) auditorium seats. Adequate space shall also be provided for buses used in connection with the activity of the institution and all loading and unloading of passengers shall take place upon the premises.
Colleges, Universities and Business, Professional and Trade Schools	One (1) parking space shall be provided for each employee, and one (1) parking space shall be provided for each three (3) students based on the maximum number of students attending classes on the premises at any one time during any 24 hour period.
Hospitals	One (1) parking space shall be provided for each two (2) hospital beds, plus one (1) parking space for each employee, plus one (1) parking space for each doctor assigned to the staff.
Libraries, Art Galleries and Museums - Public	One (1) parking space shall be provided for each four hundred (400) square feet of gross floor area.
Public Utility and Public Service Uses, including police and fire services	One (1) parking space shall be provided for each employee per shift plus one (1) parking space for each vehicle used in the conduct of the enterprise plus spaces adequate in number, as determined by the Zoning Administrator, to serve the visiting public.
Child <b>e</b> Care <b>f</b> Facility/ Nursery School	One third (0.33) parking spaces per student capacity (as determined by the Fire Protection District), plus one (1) parking space for each employee. Adequate drop-off and pick-up locations must be provided.
Elementary or Junior High School	One (1) parking space for each employee plus one (1) space for each (20) students plus one (1) space for each vehicle used in the conduct of the school (plus additional parking as required for associated gymnasiums or auditoriums).

High Schools	One (1) parking space for each employee plus one (1) space for each two (2) students and one (1) space for each vehicle used in the conduct of the school. (plus additional parking as required for associated gymnasiums or auditoriums).
Auditoriums, Stadiums, arenas, gymnasiums, convention halls, dance halls, exhibition halls, skating rinks and other similar places of assembly	Parking spaces equal in number to twenty-five percent (25%) of the capacity (as determined by the Fire Protection District) in persons shall be provided.
<b>Miscellaneous Uses</b>	
Fraternities, Sororities and Dormitories	One (1) parking space shall be provided for each three (3) active members plus one (1) parking space for each employee.
Private Clubs and Lodges (without sleeping facilities for guests)	Parking spaces equal in number to twenty-five percent (25%) of the capacity (as determined by the Fire Protection District) in persons
Rest Homes, Convalescent Centers, Assisted Living, or Residential Care Homes	One (1) parking space shall be provided for each five (5) beds, plus one (1) parking space for each employee on duty at one time, plus one (1) parking space for each doctor assigned to the staff.
<b>Theatres Theaters</b> - Automobile Drive-In	Reservoir parking space equal to ten percent (10%) of the vehicle capacity of such <b>theatres theaters</b> shall be provided.
Airports or aircraft landing field Heliports Convents and monasteries Crematories and mausoleums Fraternal institutions Outdoor amusement establishments - fairgrounds, permanent carnivals, kiddy parks and other similar amusement centers Municipal or privately owned recreation buildings, community centers, club houses, or other recreational uses such as ball fields or golf courses Penal and correctional institutions Rectories and parish houses Swimming pools	Parking spaces shall be provided in adequate number as determined by the Regional Plan Commission and approved by the County Board to serve persons employed or residing on the premises as well as the visiting public

~~Other Uses.~~ For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator. Such determination may be appealed to the Regional Plan Commission **or determined as part of review of an application for special use permit.**

11:05 PARKING AND STORAGE OF RECREATIONAL VEHICLES, RECREATIONAL TRAILERS, TRAILERS AND MOBILE HOMES (Amended 7/18/2006)

A. STORAGE OF UNOCCUPIED RECREATIONAL VEHICLES, TRAILERS AND MOBILE HOMES (Amended 7/18/2006)

1. Unoccupied recreational vehicles, trailers and their contents may be located on lots in any district provided they comply with the following regulations:

b) Recreational vehicles trailers and their contents not stored within a permitted structure shall comply with the following parking requirements:

- i. Except for the A-1, R-1, R-2 and R-3 districts, unless otherwise permitted in Section 11:02, such vehicles shall be parked on a hard surfaced all weather pad constructed of concrete, asphalt, brick or stone pavers or comparable material.
- ii. Recreational vehicles, trailers and their contents may not encroach into a required front or corner side yard setback, shall not block any portion of a sidewalk or trail and shall not be parked or stored in a way that obstructs the visibility of oncoming traffic so as to create a safety hazard.
- iii. Recreational vehicles may be stored or parked within a required rear or interior side yard setback.

Exception: An owner of a recreational vehicle located on property in the R-4, R-5, R-6 or R-7 Residential District which cannot comply with the front yard setback provisions of ~~Section 4:08.A.1.b.ii~~ **above of the applicable zoning district** as of June 20, 2006 and that has registered said vehicle with the Kendall County Planning, Building and Zoning Department, may be permitted to store such vehicle within the front yard setback provided said encroachment does not obstruct the required sight distance triangle, in the case of a corner lot, or create an obstruction so as to compromise the safety of pedestrians or other vehicles operating within the road right-of-way (R.O.W.) Said exemption shall apply to the original recreational vehicle registered and any replacement of said recreational vehicle.

This exception shall be non-transferable to any subsequent owner(s) or occupants of the property and

shall terminate upon either the sale of the property or change in occupancy of the dwelling unit should the owners chose to maintain it as a rental property.

Owners shall be required to register their properties with the Planning, Building and Zoning Department on a form approved by the Department prior to December 29, 2006. ~~In addition, the owner shall supply a copy of the plat of survey indicating the approved location for the storage of the vehicle and shall be required to pay a one time registration fee of \$75.00.~~ The Planning, Building and Zoning Department shall keep a copy of the registration form and approved parking plan on file. Upon sale of the property, the owner shall be required to notify the Planning, Building and Zoning Department in writing and shall note in the file that the exemption has been terminated.

3. Unoccupied mobile homes can be stored only in commercial and industrial districts **and** only as part of a permitted trailer storage or sales business. (Amended 7/18/2006)
- B. OCCUPIED RECREATIONAL TRAILERS AND MOBILE HOMES (Amended 2/16/2010)
1. ~~Except as provided in Section 4.08.B herein, o~~Occupied recreational trailers and mobile homes may be located in “recreational camps” and subject to the standards and conditions of a special use permit. (Amended 2/16/2010)
  2. Occupied recreational trailers and mobile homes may be located in residential districts only if:
    - b) The occupants will be the future occupants **of** the home to be repaired or constructed on the same zoning lot.
- D. PERMITS.
1. Permits are required for recreational trailers and mobile homes that are to be occupied with the exception of those situations permitted under ~~s~~Section ~~4.0811.05~~.B.2.c. **herein**. (Amended 7/18/2006)
  2. Occupied recreational trailers and mobile homes subject to permit requirements must show evidence of compliance with federal HUD regulations or the Illinois Mobile Home Safety Act. (Amended 7/18/2006)
  3. Permits and annual renewals may be approved by the ~~Planning, Building and Zoning Director~~ **Zoning Administrator** as follows: (re-lettered)
    - i. Medical care or assistance: Permits may be renewed annually provided a doctor’s certification is provided

indicating assistance is still required.

- ii. New home construction or repair: Permits may be issued for a period of up to one (1) year, and may be extended by the Planning, Building and Zoning Director by six (6) months if the applicant shows adequate progress in construction.
4. Permits may be rescinded by the **Planning, Building and Zoning PBZ** Committee for failure to conform to this ordinance.
  5. Recreational trailers and mobile homes must be removed from the zoning lot within **sixty (60)** days of notice of the rescinded or expired permit, **unless otherwise allowed by ordinance.**
  6. Permits for a temporary mobile home must be renewed annually or as stated above. The Planning, Building and Zoning Committee may extend permits beyond the one (1) year and six (6) month limit as stated in Section **4.08-D-3-b 11.05.D.3.ii.** When the permit expires or when occupants of the trailer or mobile home do not meet the conditions set forth above, the trailer or mobile home must be removed within **sixty (60)** days.

#### 11:06 ADDITIONAL REGULATIONS - OFF-STREET LOADING

F. **LANDSCAPING FOR LOADING DOCKS.** The landscaping shall consist of one **(1)** of the following options: **(Renumbered)**

3. A wall, fence or natural vegetative screening no less than four **(4)** feet **(4')** in height across the length of the loading dock

The minimum size for plant materials (at time of installation) shall be as follows: **(re-lettered)**

- i. **Tree—** Shade tree – 2-1/2" caliper
- ii. Evergreen Tree – 6' height
- iii. Ornamental tree 2" caliper single trunk or 6' height multi-trunk.
- iv. Shrubs – 24" height

G. **SCHEDULE OF LOADING REQUIREMENTS.** For the uses listed in the following table, off-street loading berths shall be provided on the basis of the gross floor of the building or portions thereof devoted to such uses in the amount shown herein.

#### **SCHEDULE OF LOADING REQUIREMENTS**

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
Auditoriums, convention halls, exhibition halls,	10,000 to 100,000	1 - 12' X 60'

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
sports arenas, stadiums	For each additional 100,000 or fraction thereof	1 – additional 12' X 60'
Banks and offices - business, professional and governmental	10,000 to 100,000 For each additional 100,000 of fraction thereof to 500,000 For each additional 500,000 or fraction thereof	1 - 12' X 30' 1 additional 12' X 30' 1 additional 12' X 30'
Bowling alleys	10,000 to 100,000 For each additional 100,000 or fraction Thereof	1 - 12' X 30' 1 additional 12' X 30'
Establishments dispensing food or beverages for consumption on the premises	5,000 to 10,000 10,000 <del>01</del> to 25,000 25,000 <del>01</del> to 40,000 40,000 <del>01</del> to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 2 - 12' X 30' 3 - 12' X 60' 4 - 12' X 60' 1 additional 12' X 60'
Establishments engaged in production, processing, cleaning, servicing, testing or repair of materials, goods or products	5,000 to 40,000 40,000 <del>01</del> to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 2 - 12' X 60' 1 additional 12' X 60'
Hospital, sanitariums, nursing homes, convalescent centers, assisted living, etc., churches and schools	10,000 to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 1 – additional 12' X 30'
Hotel, clubs, and lodges	10,000 to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 1 – additional 12' X 30'

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
Hotels, clubs and lodges, when containing any of the following: retail shops, convention halls, or business or professional offices (other than accessory) auditoriums, or exhibition halls	10,000 to 20,000	1 - 12' X 30'
	20,000 <del>0</del> 1 to 150,000	1 - 12' X 60'
	For each additional 150,000 or fraction thereof	1 additional 12' X 60'
Motor vehicle and machinery sales	5,000 to 25,000	1 - 12' X 30'
	25,000 <del>0</del> 1 to 40,000	2 - 12' X 60'
	40,000 <del>0</del> 1 to 100,000	3 - 12' X 60'
	For each additional 100,000 or fraction thereof	1 additional 12' X 60'
Retail stores	5,000 to 10,000	1 - 12' X 30'
	10,000 <del>0</del> 1 to 25,000	2 - 12' X 30'
	25,000 <del>0</del> 1 to 40,000	3 - 12' X 30'
	40,000 <del>0</del> 1 to 100,000	4 - 12' X 30'
	For each additional 100,000 or fraction thereof	1 additional 12' X 30'
Theaters	8,000 to 25,000	1 - 12' X 30'
	For each additional 50,000 or fraction thereof	1 additional 12' X 30'
Wholesale establishments (but not including warehouse and storage buildings other than accessory)	5,000 to 10,000	1 - 12' X 60'
	10,000 <del>0</del> 1 to 25,000	2 - 12' X 60'
	25,000 <del>0</del> 1 to 40,000	3 - 12' X 60'
	40,000 <del>0</del> 1 to 100,000	4 - 12' X 60'
	For each additional 100,000 or fraction thereof	1 additional 12' X 60'
Warehouses and storage buildings	For each 100,000 or fraction thereof	1 – 12'x60'

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
Undertaking establishments	8,000 to 100,000  For each additional 100,000 or fraction thereof	1 - 12' X 30'  1 additional 12' X 30'
Other	Uses not listed in this schedule of loading requirements shall provide loading berths according to the most similar use, as determined by the Zoning Administrator.	



## SECTION 12:00 SIGNS

### 12:03 DEFINITIONS

**All signage related definitions can be found in Section 3:02 of this Ordinance.**

### 12:04 EXEMPTIONS

The following signs shall be exempted from all but the maintenance and public safety requirements of this Section. No permit is required for any sign designated as exempt below.

- A. PUBLIC OR QUASI-PUBLIC INFORMATIONAL SIGNS. Any public notice, warning, directional, and other instructional or regulatory signs identifying or locating a town, hospital, community center, public building or historic place situated in Kendall County, Illinois, **or other signs approved by a governmental entity**, and also signs identifying or locating a school, college, YMCA, YWCA, church or similar place of worship, service club, soil conservation activity, 4-H Club, or similar public or quasi-public activity for religious, civic, educational or cultural purpose. Such signs shall not exceed an area of six (6) square feet each, nor a total of 24 square feet for all signs, shall not be illuminated, shall contain no advertising matter, and shall be set back not less than 5 feet from the fronting highway right-of-way.
- J. REAL ESTATE SIGNS. One (1) real estate sign per street frontage of a zoning lot, advertising the sale or lease of premises within said zoning lot. Such signs may not be located in the public right-of-way, nor be directly illuminated. ~~Such signs shall be removed within five days following the date of closing or lease initiation.~~ Signs shall not exceed six (6) square feet for residential districts, and thirty-two (32) square feet for all other districts. The maximum height for all Real Estate Signs is 8 feet. **Real Estate Signs shall be removed within seven (7) days after the real estate closing, or lease or rental transaction is completed, except that "Open House" Signs shall be erected and removed on the day of the event.**

### 12:06 GENERAL STANDARDS *(Amended 8/17/2004)* **(Needs to be Renumbered after old D)**

- ~~D. REPLACEMENT BONUS. The replacement of non-conforming signs shall be encouraged through a bonus of 10% applied to the allowable area for individual signs if permits for the replacement of all legal non-conforming signs on a premises are requested and approved prior to December 31, 1999.~~

12:08 AGRICULTURAL DISTRICT

- A. PERMITTED SIGNS. In all agricultural districts the following classes of signs are permitted in accordance with regulations set forth herein:
  - 1. Non-flashing Non-illuminated Signs, as follow:
    - c. Free-standing and **political** Temporary Signs as regulated in **s**Section 12:14.
  - 3. Changeable Copy Signs. Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs for places of worship, schools and government uses, subject to the following standards:
    - a. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, **and shall not exceed 60% of the total permitted sign area.**
    - b. Anything displayed on the changeable copy sign shall remain illuminated and visible **for a minimum of 5 minutes for a time period stated in the special use permit. No scrolling is permitted.**
    - c. The message shall not flash **or pulsate**. Any message that remains visible for less than **5 minutes 2 seconds** shall be considered flashing.
    - d. Changeable Copy signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure.
    - e. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence except on those days of the year when special services or events are held for the observance of religious holidays.
    - f. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line.
    - g. All content shall only be permitted for the place of worship, school or government use and their events and functions only.
    - h. The changeable copy sign shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location.

12:09 RESIDENTIAL DISTRICTS

- A. PERMITTED SIGNS. In all residential districts, the following signs are permitted in accordance with the regulations set forth hereinafter:
  - 3. Changeable Copy Signs. Changeable Copy Signs are permitted as a part

of Wall or Free-Standing Signs for places of worship, **and** schools **and government** uses, subject to the following standards:

- a. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, ~~and shall not exceed 60% of the total permitted sign area.~~
- b. Anything displayed on the changeable copy sign shall remain illuminated and visible ~~for a minimum of 5 minutes for a time period stated in the special use permit. No scrolling is permitted.~~
- c. The message shall not flash **or pulsate**. Any message that remains visible for less than ~~5 minutes~~ **2 seconds** shall be considered flashing.
- d. Changeable Copy signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure.
- e. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence except on those days of the year when special services or events are held for the observance of religious holidays.
- f. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line.
- g. All content shall only be permitted for the place of worship, **and** school **or government** use and their events and functions only.
- h. The changeable copy sign shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location.
- i. The location of the sign shall be in accordance with ~~s~~**S**ection 12:06 of the Zoning Ordinance.

## 12:10 BUSINESS DISTRICTS.

### B. OTHER REQUIREMENTS.

7. Changeable Copy Signs. Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, ~~and shall not exceed 40% of the total permitted sign area.~~
8. Electronic Message Board Display. Electronic Message Board Displays are permitted in all Business and Manufacturing Districts subject to the following standards (*Amended 10/19/10*):
  - a. The electronic message board must be located along an arterial or major collector roadway.
  - ~~b. The electronic message board component of a sign shall~~

~~comprise no more than 80% of the sign's total allowed sign face area~~

- c. Any individual letter scrolling or otherwise displayed on the electronic message board shall remain illuminated and visible for at least 2 seconds
- d. The message shall not flash **or pulsate**. Any message that remains visible for less than 2 seconds shall be considered flashing
- e. Electronic message board signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure
- f. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence
- g. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
- h. All advertising content shall only be permitted for tenants of the subject property and community events
- i. The electronic message board shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location
- j. Location of the sign shall be in accordance with **s**Section 12:06 of the Zoning Ordinance.

#### 12:14 TEMPORARY SIGNS

- A. GENERAL PROVISIONS. Unless otherwise specified elsewhere in this Section **12.14**, the following general provisions shall apply to all Temporary Signs (Amended 7/19/2011):
- B. TEMPORARY SIGN TYPES. Temporary Signs shall be limited in use to the following types of signs:
  - 4. *Special Events Signs*. Special Events Signs **may** only be permitted within the B-4 (Commercial Recreation) district and only in association with a special event occurring on the property on which the special event sign is located. (Amended 7/19/11)

#### 12:15 LEGAL NONCONFORMING SIGNS

- A. LEGAL NONCONFORMING SIGNS. Any legal sign located within the County **on (insert date of adoption) prior to the adoption of signage regulations, as amended, and** which does not conform with the provisions for permitted signs of this Section, is considered a "legal non-conforming" sign.

## 12:17 PROHIBITED SIGNS (Amended 10/17/2000)

All signs not expressly permitted under this ordinance or exempt from regulation under Section 12:04, are prohibited in Kendall County. Such signs include, but are not limited to:

- K. Outdoor advertising structures which display commercial messages, **unless otherwise allowed by a special use permit.**

## ~~12.20 AMORTIZATION (Amended 10/17/2000)~~

~~All outdoor advertising structures which display a commercial message shall be removed no later than seven (7) years from the date of this amendatory ordinance. Outdoor advertising structures which display a non-commercial message may remain provided that the sign meets the size, setback, height and bulk standards of the district. Signs may also be reconstructed to meet this requirement provided that building permits are issued to complete such reconstruction.~~

## 13:01 ADMINISTRATIVE OFFICERS

## A. THE ZONING ADMINISTRATOR.

2. Powers and Duties. The Zoning Administrator shall administer and enforce this ordinance, and in addition thereto and in furtherance of said authority he shall:
  - f. Maintain permanent and current records of this ordinance, including, but not limited to, maps, amendments, the rules or practice and procedure of the ~~Zoning Board of Appeals ZBA~~, special use, variations, appeals and applications therefore, and records of hearings thereon - including the recording of district amendments and special uses on the ~~Zoning-district map Official Zoning Map~~.
  - l. Publish periodically this ordinance, including the ~~zoning-district map Official Zoning Map~~.

## B. ZONING BOARD OF APPEALS

2. Terms of Office. The members of the ~~Zoning Board of Appeals ZBA~~ shall be appointed ~~for the following terms:~~

~~One for a term of one year.~~  
~~One for a term of two years.~~  
~~One for a term of three years.~~  
~~One for a term of four years.~~  
~~One for a term of five years.~~

~~Thereafter, as their terms expire, each new appointment shall be~~ for a term of five years. If a vacancy occurs, by resignation or otherwise among the members of the Board, the County Board shall appoint a member for the unexpired term. The County Board shall also have the power to remove any member of the ~~Zoning board of Appeals ZBA~~ for cause, after public hearing.

9. All meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. ~~There shall be at least fifteen days but not more than thirty days notice of the time and place of such meetings published in a paper of general circulation in Kendall County; said notice to contain a statement of the particular purpose of such meeting and a legal description of the location of the property or properties under consideration at such meeting.~~

**Notice of said meetings shall occur in a manner defined by applicable law.** All meetings of the Board shall be open to the public.

C. KENDALL COUNTY REGIONAL PLANNING COMMISSION. The Planning Commission shall have the following duties under this ordinance:

3. To initiate, direct and review a study of the provisions of this Ordinance and the **Official zZoning mMap attached hereto** and to make reports on its recommendation to the County Board not less frequently than annually.
4. **To establish bylaws governing the calling and procedures of the RPC's meetings provided such bylaws are not in conflict with applicable law.**

### 13:03 CERTIFICATES OF OCCUPANCY **OR COMPLETION**

A. SCOPE OF PERMITS.

1. No building or addition thereto, constructed after the effective date of this amended ordinance and no addition to a previously existing building shall be occupied, and no land vacant on the effective date of this amended ordinance shall be used for any purpose, until a certificate of occupancy **or completion** has been issued by the office of the Zoning Administrator. No change in use to the production, processing, or storage of materials or goods, and no change is used from the production, processing, or storage of one kind of materials or goods to another kind shall be made until a certificate of occupancy **or completion** has been issued by the office of the Zoning Administrator. Every certificate of occupancy **or completion** shall state that the use or occupancy complies with all the provisions of this amended ordinance.
2. Application for Occupancy **or Completion** Certificate. Every application for a building permit shall be deemed to be an application for an occupancy **or completion** certificate. Every application for an occupancy **or completion** certificate for a new use of land where no building is required shall be made directly to the office of the Zoning Administrator.
3. Issuance of Occupancy **or Completion** Certificate. No occupancy **or completion** certificate shall be issued until construction has been completed or the use established and has been inspected and certified by the office of the Zoning Administrator to be in compliance with all the provisions of this amended ordinance; provided that pending the issuance of an occupancy **or completion** certificate, a temporary occupancy

certificate may be issued to be valid for a period not to exceed six months from its date during the completion of any addition or during the partial occupancy of the premises. An occupancy **or completion** permit shall be issued or written notice shall be given to the applicant stating the reasons why a certificate cannot be issued not later than fifteen days after the office of the Zoning Administrator is notified in writing that the Building or premises is ready for occupancy.

4. Fees. The County Board may establish by ordinance the fee to be charged for an occupancy **or completion** permit.

#### 13:04 VARIATIONS (*AMENDED 03/21/2000; 01/18/11*)

##### A. PURPOSE AND CONDITIONS.

1. In order that the spirit of this ordinance may be observed and substantial justice done, the **Zoning Board of Appeals ZBA** shall upon application or appeal determine and vary the terms thereof, **other than permitted or special use restrictions use the variance of which shall not be permitted**, upon making a finding of fact that, owing to special conditions, a literal enforcement of the provisions of this amended ordinance would result in a particular hardship or practical difficulty.

#### 13.07 AMENDMENTS (*Amended 01.18.11*)

- B. INITIATION OF AMENDMENTS. Amendments may be proposed by the County Board, a Committee designated by the County Board, the **Zoning Board of Appeals ZBA**, the Regional Plan Commission, **the Zoning Administrator**, or by a person, firm or corporation having a possessory interest which is specifically enforceable on the land which is described in the application for an amendment.
- D. HEARING ON APPLICATIONS. The **Zoning Board of Appeals ZBA** shall hold a public hearing on each application for an amendment **and on each proceeding initiated by the Zoning Board of Appeals of its own motion**. Hearings on map amendments shall be held in the township affected by the terms of such proposed amendments or in the County Office Building. Provided, that if the owner of any property affected by such proposed map amendment so requests in writing, such hearing shall be held in the township affected by the terms of such proposed amendment. Hearings on text amendments shall be held in the County Office Building. The hearing shall be conducted and a record of such proceedings shall be preserved in such manner as the **Zoning Board of Appeals ZBA** shall, by rule, prescribed from time to time.
- F. FINDING OF FACT AND RECOMMENDATION OF THE **ZONING BOARD OF APPEALS ZBA**. Within **a reasonable time thirty (30) days** after the close of the hearing on a proposed amendment, the **Zoning Board of Appeals ZBA**



shall make written findings of fact and shall submit same together with its recommendation to the County Board of Kendall County. Where the purpose and effect of the proposed amendment is to change the Zoning classification of particular property, the Zoning Board of Appeals shall make findings based upon evidence presented to it in each specific case with respect to the following matters:

G. DECISIONS.

1. ZBA findings shall be forwarded to the County ~~Planning, Building and Zoning PBZ~~ Committee of the County Board for review and recommendation to the full Board. The County Board, upon report of the County ~~Zoning Board of Appeals ZBA~~ and without further public hearing, may grant or deny any proposed amendment, or may refer it back to the County ~~Zoning Board of Appeals ZBA~~ or ~~Planning, Building and Zoning PBZ~~ Committee for further consideration.
2. In case of written protest against any proposed **map** amendment, **signed by the owner or owners of at least twenty percent of the land to be rezoned or signed and acknowledged** by the **owner or** owners of twenty percent of the frontage proposed to be altered, or by the **owner or** owners of twenty percent of the frontage immediately adjoining or across an alley, **street or public right-of-way** there from, or by the owners of twenty percent of the frontage directly opposite the frontage proposed to be altered, or in cases where the land affected lies within one and one-half mile of the limits of a zoned municipality with a recorded comprehensive plan, by the city council or president and board of trustees of the zoned municipality with limits nearest adjacent, filed with the Clerk of Kendall County, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the County Board of Kendall County.

13:08 SPECIAL USES & PLANNED DEVELOPMENTS (*Amended 3.21.18*)

- M. AMENDMENTS TO APPROVED SPECIAL USES. Unless amended, a special use shall be constructed/established in accordance with the terms and conditions as stated in the approving ordinance and any controlling site plans attached to or referenced in the ordinance which granted the special use ~~(if applicable)~~. Modifications of the terms and conditions specified in the approving ordinance granting the special use or changes to any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable) shall require the processing and approval of either a minor or major change to a Special Use.
- O. MAJOR AMENDMENTS: A change to a special use that alters the intent or substantially violates the terms of compliance as specified in the approving ordinance granting the Special Use and which is not otherwise defined above as a minor amendment shall constitute a major amendment to a Special Use. Major Amendments shall be processed in accordance with the provisions of 13:08.C (Processing of Special Uses) of this ordinance. Notice that a major change is

being sought shall be provided by the applicant in the manner provided for in **55 ILCS 5/5-12009.5 State law governing the issuance of special use permits** and additional requirements as specified in the By-Laws of the **Zoning Board of Appeals (ZBA)**. (Amended 9.15.2009)

P. PLANNED DEVELOPMENTS.

7. Agricultural Planned Developments. For planned developments located in the agricultural district A-1, exceptions may be made in the regulations of such district as follows:

~~d. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~e. Off-street Parking and Loading. In accordance with the regulations set forth in Section 11.00~~

8. Residential Planned Developments. After August 18, 1998, all new residential planned developments shall be zoned R-1 PUD unless the property is already zoned R-2 or R-3. For planned developments located in one or more residence districts, exceptions may be made in the regulations of such districts, as follows:

~~e. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~f. Off-Street Parking and Loading. In accordance with the regulations set forth in Section 11.00.~~

9. Business Planned Developments. For planned development located in one or more business districts, exceptions may be made in the regulations of such districts, as follows:

~~c. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~d. Off-Street Parking and Loading. In accordance with the regulations set forth in Section 11.00.~~

~~e-c.~~ Performance Standards. In accordance with the standard of the district in which the development is located.

10. Industrial Planned Developments. For planned developments located in one or more industrial districts, exceptions may be made in the regulations of such districts, as follows:

~~c. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~d. Off-Street Parking and Loading. In accordance with the~~

~~regulations set forth in Section 11.00.~~

- e c.** Performance Standards. In accordance with the requirements of the prevailing district.

**Moved Section 8:06 PROCEDURE FOR APPROVAL OF RPD-1, RPD-2 OR RPD-3 DEVELOPMENT INTO 13:09**

**13:09 PROCEDURE FOR APPROVAL OF RPD-1, RPD-2 OR RPD-3 DEVELOPMENT.**

**A. PRELIMINARY PLAN PROCESS. (Renumbered and Relettered)**

1. Pre-Application Discussion. The purpose of this informal meeting is:
  - a. To introduce the applicant and the site designer(s) to the County's zoning and subdivision regulations and procedures
  - b. Discuss the applicant's objectives in relation to the County's official policies and ordinance requirements
  - c. Identify early on using, the four step process, the specific issues that will need to be addressed in designing the site. The meeting will include the applicant, the site designer(s) as well as members of the County's Concept Plan Committee and additional representatives as may be required from the affected school and/or park districts, emergency service providers and representatives of any municipality within 1.5 miles of the proposed development.
2. Existing Features (Site Analysis) Plan. Plans analyzing each site's special features are required for all proposed subdivisions, as they form the basis of the design process for greenway lands, house locations, street alignments, and lot lines. The applicant or his/her representative shall bring to the Pre-Application Discussion a copy of the Existing Features (Site Analysis) Plan. Detailed requirements for Existing Features (Site Analysis) Plans are contained in another section of this ordinance, but at the minimum must include
  - a. A contour map based at least upon topographical maps published by the U.S. Geological Survey;
  - b. The location of severely constraining elements such as steep slopes (over 25%), wetlands, watercourses, intermittent streams and 100-year floodplains, and all rights-of-way and easements;
  - c. Soil boundaries as shown on USDA Natural Resources Conservation Service medium intensity maps and supplemental soils surveys of the property based on a 200-foot grid;

- d. The location of significant features such as woodlands, **treelines** **tree lines**, open fields or meadows, scenic views into or out from the property, watershed divides and drainage ways, fences or stone walls, rock outcrops, and existing structures, roads, tracks and trails and any sites listed on the Critical Trends Assessment Program of the Illinois Department of Natural Resources; and
- e. A drain tile study.

In order to adequately prepare the Existing Features (Site Analysis) Plan, an NRI report shall be prepared, and shall be submitted as part of the pre-application materials supplied along with any additional studies as recommended in said report including but not limited to a wetland delineation report or other similar studies.

The Existing Features (Site Analysis) Plans shall identify both Primary Open Space and Secondary Open Space. Together, these Primary and Secondary Open Space Areas comprise the development's proposed open space, the location of which shall be consistent with the Planning Goals and Objectives for Natural Resources of the Land Resource Management Plan. The Existing Features (Site Analysis) Plan shall form the basis for the Concept Plan, which shall show the tentative location of houses, streets, lot lines, and greenway lands in new subdivisions, according to the four-step design process described in Section 8:06.C **A5** below.

3. On-Site Inspection. After the Existing Features (Site Analysis) Plan has been prepared, the Director of Planning, Building and Zoning or his designated representative shall, if possible, schedule a mutually convenient date to walk the property with the applicant and his/her site designer. The purpose of this visit is to familiarize County officials with the property's special features, and to provide them an informal opportunity to offer guidance to the applicant regarding the tentative location of the Secondary Conservation Areas and potential house locations and street alignments. Separate on-site inspections are encouraged if a convenient date cannot be established for a group visit. If this visit is not scheduled before submission of the sketch plan or the Concept Plan, it should occur soon thereafter.
- B. **CONCEPT PLAN PROCESS**. After the pre-application discussion, a sketch plan or a Concept Plan shall normally be submitted to the Concept Plan Committee for review and comment for all proposed subdivisions. The Concept Plan Committee shall at a minimum be composed of the Director of Planning, Building and Zoning, County Highway Engineer, the County's Consulting Engineer, Director of Environmental Health, Director of the County Forest Preserve, one

representative from each of the County Board, Building and Zoning Committee, Plan Commission, Zoning Board of Appeals and a representative from the municipalities ~~with-in~~ **within** 1.5 miles or ~~other the~~ affected districts.

The purpose of the Concept Plan is to obtain the County's early sense on the appropriateness of the project as well as the overall pattern of streets, house lots, Primary and Secondary Open Space Areas, and potential trail linkages (where applicable), prior to any significant expenditure on engineering costs in the design of streets, stormwater management, or the accurate delineation of internal lot boundaries.

As used in this ordinance, the term "Concept Plan" refers to a preliminarily engineered sketch plan drawn to illustrate initial thoughts about a conceptual layout for greenway lands, house sites, and street alignments. This is the stage where drawings are tentatively illustrated, before heavy engineering costs are incurred in the design of any proposed subdivision layout. For any project of ten (10) acres or more, these drawings shall be prepared by a team that includes a landscape architect and a civil engineer.

The Concept Plan shall include, at a minimum, the following:

1. A site plan of the Planned Development. This plan will be at a scale of not less than one inch equals one hundred feet which shall show all proposed streets (public and private), rights-of-way, preliminary lot locations and sizes, open space areas and any other information as determined by the Director of Planning, Building and Zoning.
2. How the plan follows the four-step process.
3. A topographic survey with two-foot contour intervals.
4. A preliminary tree preservation plan, that identifies all significant trees proposed to be preserved or removed.
5. A rendered plan of the Planned Development area showing in contrasting colors or by other means the respective location of all categories of land use.
6. A map of the general area showing the location of the Planned Development site and its relation to the existing roads and streets and use districts within the immediately adjacent and surrounding area.
7. Preliminary specifications of the following: **(changed from Roman numerals to letters)**
  - a. Sequence of phases or stages of development of the Planned Development. Common open space areas shall generally be provided in each phase consistent with the phasing of dwelling units.

- b. A general landscape planting plan prepared by a landscape architect, which meets the approval of the Plan Commission.
  8. The following shall be provided by either graphic exhibits or written statement: **(changed from Roman numerals to letters)**
    - a. The density of residential uses and the number of dwelling units by type.
    - b. The ancillary and non-residential uses to be provided in a Residential Planned Development.
    - c. The calculation of buildable acreage, the estimated percent and acreage of land used for each of Primary and Secondary Conservation purposes, and the projected type and acreage of passive and recreational open space.

A Concept Plan shall be submitted by the applicant to the Director of Planning, Building and Zoning for referral to the Concept Plan Committee, the applicable Township, and any municipality within 1 ½ miles of the proposed development, for their review and comment. If requested by an effected municipality or township, the developer shall present their concept plan at an appropriate local government meeting. After a complete submission has been received, the Planning, Building and Zoning Department prepare a report describing how the Plan conforms to the requirements of the County's ordinances, including the Development Evaluation Criteria of Section 8:03.O P, and the ~~Land Resource Management Plan-LRMP~~ and will discuss with the applicant and review their recommendations. The report shall include a copy of any correspondence received from local municipalities or townships.

If in the opinion of the Concept Review Committee, the proposed design and layout of the project does not adequately preserve protect or incorporate the significant natural features of the site as identified in the four step process with regard to wetlands, fens, seeps, high quality streams or significant trees as defined in the County's Subdivision Control Ordinance or if there is a difference of opinion between the committee and the developer regarding the quality of the features being recommended for preservation by the Concept Review Committee, the Committee may designate a consultant experienced in development design and in the protection of natural features and greenway lands to meet with the applicant and the committee to provide an independent assessment of the proposal. All reasonable costs associated with use of the consultant shall be paid by the applicant.

In reviewing the proposal, the consultant shall provide the applicant and the committee with comments as to how the proposed plan sensitively incorporates and maximizes the preservation of the significant natural

resources and features of the site and how these proposed plans and documents conform with the: **(changed from numbers to Roman numerals)**

- i. Goals and objectives of the Kendall County ~~Land Resource Management Plan-LRMP~~;
- ii. Intent and rules of the Residential Planned Development Ordinance;
- iii. Principles and practices of conservation design.

In addition, the consultant shall supply an assessment of the quality of the natural resources and features present on the property along with input as to which features are significant enough to warrant preservation or enhancement. As part of this assessment, the consultant shall also present recommendations on how the concept plan should be revised to accomplish these objectives.

After receiving the input from the consultant, the developer may prepare a revised Concept Plan for presentation to the Concept Review Committee for review and recommendation to the ~~p~~Plan Commission or request a recommendation on the original plan submitted. The Concept Plan Committee shall schedule a meeting within 15 days of submission of a revised plan to the Director of Planning, Building & Zoning. After review of the submitted plan, the Committee shall provide their recommendation.

The Director of Planning, Building and Zoning or his designated representative shall then submit the Concept Plan and report to the Plan Commission, for review and recommendation within 45 days of the original submission of the Concept Plan. The Concept Plan, report, and the minutes of the applicable Plan Commission meeting shall then be transmitted to the ~~Planning, Building, and Zoning PBZ~~ Committee for their review. Each body shall review the proposal and provide their recommendation. Alternatively, the ~~Planning, Building, and Zoning Committee PBZ~~ may recommend further review by the Concept Plan Committee. If the ~~Planning, Building, and Zoning Committee PBZ~~ recommends further review by the Concept Plan Committee, the application shall be forwarded to that body, along with the report and the minutes of the applicable meetings of the Plan Commission and the Planning, Building, and Zoning Committee. The Concept Plan Committee shall schedule a meeting within 15 days of the recommendation by the ~~Planning, Building, and Zoning Committee PBZ~~.

The Concept Plan Committee shall meet with the applicant on one or more occasions and shall recommend approval, approval with conditions,



or denial. Such recommendation shall be transmitted to the Planning, Building, and Zoning Committee of the County Board for final action.

C. FOUR STEP PROCESS. Each sketch plan or Concept Plan shall follow a four-step design process, as described below. When the Concept Plan is submitted, applicants shall be prepared to demonstrate to the Concept Plan Committee and Kendall County Board that these four design steps were followed by their site designers in determining the layout of their proposed streets, house lots, and greenway lands.

1. Designating the Open Space. During the first step, all potential conservation areas (both primary and secondary) are identified, using the Existing Features (Site Analysis) Plan **and the 200 foot grid soil survey.** Primary Conservation Areas shall consist of wetlands, floodplains, slopes over 25%, ~~and~~ soils susceptible to slumping, **and soils classified as unsuitable for conventional septic systems in the Kendall County Subdivision Control Ordinance.** Secondary Conservation Areas shall include all remaining open space areas and shall strive to include the most sensitive and noteworthy natural, scenic, and cultural resources on the property.

Guidance on which parts of the remaining land to classify as Secondary Conservation Areas shall be based upon:

- a. the procedures described in Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks, produced by Natural Lands Trust and published by Island Press,
- b. on-site visits or inspections,
- c. the open space location criteria contained in Section 8:03.N above,
- d. the evaluation criteria listed in Section 8:03.P above, and
- e. information from published data and reports.





Step 1: Developing a “yield plan” to determine the maximum allowable density for the site.

*The site is 120 acres, which includes 10 acres devoted to wetlands. At 90,000 square feet per lot, the 110 buildable acres yield 47 total lots. In addition, the 120-acre site provides for about 15% open space.*

2. Location of House Sites. During the second step, potential house sites are tentatively located. Because the proposed location of houses within each lot represents a significant decision with potential impacts on the ability of the development to meet the evaluation criteria contained in Section 8:03. **O P above**, subdivision applicants shall identify tentative house sites on the Concept Plan and proposed house sites on the detailed Final Plan. House sites should generally be located not closer than 100 feet from Primary Open Space Areas, but may be situated within 50 feet of Secondary Open Space Areas, in order to enjoy views of the secondary open space without negatively impacting the primary open space. The building “footprint” of proposed residences may be changed by more than fifty feet in any direction with majority approval from the members of the Kendall County Board. Changes involving less than fifty feet do not require approval.



*Step 2: Identifying and analyzing key environmental features such as woodlands, topography, wetlands, and natural drainage.*

*This site has extensive environmental features, including large woodlands (shown as the green area) with natural drainage ways (shown as the blue dotted line). One of the natural drainage ways leads to a river on the west side of the graphic. Wetlands are shown as light blue shapes.*

3. Street and Lot Layout. The third step consists of aligning proposed streets to provide vehicular access to each house in the most reasonable and economical way. When lots and access streets are laid out, they shall be located in a way that avoids or at least minimizes adverse impacts on both the Primary and Secondary Conservation Areas. To the greatest extent practicable, wetland crossings and streets traversing existing slopes over 15% shall be strongly discouraged. Street connections shall generally be encouraged to minimize the number of new cul-de-sacs to be maintained by the County or Township and to facilitate easy access to and from homes in different parts of the property (and on adjoining parcels). Cul-de-sacs serving more than six homes shall generally be designed with a central island containing indigenous trees and shrubs (either conserved on site or planted).

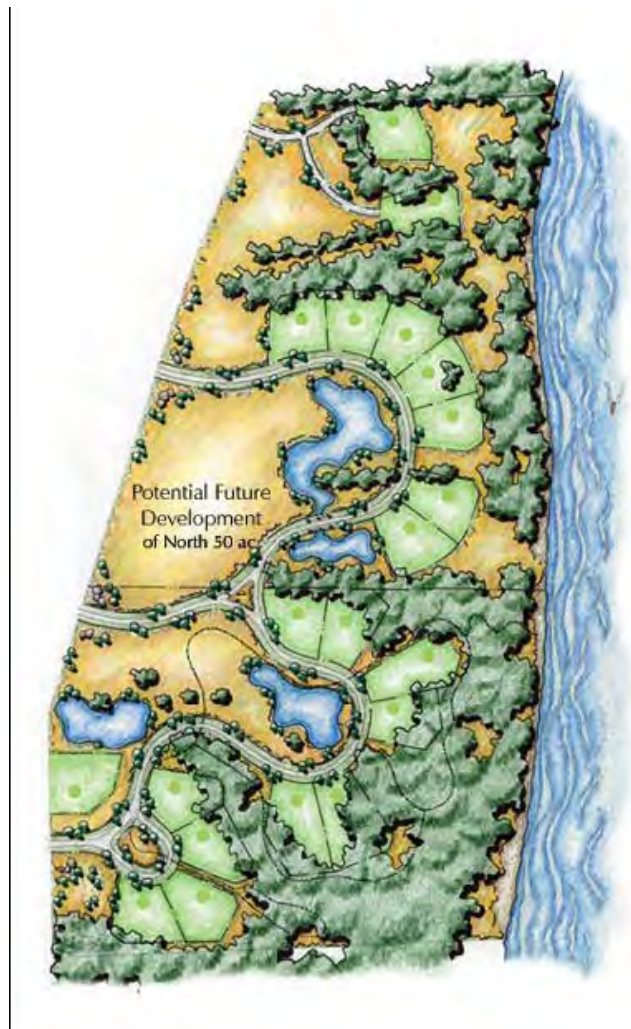


*Step 3: Identifying “development opportunities” and “conservation opportunities.”*

*Illustrated in green, conservation opportunities are formed by the environmental features identified in Step 2. The yellow shapes represent development opportunities, offering sites for residential lots.*

The County generally encourages the creation of single-loaded residential access streets, in order that the maximum number of homes in new developments may enjoy views of open space.





Note that in situations where more formal, "neo-traditional," or village-type layouts are proposed, Steps Two and Three may be reversed, so that the location of house sites follows the location of streets and squares.

4. Lot Lines. The fourth step is simply to draw in the lot lines (where applicable). These are generally drawn midway between house locations.



*Step 4: Preparing a site design with residential lots, a road network, and conservation areas.*

*At 40,000 square feet per lot, the 110 buildable acres yield 59 total lots in this conservation design plan. The 120-acre site provides about 60% open space, which is much greater than the yield plan from Step 1. The existing farm structure along the eastern edge was also preserved as its own lot (light orange area). The higher lot count and greater open space coverage emphasize the benefits of using the conservation design approach.*

#### D. PRELIMINARY SITE PLAN/PLAT APPROVAL.

1. **Preliminary Site Plan.** Prior to approval of the Concept Plan, the applicant shall submit to the Plan Commission a "Preliminary Site Plan/Preliminary Plat" that shows the approximate layout of proposed streets, **house lots house lots**, and open space lands complies with the zoning and subdivision ordinances of the County and any municipalities within 1 ½ miles of the development, particularly those sections governing the design of subdivision streets and stormwater management facilities. This site plan requirement is meant to provide the County with assurance that the proposed plan is able to be accomplished within the current regulations of the County. The site plan shall also note any variations needed to implement the plan as drawn. At his or her own risk, an applicant may skip the Preliminary Plat stage and proceed directly to Final Plan Approval or may combine Preliminary and Final Plat approval.

2. Content of Petition. The formal petition shall contain, in addition to all other requirements, the following:
  - a. A site plan of the Planned Development. This plan will be at a scale of not less than one inch equals one hundred feet which shall show all proposed streets (public and private), street classification, rights-of-way, pavement width of street and driveways, all principal buildings, lot sizes, building lines, easements for utility services, off-street parking, service areas, open space recreation facilities and any other information necessary to clearly show the proposed elements of the Planned Development.
  - b. Preliminary architectural plans for all residential buildings proposed to contain more than one dwelling unit shall be submitted in sufficient detail to show the basic planning, the number of units per building and the estimated number of bedrooms per dwelling unit. Building elevations shall be required only for structures containing more than one dwelling unit. Preliminary architectural plans for business or other non-residential buildings shall illustrate elevations and proposed exterior materials.
  - c. A topographic survey with two-foot contour intervals and the boundary survey of the subject area, prepared and certified by a registered Illinois surveyor.
  - d. A rendered plan of the Planned Development area showing in contrasting colors or by other means the respective location of all categories of land use.
  - e. A map of the general area showing the location of the Planned Development site and its relation to the existing roads and streets and use districts within the immediately adjacent and surrounding area.
  - f. Preliminary engineering plans and specifications for the following improvements:
    - (i) Roads and streets, including classifications, width of right-of-way, widths of paved surfaces and construction details.

- (ii) Sidewalks and trails, including widths of paved surfaces and construction details.
  - (iii) Sanitary and storm sewer system.
  - (iv) Water supply system.
  - (v) Street lighting and public area lighting system.
  - (vi) Recommended installations for electric, gas and telephone facilities and distribution.
  - (vii) Sequence of phases or stages of development of the Planned Development.
  - (viii) A general landscape planting plan and tree removal and preservation plan, prepared by a landscape architect which meets the approval of the Plan Commission.
- g. The following shall be provided by either graphic exhibits or written statement:
- (i) The density of residential uses and the number of dwelling units by type.
  - (ii) The ancillary and non-residential uses to be provided in a residential planned development.
  - (iii) The off-street parking and other service facilities proposed.
  - (iv) The exception or variations to the Kendall County zoning or subdivision requirements being requested as part of the Planned Development application.
  - (v) The calculation of buildable acreage, the percent and acreage of land used for each of Primary and Secondary Open Space purposes, and the type and acreage of passive and recreational open space.
  - (vi) Other submittals as requested by the County **Planning, Building and Zoning-PBZ** Department (including but not limited to traffic studies, ground water studies, etc.).
3. Procedures for Approval.

- a. The applicant shall request the Preliminary Plan/Plat Approval in addition to a petition for a zoning map amendment, by letter addressed to the ~~Director of Planning Building and Zoning PBZ~~ or his/her designee, to be placed on the agenda of the next regular meeting of the Zoning, Platting Advisory Committee (ZPAC) for a preliminary discussion of the proposed Planned Development. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the ZPAC with the proposed development.
- b. A copy of the petition shall also be submitted to the applicable Township and any municipality within 1 ½ miles of the proposed development, **with extra-territorial jurisdictional control**. The applicant shall present the application at a regularly scheduled meeting of the Plan Commission (or other applicable body) of the township or municipality. The Township and/or municipality may submit comments to the County regarding the petition within 30 days.
- c. The Director of Planning, Building and Zoning or his designated representative shall review the submission to ensure that it complies with the preliminary plan and any comments and conditions governing approval of the preliminary plan.
- d. The petition shall be reviewed by the ~~Zoning, Platting Advisory Committee ZPAC~~ within 30 days of the date of the complete original submission of the final plan, and a recommendation shall be made, accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The director or staff shall submit minutes of the ZPAC meeting containing such recommendation shall be submitted to the Plan Commission for review and recommendation, along with any written correspondence received from any municipality or township.



- e. The petition shall be heard by the Plan Commission within 60 days of the ZPAC meeting provided any necessary revisions or supplemental information requested by ZPAC have been supplied at least 30 days in advance the Plan Commission meeting. Upon completion of their review of the preliminary plan or plat, a recommendation shall be made, accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The minutes of the Plan Commission meeting containing such recommendation shall be submitted to the ~~Zoning Board of Appeals ZBA~~, along with and written correspondence received from any municipality or township.
- f. The Chairman of the ~~Zoning Board of Appeals (ZBA)~~ shall set a hearing date on the zoning map amendment to be held within 30 days of the submission of the Plan Commission report provided any necessary revisions or supplemental information requested by the Plan Commission have been supplied at least 15 days in advance the hearing. The Chairman shall cause notice of the hearing to be published at least once, not more than thirty days nor less than fifteen days before said hearing date in one or more newspaper of general circulation in the County. Written notice shall be given by the applicant to all property owners as prescribed by the ZBA by-laws.
- g. Upon completion of their review of the map amendment and preliminary plan or plat, the ZBA shall make a recommendation. The Director of Planning, Building and Zoning or his designated representative shall forward a copy of the petition, the minutes of the applicable meetings containing the recommendations of the Plan Commission and the Zoning Board of Appeals accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. to the Planning Building and Zoning Committee of the County Board. The ~~Planning Building and Zoning PBZ~~ Committee shall review the petition within 30 days of the public hearing, **unless a legal objection is eligible for filing in which case the PBZ Committee shall review the petition within 60 days.**

- h. The Director of ~~Planning, Building and Zoning PBZ~~ or his designated representative shall forward a copy of the petition and the minutes of the applicable meetings of the Plan Commission, Zoning Board of Appeals and Planning Building and Zoning Committee to the County Board. The County Board shall review the petition within 30 days of the ~~Planning Building and Zoning Commission's PBZ Committee's~~ meeting.
  - i. The County Board may grant an ordinance approving a map amendment for the Planned Development as well as any related special use permits. A separate ordinance approving the Concept Plan and Preliminary Plan/Plat may also be granted including plats, landscape plans, and the like. The Concept Plan and Preliminary Site Plan or Plats required by Section ~~8:0613:09.B.4~~ and ~~8.06-13:09.D C.2.~~ shall be explicitly made a part of the Planned Development Ordinance.
4. Zoning Map Approved Residential Planned Developments shall be delineated and designated by a number on the zoning district map. A file, available for inspection by the public, shall be maintained by the Director of ~~Planning, Building and Zoning PBZ~~ for each Planned Development so designated. The file shall contain a record of the approved development plan and all exceptions authorized therein.

#### E. FINAL PLAN APPROVAL

1. Request. The applicant shall request the Final Plan Approval, by letter addressed to the Director of ~~Planning Building and Zoning PBZ~~ or his/her designee, to be placed on the agenda of the next regular meeting of the Plan Commission for a preliminary discussion of the proposed Planned Development at such meeting, which may be continued from time to time. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the Plan Commission with the proposed development.
2. Content of Petition. The formal petition shall contain, in addition to all other requirements, the following:
  - a. A site plan of the Planned Development. This plan will be at a scale of not less than one inch equals one hundred feet which shall show all proposed streets (public and private), street classification, rights-of-way, pavement width of street and driveways, all principal buildings, lot sizes, building lines easements for utility services, off-street parking, service areas,

open space recreation facilities and any other information necessary to clearly show the proposed elements of the Planned Development.

- b. Preliminary architectural plans for all residential buildings proposed to contain more than one dwelling unit shall be submitted in sufficient detail to show the basic planning, the number of units per building and the estimated number of bedrooms per dwelling unit. Building elevations shall be required only for structures containing more than one dwelling unit. Preliminary architectural plans for business or other non-residential buildings shall illustrate elevations and proposed exterior materials.
- c. A topographic survey with two-foot contour intervals and the boundary survey of the subject area, prepared and certified by a registered Illinois surveyor.
- d. A rendered plan of the Planned Development area showing in contrasting colors or by other means the respective location of all categories of land use.
- e. A map of the general area showing the location of the Planned Development site and its relation to the existing roads and streets and use districts within the immediately adjacent and surrounding area.
- f. Specifications of the following improvements:
  - i. Roads and streets, including classifications, width of right-of-way, widths of paved surfaces and construction details.
  - ii. Sidewalks, including widths of paved surfaces and construction details.
  - iii. Sanitary and storm sewer system.
  - iv. Water supply system.
  - v. Street lighting and public area lighting system.
  - vi. Recommended installations for electric, gas and telephone facilities and distribution.
  - vii. Sequence of phases or stages of development of the Planned Development.
  - viii. A general landscape planting plan, prepared by a landscape architect which meets the approval of the Plan Commission.

- g. The following shall be provided by either graphic exhibits or written statement:
- i. The density of residential uses and the number of dwelling units by type.
  - ii. The ancillary and non-residential uses to be provided in a residential planned development.
  - iii. The off-street parking and other service facilities proposed.
  - iv. The exception or variations to the Kendall County zoning or subdivision requirements being requested as part of the Planning Development application.
  - v. The calculation of buildable acreage, the percent and acreage of land used for each of Primary and Secondary Conservation purposes, and the type and acreage of passive and recreational open space.
  - vi. Estimates of cost of installation of all proposed improvements, confirmed by a registered Illinois engineer.
  - vii. Petitioner's proposed development agreement, covenants, restrictions and conditions, special service district and home owner's association by-laws to be established as a part of the Planned Development.
  - viii. Open Space Maintenance and Monitoring Plan that complies with the standards set forth in Appendix ~~n~~Nine of the Kendall County Subdivision Control Ordinance.
  - ix. Other submittals as requested by the County **Planning, Building and Zoning PBZ** Department.
- i. Construction of Improvements. The petitioner shall construct and install the required improvements in accordance with the County Subdivision Regulations and the Special Use Ordinance.
  - ii. Street Classification. Street classifications, definitions, and specification, shall be in accord with the regulations pertaining to same as established in the Subdivision Regulations and the Comprehensive Plan of Kendall County, as may be amended from time to time, as may be modified by the special use permit.
  - iii. Standards. No Planned Development shall be authorized by the County Board unless the Plan Commission shall find and recommend that the following standards will be met:

- a. The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.
  - b. The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.
  - ~~c.~~ That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in **the** Planned Development ~~developments are met.~~ **(c should not be crossed out)**
  - d. When private streets and common driveways are made a part of the Planned Development or private common open space or recreation facilities are provided, the applicant shall submit as a part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the County Board.
3. Procedures for Approval.
- a. A copy of the petition shall be filed with the ~~Planning, Building and Zoning PBZ~~ Department, and ten copies of the petition shall be filed with the Director of ~~Planning Building and Zoning PBZ~~ or his/her designee. Attached to each copy shall be copies of the supporting documents and exhibits provided for herein.
  - b. A copy of the petition shall also be submitted to the applicable Township and any municipality within 1 ½ miles of the proposed development. The applicant shall present the application at a regularly scheduled meeting of the Plan Commission (or other applicable body) of the township or municipality. The Township and/or municipality may submit comments to the County regarding the petition within 30 days.
  - c. The Director of ~~Planning, Building and Zoning PBZ~~ or his designated representative shall review the submission to ensure that it complies with the preliminary plan and any comments and conditions governing approval of the preliminary plan.

- d. The Petition will be placed on the agenda of the next regular meeting of the ~~Zoning, Platting Advisory Committee (ZPAC)~~ for a preliminary discussion of the proposed Planned Development. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the ZPAC with the final plat for the proposed development.
- e. The petition shall be reviewed by Zoning, Platting Advisory Committee within 30 days of the date of the complete original submission of the final plan, and a recommendation shall be made, accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The minutes of the ZPAC meeting containing such recommendation shall be submitted to the Plan Commission for review and recommendation, along with any written correspondence received from any municipality or township
- f. The petition shall be reviewed by the Plan Commission within 60 days of the of the ZPAC meeting provided any necessary revisions or supplemental information requested by ZPAC have been supplied at least 30 days in advance the Plan Commission meeting. Upon completion of their review of the Final Plat, a recommendation shall be made, accompanied by such plats, exhibits and agreements as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The minutes of the Plan Commission meeting containing such recommendation shall be submitted to the ~~Planning Building and Zoning PBZ~~ Committee of the County Board, for review and recommendation to the County Board.
- g. The Chairman of the ~~Planning Building and Zoning PBZ~~ Committee shall review the matter within 30 days of the submission of the Plan Commission report and ~~reciept~~ receipt of the required approvals for the final engineering plans and supporting documents by all applicable reviewing agencies.
- h. Following review and recommendation by the PBZ Committee, the Director of ~~Planning, Building and Zoning PBZ~~ or his designated representative shall forward a copy of the petition and the minutes of the applicable meetings of the Plan Commission and the Planning Building and Zoning Committee to the County

Board. The County Board shall review the petition within 30 days of the ~~Planning Building and Zoning Commission's PBZ Committee's~~ meeting.

- i. The County Board may grant an ordinance for the Planned Development which shall be by specific ordinance and which shall contain or to which shall be appended all terms and conditions of the special use permit, including covenants and agreements, guarantees, performance bonds, plats, and the like. The site development plan required by Section ~~8.06B.2.a~~ **8:06.C.2.a** shall be explicitly made a part of the Planned Development Ordinance.

#### 13:10 SITE PLAN REVIEW (*Amended 9.18.2001*)

D. **SITE DESIGN STANDARDS.** The following development standards are established as criteria for the review of Site Plans.

1. Responsive to Site Conditions.— Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance.

To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands **shall** and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken.

F. **Procedure.** A written application for site plan review shall be submitted to the ~~Planning Building and Zoning PBZ~~ Department, which will schedule the item for review. Consultation with the appropriate County staff and consultants is encouraged throughout this process to insure a minimum delay. If requested by the applicant, the County will review applications for Site Plan review concurrently with separate requests for rezoning or platting. The review process will include the following:

1. *Zoning and Planning Advisory Committee.* One copy of the complete application, along with eight (8) copies of the site plan shall be submitted by the property owner or his certified agent to the Zoning Administrator at least ~~seven (7)~~ **fourteen (14)** days prior to the ZPAC meeting. The purpose of the ZPAC meeting will be to evaluate the completeness of the application and to provide the applicant with feedback/input on the proposed site plan. Prior to the ZPAC meeting, the Zoning Administrator shall distribute copies of the Site Plan to Committee members. After

## SECTION 13.00 ADMINISTRATION

UPDATED 4.21.20

discussion on a proposed site plan, the ZPAC may approve, deny, or approve with modifications, or request that the applicant revise the plan and return to a future ZPAC meeting for further review.



## Appendix 1 Lot Size Guide--Agriculture and Residential Districts

This is a guide only. For exact requirements refer to provisions in Section which applies.

	A-1	R-1	R-2	R-3	R-4	R-5	R-6	R-7	RPD-1	RPD-2
Minimum Single-Family Residential Lot Size -- sq. ft.	130,000*	130,000	90,000	45,000	30,000	15,000	7,000	7,000	20,000	20,000
Minimum Lot Width -- ft.	200**	200'	lot depth	40% of depth	40% of lot depth	40% of lot depth	40% of lot depth	40% of lot depth	100'	100'
Maximum Building Height -- ft.										
--Single-Family Residential		40'	40%	40'	40'	40'	40'	40'	40'	40'
--Churches		45'	45'	45'	45'	45'	45'	45'	45'	45'
--Other Non-Residential Uses	N/A	45'	45'	45'	45'	45'	45'	24'	45'	45'
Front Yard Setback - ft. (minimum)										
--Freeway & Arterial Roads					40'	40'	40'	50'		
--Major & Minor Collector Roads					30'	30'	30'	40'		
--All other roads	**See Below	150' or 50'	50'	50'	25'	25'	25'	30'	30'	30'
Side Yard Setback - ft. (minimum)	50'	50'	25'	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10'	10% of lot width	10% of lot width
Side Yard Setback - Corner Lot - ft. (minimum)	150'	50'	50'	30'	30'	30'	30'	30'	10% of lot width	10% of lot width
Rear Yard Setback - ft. (minimum)	50'	50'	50'	50'	30'	30'	30'	30'	50'	50'
Public Utilities Required W-Water; S-Sewer	N/A	N/A	N/A	N/A	S	S	W, S	S	N/A	N/A
Minimum Non-Residential Lot Size - Acres	N/A	N/A	5	5	5	5	5	5	***See Below	***See Below
Lot Coverage - Maximum Percent	N/A	10%	12%	20%	20%	40%	40%	40%	See Ordinance	See Ordinance
Density - No. of Units per Acre	N/A	N/A	N/A	0.8	1.2	2.2	3.5	15	.45(max) .33 (min.)	.65 (max) .45 (min.)
Gross Acres Required	N/A	Not Specified	<10	<10	N/A	N/A	N/A	N/A	Not Specified	Not Specified

\*Minimum listed is for existing and replacement homes or A-1 conditional home permits. See A-1 District Regulations for specifics.

\*\*A-1 Front Yard Requirements--100' from a dedicated road right-of-way or 150' from the center line of all adjacent roads **-whichever is greater.**

\*\*\*Minimum RPD non-residential lot sizes are specific to use. Please refer to the RPD regulations.

All "Special Use" lot sizes shall be specified in the Special Use Permit.

## Appendix 2 Lot Size Guide--Other Districts

This is a guide only. For exact requirements refer to provisions in the Section which applies.

	B-1	B-2	B-3	B-4	B-5	B-6	M-1	M-2	M-3
Minimum Lot Size - sq. ft.	10,000	10,000	<del>150,000</del> 10,000	20,000	As approved by the County Board	150,000	Specified	Specified	Not Specified
Minimum Lot Width - ft.	100'	100'	<del>250'-100'</del>	100'	As approved by the County Board	250'	Specified	Specified	Not Specified
Maximum Building Height - ft.	35'	35'	<del>75'-*****</del> 35'	50'	As approved by the County Board	75'	Specified	Specified	Not Specified
Front Yard--ft.									
--Arterial Roadways	50''	50''	<del>75'-50'</del>	50''		75''	50'	50'	
--Major or Minor Collector Roadways	40''	40''	<del>50''</del> 40''	50''	As approved by the County Board	50''	40'	40'	
--All Other Streets	30''	30''	<del>40''</del> 30''	40''	the County Board	40''	30'	30'	N/A
Side Yard--ft. (minimum)	10''	10''	<del>30'-20''</del>	10''	As approved by the County Board	30'	10% of lot width (up to 20')	10% of lot width (up to 20')	TBD by ZBA
Rear Yard--ft. (minimum)	20''	20''	<del>40'-20''</del>	10''	As approved by the County Board	40''	40'	40'	TBD by ZBA
Lot Coverage - Maximum Percent	75%	70%	70%	75%	As approved by the County Board	70%	60%	75%-70%	Not Specified
Floor Area Ratio - Maximum	0.5	0.5	0.5	0.2	As approved by the County Board	0.5	0.8 N/A	0.85 N/A	Not Specified
Distance from Other Zoning Districts - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	200'
Distance from Property Lines - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100'
Distance from any Street or Road - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	150'
<b>Gross Acres Required</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>10</b>

\*or 100' in B-1, B-2, B-3, B-4 or 125' in B-6 from the center line of all adjacent roads, whichever is greater

\*\*Or 90' in B-1, B-2, and B-3 or 100' in B-4 and B-6 from the center line of all adjacent roads, whichever is greater

\*\*\*Or 70' from the center line of all adjacent roads, whichever is greater; 75' in the B-1, 90' in the B-3, and 80' in the B-4; and 90' in B-6

\*\*\*\*When adjoining property in an A-1 or R district or a municipality, a side yard equal to that required on the adjacent property shall be provided, but in no event shall the setback be less than the minimum listed above.

\*\*\*\*\*No building within 300' of a Residential district shall exceed 40' in height.



	A-1	R-1	RPD-1; 2 & 3	R-2	R-3	R-4, R-5 & R-6	R-7	B-1	B-2	B-3	B-4	B-6	M-1	M-2	M-3	Conditions
Health Clubs (public or private)			P							P	P	S				See Ordinance
Home based retail and/or wholesale food operation	C	C	C	C	C	C	C									See Ordinance
Home Occupation	P	P	P/S	P	P	P	P									See Ordinance
Horse Breeding and Raising	P															
Hospice	S	S	S	S	S											
Hospital			S						S	S		P	S	S		
Hotel and/or Motel										P	S	S	S	S		
Indoor Business Sales and Service (under 10,000 sq. ft.)								P	P	P						
Indoor Business Sales and Service (in excess of 10,000 sq. ft.)									P	P						
Indoor Entertainment and Recreation									S	P	S		S	S		
Indoor Retail Sales of Goods (under 10,000 sq.ft.) – Includes Repairs of Goods Sold on Premises								P	P	P						
Indoor Retail Sales of Goods (10,000 sq.ft. and over) – Includes Repairs of Goods Sold on Premises									P	P						
Indoor Target Practice	S								S	S	S	S	S	S		See Ordinance
Junk Yards and Automobile Wrecking Yards														S		See Ordinance
Kendall County Sheriff's Office shooting range															S	See Ordinance
Kennels	S									S	S		S	S		See Ordinance

	A-1	R-1	RPD-1; 2 & 3	R-2	R-3	R-4, R-5 & R-6	R-7	B-1	B-2	B-3	B-4	B-6	M-1	M-2	M-3	Conditions
Photography Studios								P	P	P						
Places of Worship	S	S	C/S	S	S	S	S	S	S	S	S	S	S	S		See Ordinance
Planned Unit Development			P			S	S	S			S	P	S	S		See Ordinance
Plumbing, Heating, and Roofing Supply Shops									P	P			P	P		
Police Stations			P					P	P	P	P	P	P	P		
Portable Concrete Crushing, Screening, & Stockpiling of dirt, crushed concrete and RAP (incidental to a major construction project)	T							T	T	T	T	T	T	T	T	See Ordinance
Postal Substation			P					P	P	P	P					
Private Clubs or Lodges	S												S	S		See Ordinance
Private Clubs- soccer, etc.												S	S	S		See Ordinance
Processing or Assembly									C	C			P	P		See Ordinance
Production and sale of sweet cider, hard cider, wine, jams, etc. Also tasting and retail of items produced on site and ancillary items	S									S	S		S	S		See Ordinance
Production, Processing, Cleaning, Testing, or Repair Services (Limited uses)													P	P		See Ordinance
Public or Private Utilities and Service Uses	S	S	S	S	S	S	S	S	S	S		S	P	P		See Ordinance
Public 911 Safety Towers	C															See Ordinance
Racetrack											S		S	S		See Ordinance

	A-1	R-1	RPD-1; 2 & 3	R-2	R-3	R-4, R-5 & R-6	R-7	B-1	B-2	B-3	B-4	B-6	M-1	M-2	M-3	Conditions
Railroad Freight Terminals, Railroad Switching and Classifications Yards, Repair Shops and Roundhouses														S		
Recreational Areas			P								P		S	S		See Ordinance
Recreational Camps or RV Parks	S										S		S	S		See Ordinance
Research Laboratories including testing												P				See Ordinance
Rest Homes, Nursing Homes and sanitariums		S	S	S	S	S	S									
Restaurants, Cafes, Cafeterias, and Like Uses								P	P	P		S	S	S		See Ordinance
Restaurants including drive-in type of establishments										P						
Retail shops or office use with conditions					S											See Ordinance
Retail or Wholesales sale of pottery, art, or home décor products	S															See Ordinance
Retail or Wholesale Sales Yards for Agricultural Products	S									S			S	S		See Ordinance
Riding Stables including polo clubs, rodeo clubs and similar uses	<del>S</del> /C		S								S		S	S		See Ordinance
Roadside Stands	P	P	P													See Ordinance
Schools (elementary, junior high and high school)	S	S	C	S	S	S	S									See Ordinance
Schools (music, dance, business, commercial, or trade)									P	P		P	S	S		See Ordinance
School bus garages	S	S	C	S	S	S	S						P	P		See Ordinance
Seasonal Festivals	C										P					See Ordinance

	A-1	R-1	RPD-1; 2 & 3	R-2	R-3	R-4, R-5 & R-6	R-7	B-1	B-2	B-3	B-4	B-6	M-1	M-2	M-3	Conditions
Secondary Dwelling Unit			S													See Ordinance
Self Service Storage Facilities									C	e/S		S	S	S		See Ordinance
Seminaries, Convents, Monasteries (and like uses)		S	S	S	S	S	S				S		S	S		See Ordinance
Service or Commercial uses for immediate convenience												S				See Ordinance
Service Clubs	S															
Single-Family Attached Dwelling Units			P				P									See Ordinance
Single-Family Detached Dwelling		P	P	P	P	P	P									
Single-Family Semi-Detached Dwelling							P									
Single-Family Dwelling (130,00 square foot minimum and evidence that it is incompatible with agricultural uses)	C															See Ordinance
Single-Family Residential use (40 acres, allocated, approved lot or replacement home)	P															See Ordinance
Slaughter House														S		
Slaughtering of Poultry or Rabbits													P	P		
Sod Farms	P															
Solar Gardens	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ordinance
Solar Farms	S															See Ordinance
Sports Arena and Stadiums											S		S	S		See Ordinance
Storage Facilities (for motor vehicles, boats, trailers and other recreational vehicles)	S												P	P		See Ordinance

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Special Meeting Minutes of June 29, 2020 - 5:00 p.m.**

Chairman Ashton called the meeting to order at 5:01 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Larry Nelson, Ruben Rodriguez (Arrived at 5:05 p.m.), and Claire Wilson (Attended Remotely Starting at 5:41 p.m.)

Members Absent: Dave Hamman, Karin McCarthy-Lange, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner and Scott Koepfel County Administrator (Attended Remotely)

Others Present: Aaron Rybski (Attended Remotely), David Guritz, Alyse Olson, Jason Langston, Meagan Briganti, Jeff Wehrli, Scott Gryder (Attended Remotely Starting at 5:41 p.m.), Randy Mohr, Karen Clementi (Attended Remotely), Cliff Fox, Tom LeCuyer, Dick Thompson, Dick Whitfield, Elizabeth Flowers (Attended Remotely), Scott Gengler, Judy Gilmour, Matthew Prochaska, Mike Hoffman, Megan Andrews, and Audra Hendrix (Attended Remotely)

**APPROVAL OF AGENDA**

Without objection, the agenda was approved as presented.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**NEW BUSINESS**

**Discussion of Amendments to the Kendall County Zoning Ordinance**

Mr. Asselmeier provided a history of the project and summarized the request.

Member Rodriguez arrived at this time (5:05 p.m.).

Throughout the document, the following changes were proposed:

1. Section number changed from period separators to colon separators (i.e. Section 1.00 became Section 1:00).
2. General typographical errors were corrected.
3. Uses and definitions were moved to their proper place in alphabetical lists.
4. Words and numbers were added to the text without changing meaning (i.e. if the phrase “fifty feet” appeared in the text, the phrase “50” was added to the text.).
5. Abbreviations for certain terms replaced longer names in the text (i.e. Planning, Building and Zoning became PBZ, Zoning Board of Appeals became ZBA, Land Resource Management Plan became LRMP, etc.).

6. Incorrect citations were corrected and citations in general will be hyperlinked.
7. Sections were re-numbered and re-lettered without changing the meaning of the text.
8. Statements about complying with other sections of the Ordinance or other local, State, or Federal laws were removed because they are redundant (i.e. the statement “Signs must comply with Section 12 of the Ordinance” was used frequently throughout the document. The statement has no extra meaning because signs have to comply with the signage regulations whether or not this statement was included in the Ordinance).
9. If a use had multiple conditions, those conditions were listed in the first zoning district where the use occurred. In subsequent statements about the use, a reference to the original list of conditions and restrictions was added.
10. The phrases “date of adoption” and “date of amendment” were deleted and replaced with the date the section became effective.
11. In various sections, references to accessory uses meeting certain standards was deleted.
12. In various sections, references to home based businesses meeting applicable regulations was deleted.
13. In various sections, reference to small wind energy system standards were deleted.

In the Section 1:00 Title, the following change was proposed:

1. Only changes listed in the Throughout the Document section occurred.

In Section 2:00 Intent and Purpose, the following change was proposed:

1. The wording of the first paragraph regarding serving certain purposes was amended.

In Section 3:00 Rules and Definitions, the following changes were proposed:

1. Section 3:01 was amended by adding “Words and terms not defined shall have the meanings indicated by common dictionary definition.”
2. The definitions of Automobile Service Station, Bus Lot, Garage (Bus), Erect (from the Sign Portion of the Ordinance), Garage (Public), Hotel (Apartment), Junker, Sign Advertising (Billboard), and Tourist Courts, Motor Lodges were deleted because the terms did not appear in the Ordinance or were duplicated, in whole or in part, by other terms.
3. The definitions of Awning Signs, Banner Signs, Changeable Copy Sign, Commercial Message, Construction Sign, Crop Identification Sign, External Illumination, Façade, Free-Standing Signs, Garage/Yard Sale Sign, Ground Sign, Illegal Sign, Illuminated Sign, Inflatable Sign, Instructional Sign, Internal Illumination, Marquee or Canopy, Marquee or Canopy Sign, Memorial or Tablet Sign, Non-Conforming Sign, Off Premise Identification Sign, Outdoor Advertising Structure (Billboard), Pennant, Political Sign, Portable Signs, Projecting Signs, Real Estate Sign, Roof Sign, Sign, Business, Sign Church Bulletin Board, Sign Contractor, Sign, Flashing, Sign, Gross Area Of, Sign Identification, Sign Structure, Sign Supports, Special Event Signs, Temporary Sign, Wall Sign, Window Area, and Window



Sign were moved from the definitions section of the sign portion of the Ordinance (12:03) to this section.

Mr. Wehrli asked about limiting the types of banner signs. The consensus of attendees was to change the language to reference those signs as examples.

4. The definition of Bed and Breakfast was changed to more closely match the definition of bed and breakfast contained in the Illinois Bed and Breakfast Act.
5. The definition of Building, Completely Enclosed was changed regarding the separation from other structures and by removing the phrase other buildings.
6. The definition of Family was amended by deleting the phrase “group of”.
7. The definition of Floor Area For Determining Floor Area Ratio was amended by changing the calculation of floor area ratio for certain structures.
8. The definition of Grade was amended from the sign portion of the Ordinance.
9. The definition of Hotel, Motel, or Inn was amended to address short-term rentals. The consensus of attendees was to clarify that the thirty (30) days be consecutive days.
10. The definition of Kennel was amended to have the definition more closely the match the definition of kennel contained in the Illinois Animal Welfare Act.
11. The definition of Land Resource Management Plan was added to the Ordinance.
12. The definition of Loading and Unloading Space, Off Street was amended by deleting the phrase of land.
13. The definition of Microbrewery was amended by clarifying the Class 1 brewer reference from State law.
14. The definition of Non-Conforming Use was moved to the appropriate place alphabetically.
15. The reference “see Billboard” was added to the definition Outdoor Advertising Structure: Billboard.
16. The reference to eleemosynary institutions was removed from the definition of Philanthropic Institutions.
17. The definition of Railroad Right-of-Way was amended to clarify that the definition only applied to certain uses under regulation by the Interstate Commerce Commission.
18. The definition of Service Station was amended by replacing referencing with public garage with motor vehicle repair facility.
19. The definition of Short-Term Rental was added.

The consensus of attendees was to check with the State's Attorney's Office regarding whether or not the Zoning, Platting and Advisory Committee had to comply with the various regulations applying to public committees.

In Section 4:00 General Provisions, the following changes were proposed:

1. In Section 4:03, the buildings and structures shall conform to regulations, not just building regulations.
2. In Section 4:05.A.3, merchandise storage shall be on the same lot as the business use and not restricted to just retail services.
3. In Section 4:05.A.15, short-term rentals were added as accessory uses provided they are registered.
4. In Section 4:05.B, Permitted Obstructions Table, the reference to attached accessory buildings for eaves and gutters was removed.

Discussion occurred regarding swimming in relation to setbacks from wells and septic systems. The consensus of the attendees was to keep the distinction between the various types of swimming pools.

5. In Sections 4:06.1 and 4:07.1, research and development businesses were exempted from the requirement that they be conducted indoors.
6. In Section 4:06.6 and 4:07.7, noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbances cannot be perceivable at the property line or cross the property line unless otherwise permitted by law.
7. In Section 4:18.L, the fee schedule for solar panels was adjusted to round kW up to the nearest whole number. The consensus of the attendees was to change the language to allow the County Board to set a fee, but the fee should be listed in the Planning, Building and Zoning Department's Fee Schedule Ordinance and not in the Zoning Ordinance.

Member Wilson joined the meeting remotely at this time (5:41 p.m.).

In Section 5:00 Non-Conforming Buildings and Uses, the following change was proposed:

1. This Section was divided into parts A, B, and C. These partitions have been deleted.

In Section 6:00 Zoning Districts, the following changes were proposed:

1. In Section 6:01, the number of Zoning Districts was corrected from nineteen (19) to twenty (20).
2. In Section 6:01, the locations of certain districts within the Ordinance were reclassified based on the renumbering of certain sections and relocation of certain information.
3. In Section 6:01, the name of the M-3 District was changed to match its name in Section 10 of the Ordinance.
4. In Section 6:02, the location of the Official Zoning Map is more specifically defined and its location clarified.

In Section 7:00 Agricultural District, the following changes were proposed:

1. In Section 7:01.B.4, the Right to Farm Clause was added.
2. In Section 7:01.C.18.f., the procedure for classifying existing approved lots was deleted because the date referenced in the Section has passed.
3. In Section 7:01.D.13, the operational period for Bed and Breakfast Establishments was changed to match State law.
4. In Section 7:01.D.46, Riding Stables were deleted as a special use. Riding Stables were listed as both special and conditional uses. This deletion makes Riding Stables conditional uses in the A-1 District.
5. In Section 7:01.G.2.a and b, the measurement of the setbacks for primary and accessory structures in the A-1 District shall be either one hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads and not whichever is greater.

In Section 8:00 Residential District, the following changes were proposed:

1. In Section 8:01, the last sentence in second paragraph regarding buffers was deleted and the Right to Farm Clause was added.
2. In Section 8:02.A.11.e, the phrase “or similar” was added to allowable farm animals. Alpacas were also added to the list of animals and the spelling of llamas was corrected.
3. In Section 8:02.B.1.b, remove the \$25 annual renewal and have the fee set by the County Board.
4. In Section 8:02.B.1.1, the administrative fee is removed.

Mr. Wehrli asked about wholesale food operations in residential districts. This use was allowed because of the cupcake law.

5. In Section 8:02.C and other sections where they were listed as special uses, rest homes, nursing homes, and sanitariums will not be for human beings only.
6. In Section 8:03, the phrase “subject to approval of the County Board” was listed as footnote in several locations. This phrase was removed as a footnote and added to the body of the text where the footnote appeared.
7. In Section 8:03, the phrase, “as determined by the County Board or as identified in a local historic preservation plan” was listed as a footnote in several locations. This phrase was removed as a footnote and added to the body of the text where the footnote appeared.
8. In Section 8:03.H, the distinction between golf courses and par 3 golf courses was removed.
9. In Sections 8:04.C and 8.05.C, the phrase “and uses” was added to these sections confirming that uses in the RPD-1 were the same uses in the RPD-2 and RPD-3.

10. Section 8:06 was moved to Section 13 with the other procedures for approving zoning requests.

Discussion occurred about septic fields for certain retail uses in residential zoned areas. The consensus of attendees was not to make changes with regards to this issue.

11. In the R-2 and R-3 District, a title of “NO REZONING” was added to the paragraphs stating these rezoning to these districts cannot occur if the property was over a certain acreage.

12. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.

Discussion occurred regarding input from Homeowners’ Associations. The consensus of attendees was not to include regulations regarding input from Homeowners’ Associations.

In Section 9:00 Business Districts, the following changes were proposed:

1. Throughout this Section, telecommunication stations were included with telecommunication hubs.
2. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.
3. In Section 9:00, the Right to Farm Clause was added.
4. In Section 9:03, the self-storage facilities were removed as a conditional use because they are already special uses in the B-3 District.
5. In Section 9:04.G, the side and rear yard setback requirements were merged into one paragraph.

In Section 10:00 Manufacturing Districts, the following changes were proposed:

1. Throughout the Section, miscellaneous uses were separated and listed alphabetically in the appropriate places.
2. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.
3. In Section 10:01.C.3, the location of adult regulated uses was changed based on area to be zoned, the distance from certain other zoning districts was expanded to 1,000 feet, and the certain other districts were expanded to include A-1 Special Use PUDs, all residential zoning districts, and all business zoning districts.
4. In Section 10:03.1, the Enforcement Officer was changed to Zoning Administrator.
5. In Section 10:03.1, the severability section was deleted because there is a severability section in Section 14 that applies to the entire Zoning Ordinance.

In Section 11:00 Off-Street Parking and Loading, the following changes were proposed:

1. In Section 11:02.C, the reference to the Shared Parking published by the Urban Land Instituted is deleted.
2. In Section 11:02.F.6, the Americans With Disabilities Act parking information is deleted and replaced with a link to the appropriate sections to the Americans With Disabilities Act.
3. In 11:02.F.8, the applicability of the screening requirements was changed from institutional premises to properties zoned business, manufacturing, and agricultural with a special use permit. Screening provisions could be approved as part of a special use permit and could be reduced upon approval by the Regional Planning Commission or upon appeal by the Planning, Building and Zoning Committee.
4. In Section 11:04, the parking calculation for restaurants, furniture and appliance stores, household equipment or furniture repair shops, and health clubs and fitness centers was clarified to be based on the square footage of the entire premises.
5. In Section 11:04, the parking requirement for warehouse and storage was clarified to not be applicable to self-storage facilities.
6. In the final paragraph of Section 11:04, the parking requirements for uses not included in the parking table is proposed to be determined by the special use permit in cases where special use permits are issued.
7. In Section 11:05.A.1.b, the parking requirements for recreational vehicles would be determined by the parking regulations of the zoning district where the property is located.
8. In Section 11:05.A.1.b, the fee for registering a recreational vehicle was deleted because recreational vehicles can no longer be registered.
9. In Section 11:05.D, references to the Planning, Building and Zoning Director were changed to the Zoning Administrator.
10. In Section 11:05.D.5, the phrase unless otherwise allowed by ordinance was added.
11. In Section 11:06.G, the square footage requirement numbers were changed to remove conflicts (i.e. instead of category of 5,000 to 10,000 square feet, 10,000 to 25,000 square feet, etc. the new categories are 5,000 to 10,000 square feet, 10,001 to 25,000 square feet were created).

Discussion occurred regarding parking regulations in relation to outdoor seating. The consensus of attendees was not make any changes to the proposal regarding parking for outdoor seating.

In Section 12:00 Signs, the following changes were proposed:

1. In Section 12:03, definitions were moved to Section 3:02 of the Zoning Ordinance.
2. In Section 12:04.A, signs approved by governmental entities were added as public or quasi-public informational signs.

3. In Section 12:04.J, the conflicting language regarding the removal of certain real estate signs was removed; for rent or for lease signs must be removed within 7 days of closing or lease initiation. Signs for open houses must be removed on the same day as the open house.
4. In Section 12:06.D, regarding replacement bonus for certain signs was deleted.
5. In Section 12:08.A.1.c, the reference to political signs was removed and the provision was made applicable to all temporary signs.
6. In Sections 12:08.A.3, the 60% size of changeable copy signs as a part of the whole sign area was removed; the scrolling period for signs in the A-1 District would be determined by the special use permit; message signs cannot pulsate; message must be visible for 2 seconds instead of 5 minutes to be considered flashing.
7. In Section 12:09.A.3, government use signs cannot be changeable in the Residential Districts and the changes made in Section 12:08.A.3 listed previously would also occur in Residential Districts.
8. In Section 12:10.B, the changes listed in Section 12:08.A.3. would apply to signs in Business and Manufacturing Districts.
9. In Section 12:14.B.4, the regulation regarding temporary event signs will be clarified to “may”.
10. In Section 12:17.K, outdoor advertising structures would be governed by their respective special use permits.
11. Section 12:20 would be deleted because the amortization period has ended.

In Section 13 Administration, the following changes were proposed:

1. Throughout the Section, references to zoning maps are changed to the Official Zoning Map.
2. In Section 13:01.B.2, the terms of office for the original members of the Zoning Board of Appeals are deleted.
3. In Section 13:01.B.9, the notice requirement is changed from the newspaper notification between 30 and 15 days to notice by manner defined by applicable law. The members of the Zoning Board of Appeals had no objections to this change.
4. In Section 13:01.C.3, the Zoning Map will not be attached hereto.
5. In Section 13:03, the County issues completion permits in addition to occupancy permits; the section is amended to reflect this fact.
6. In Section 13:04.A.1, the language is clarified that variances can granted for anything except use.
7. In Section 13:07.B, the Zoning Administrator was added to the list of entities that may initiate amendments.

8. In Section 13:07.D, the ZBA initiation of proceedings was deleted.
9. In Section 13:07.F, the language was clarified to require the Zoning Board of Appeals to issue a recommendation within 30 days after the close of the hearing. The members of the Zoning Board of Appeals had no objections to this change.
10. In Section 13:07.G.2, the language was amended to correspond with State law regarding written protests.
11. Section 8:06, regarding approval of RPDs, was moved to Section 13:09.
12. In Section 13:09.B.2, the language was clarified regarding membership on the Concept Plan Committee to include other affected districts.
13. In Section 13:09.D.3.b, the notification was clarified to the municipality with extra-territorial control.
14. In Section 13:09.D.3.g, the timeline of overview for the PBZ Committee was extended to 60 days to allow appropriate entities time to file legal objections.
15. In Section 13:10.F.1, the application deadline is changed from 7 to 14 days prior to ZPAC.

No changes were proposed in Section 14 Separability.

Discussion occurred about identifying the designee of the Zoning Administrator in the absence of the Zoning Administrator. The suggestion was made to have the Chairman of the Planning, Building and Zoning Committee as the designee.

Member Nelson suggested that the meetings of the Regional Planning Commission be called by the Chairman of the Regional Planning Commission.

Discussion occurred regarding the factors for designating open space. Mr. Rybski suggested that soils unsuitable for septic systems be considered for open space. ZPAC will propose language at their meeting on July 7, 2020.

Member Nelson made a motion, seconded by Member Casey, to initiate the text amendments as discussed at this evening's meeting as one (1) application.

The votes were as follows:

Ayes (6): Ashton, Bledsoe, Casey, Nelson, Rodriguez, and Wilson

Nays (0): None

Absent (3): Hamman, McCarthy-Lange, and Stewart

The proposal will go to ZPAC on July 7, 2020.

There were no additional comments by the public.

### **ADJOURNMENT**

Member Nelson made a motion, seconded by Member Rodriguez, to adjourn.

The votes were as follows:

Ayes (6): Ashton, Bledsoe, Casey, Nelson, Rodriguez, and Wilson

Nays (0): None

Absent (3): Hamman, McCarthy-Lange, and Stewart

The Kendall County Regional Plan Commission meeting adjourned at 6:58 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP  
Senior Planner



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
July 7, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:01 a.m.

Present Via Teleconference:

Meagan Briganti – GIS (Attended Remotely)  
Brian Holdiman – PBZ Department  
Commander Jason Langston – Sheriff’s Department (Attended Remotely)  
Matthew Prochaska – PBZ Committee Chair  
Alyse Olson – Soil and Water Conservation District (Attended Remotely)  
Aaron Rybski – Health Department

Absent:

Matt Asselmeier – PBZ Department  
Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve  
Fran Klaas – Highway Department

Audience:

Scott Koepfel – County Administration

**AGENDA**

Mr. Rybski made a motion, seconded by Mr. Holdiman, to approve the agenda as presented.

The votes were as follows:

Ayes (6): Briganti, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Asselmeier, Chismark, Guritz, and Klaas

The motion passed.

**MINUTES**

Mr. Rybski made a motion, seconded by Mr. Holdiman, to approve the May 5, 2020, and June 29, 2020, meeting minutes.

The votes were as follows:

Ayes (6): Briganti, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Asselmeier, Chismark, Guritz, and Klaas

The motion passed.

**PETITIONS**

**Petitions 20-14 Kendall County Regional Planning Commission**

Chairman Prochaska summarized the request.

Mr. Rybski proposed the following amendment to Section 13:09.C.1:

“Designating the Open Space. During the first step, all potential conservation areas (both primary and secondary) are identified, using the Existing Features (Site Analysis) Plan and the 200 foot grid soil survey. Primary Conservation Areas shall consist of wetlands, floodplains, slopes over 25%, soils susceptible to slumping and soils classified as unsuitable for conventional septic systems in the Kendall County Subdivision Control Ordinance. Secondary Conservation Areas shall include all remaining open space areas and shall strive to include the most sensitive and noteworthy natural, scenic, and cultural resources on the property.”

Lots that meet the above criteria would be held as open space with no construction.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to approve the amended text.

The votes were as follows:

Ayes (6): Briganti, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Asselmeier, Chismark, Guritz, and Klaas

The motion passed.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to recommend approval of the requested text amendments with the amendment to Section 13:09.C.1.

The votes were as follows:

Ayes (6): Briganti, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Asselmeier, Chismark, Guritz, and Klaas

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on July 22, 2020.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Chairman Prochaska reported that Petition 20-12, regarding an easement in the Whitetail Ridge Subdivision was approved by the County Board.

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Rybski made a motion, seconded by Mr. Holdiman, to adjourn.

The votes were as follows:

Ayes (6): Briganti, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Asselmeier, Chismark, Guritz, and Klaas

The motion passed.

The ZPAC, at 9:10 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of July 22, 2020 - 7:00 p.m.**

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

**ROLL CALL**

**Members Present:** Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely Starting at 7:25 p.m.), Dave Hamman, Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, and Claire Wilson (Attended Remotely)

**Members Absent:** None

**Staff Present:** Matthew H. Asselmeier, Senior Planner

**Others Present:** Mary Murray (Attended Remotely), Dan Kramer, and Mike Hoffman

**APPROVAL OF AGENDA**

Member Rodriguez made a motion, seconded by Member Nelson, to approve the agenda.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (1): Casey

The motion carried.

**APPROVAL OF MINUTES**

Member Rodriguez made a motion, seconded by Member Hamman, to approve the minutes of the February 26, 2020, meeting and June 29, 2020, special meeting.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (1): Casey

The motion carried.

**PETITIONS**

**19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelly on Behalf of Goprobball, LLC, and James and Denise Maffeo**

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to sell the northeastern portion of the subject property to James and Denise Maffeo for an indoor and outdoor storage business called Four Seasons Storage and market the frontage along County Line Road for future commercial development.

The site plan, landscaping plan, and lighting plan were provided.

In March 2020, the County Board approved Resolution 2020-18, reclassifying the subject property on the Future Land Use Map as Commercial. At the same meeting, the County Board approved Ordinance 2020-02 rezoning the northwestern portion of the subject property to B-4 Commercial Recreation District in order to facilitate the construction of an indoor athletic facility.

The Petitioners are working on preliminary and final plats for a four (4) lot commercial subdivision which is still under review.

The application materials were provided.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural, agricultural with a special use permit, or B-4 Commercial Recreation District. The Land Resource Management Plan calls for the area to be Commercial. The zonings within one half (1/2) mile were agricultural, agricultural with a special use permit, or B-4 Commercial Recreation District,

Pictures of the property were provided.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 217 indicating a medium level of protection. The NRI Report was provided.

The original petition information was sent to Seward Township on October 25, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed the original request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

The original petition information was sent to the Village of Shorewood on October 25, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at upcoming Village Zoning Commission meeting. This email was provided.

The Village of Shorewood held a public hearing for a proposed annexation agreement on July 14, 2020. As of the date of this memo, the Village is still waiting on a traffic study, signage information, and information regarding the private road in the proposed Go Pro Subdivision. The draft annexation agreement was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.

ZPAC reviewed the original proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5<sup>th</sup> meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7<sup>th</sup> meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

Per State law, the rezoning portion of the request cannot be conditioned. However, the special use portion of the request could be conditioned.

According to the revised site plan, a strip of land would remain east of the proposed indoor and outdoor storage area that would be used for future commercial and/or retail development, which is the B-2 map amendment portion of the request.

According to the proposed site plan, Mr. and Mrs. Maffeo would like to construct one (1) three thousand two hundred sixty-four (3,264) square foot metal storage and office building, eight (8) four thousand eight hundred (4,800) square foot storage buildings, four (4) three thousand two hundred (3,200) square foot storage buildings, one (1) four thousand two hundred fifty (4,250) square foot storage building, and one (1) five thousand (5,000) square foot storage building. The storage buildings on the periphery of the site are planned to face inward and substitute as part of the fencing.

The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility.

The renderings of the office building and other storage buildings were provided

Originally, the Petitioners planned to develop the site in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, the storage buildings along the periphery, paved parking area, and the six foot (6') privacy fence. Phase II will commence in Spring 2023 and will consist of the remaining metal storage buildings.

The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures. The outdoor parking area would be asphalt.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate between the office building and southern most storage building. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic. The Petitioner provided septic plan information. According to the site plan, the septic area would be south and west of the proposed office building.

According to the proposed site plan, one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond is planned for the property. The pond would be approximately eleven feet (11') feet deep at its deepest area. The pond is sized to handle runoff from future commercial development on the proposed B-2 portion of the site.

The Petitioners have applied for a stormwater management permit.

The property fronts County Line Road. As noted at the ZPAC meeting, the Petitioners were agreeable to a right-of-way dedication.

As part of the subdivision, the Petitioners will create a private road connecting County Line Road to the entrance of the storage facility.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

Based on the original lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings is sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

One (1) monument sign was shown on the landscaping plan. Pictures of the signs similar to the Petitioners' proposal were presented. The sign would be ten feet (10') tall and twelve feet (12') wide. No information regarding the height of the supporting poles was provided. A variance to the sign height restrictions might be required. The sign would be illuminated with a message board at the bottom.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate. The gate width was not provided. One (1) four foot (4') wide gate is located on the northeast corner of the site.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around most of the perimeter of the property. A six foot (6') ornamental fence is shown on the site plan on the eastern side of the site. Pictures of the ornamental fence were provided.

The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

No fencing is planned along the detention ponds.

Based on the landscaping plan, twelve (12) shade trees, three (3) evergreen shrubs, seventeen (17) deciduous shrubs, and ten (10) perennials would be planted on the property. The trees would be between twelve feet and fifteen feet (12'-15') in height at the time of planting and would grow between thirty feet and sixty feet (30'-60') in height. Based on the information, no trees or bushes would be planted north of the storage area. The balance of the site would be covered in lawn.

Little noise is anticipated from the proposed operations.

The site plan called for dumpsters to be provided onsite.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*Existing uses of property within the general area of the property in question.* **The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.**

*The Zoning classification of property within the general area of the property in question.* **The surrounding properties are zoned A-1, A-1 with a special use, or B-4.**

*The suitability of the property in question for the uses permitted under the existing zoning classification.* **The property is presently zoned A-1 and can be used for farming.**

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.* **The trend of development in the area is stable with residential growth and special uses normally found in agricultural zoned areas.**

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.* **The Future Land Use Map was amended earlier in 2020 to reclassify the subject property as Commercial. The property to the west is planned to be used for recreational purposes. Minooka School District #111 plans to construct a school in the area. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The proposed map amendments are consistent with the purpose and objectives of the Land Resource Management Plan.**

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on 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.* **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan and landscaping plan, dedicates land for right-of-way, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.**

*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*

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*within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed use will be a low utility user and adequate utilities are planned for the development of the site. A private road is planned from County Line Road to the subject use. A right-of-way dedication is planned along County Line Road. The Petitioners will have to secure a stormwater management permit.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true.***

*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. **True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”***

Staff recommends approval of the requested map amendments.

Staff also recommends approval of the requested special use permits for an outdoor storage business and a self-service storage facility subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan within ninety (90) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
3. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan. The sign shall be **Insert Dimensions**.
4. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for County Line Road right-of-way.
5. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the attached site plan on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be



considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.

6. A maximum of twelve (12) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.
7. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
8. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.
10. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
11. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.
12. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.
13. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Dan Kramer, Attorney for the Petitioners, provided background of the proposal regarding both the proposed athletic facility and storage business. The Petitioners were working on an annexation agreement with the Village of Shorewood and were working on a plat for the subdivision. The traffic study for the proposed subdivision was underway. The Petitioners agreed with all of the proposed conditions except they requested that the number of items allowed stored outdoors be raised to twenty-five (25).

Member Hamman asked if the B-2 property would remain farmed. Mr. Kramer said the undeveloped lot would remain farmed.

Member Rodriguez asked about how the original twelve (12) vehicle limit was reached. Mr. Kramer responded that the figure was the Petitioners' original figure, but they would like increased outdoor storage space because of the financing issues with the bank regarding the timing of the indoor storage buildings.

Tom Casey joined the meeting remotely at this time (7:25 p.m.).

The existing property is currently vacant; there is a farmstead located on the property south of the subject property.

Mr. Asselmeier asked about the sign height. The Petitioners will supply additional signage information at the Kendall County Zoning Board of Appeals hearing. A variance to the sign height requirements could be required.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the requested map amendments and special use permits with an amendment changing the number of stored outdoors from twelve (12) to twenty-five (25).

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (0): None

The motion carried. This proposal goes to the Kendall County Zoning Board of Appeals on July 27, 2020.

### **20-14 Kendall County Regional Planning Commission**

Mr. Asselmeier summarized the proposal.

The summary of the proposed changes to the Zoning Ordinance incorporating the changes made at the June 29, 2020, special meeting of the advisory boards and the July 7, 2020, ZPAC, meeting were provided.

Only those sections of the Zoning Ordinance with significant proposed changes were provided. Most of the sections with minor changes (i.e. typographical corrections, citation corrections, renumbering, adding of acronyms, etc.) that did not alter the meaning or intent of the regulations were not provided. Some sections with minor changes were provided for illustrative purposes. Section 14 was not provided because no changes were proposed to that Section.

Also, language was added allowing the Kendall County Regional Planning Commission to establish bylaws.

The townships were notified of this proposal on July 1, 2020. To date, no township has provided comments.

At the July 7, 2020, ZPAC meeting, ZPAC added language to Section 13:09.C.1 pertaining to the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems when considering open space. The minutes from the July 7<sup>th</sup> ZPAC meeting were provided.

The Comprehensive Land Plan and Ordinance Committee reviewed the proposal on July 22, 2020, and recommended approval of the proposal with no additional suggestions.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of the requested text amendments.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (0): None

The motion carried. This proposal goes to the Kendall County Zoning Board of Appeals on July 27, 2020.

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

**NEW BUSINESS**

Mr. Asselmeier noted that the proposed preliminary and final plats for the Go Pro Subdivision would be on the August Commission agenda. Due to renovations of the County Board Room, the hearing will occur in the Historic Courthouse. Commissioners would be informed of the specific room closer to the date of the hearing.

**OLD BUSINESS**

None

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Petition 19-34, regarding an outdoor storage business at 7821 Route 71, was withdrawn by the Petitioner.

Petition 19-37 and 19-38, regarding the LRMP amendment and map amendment for the indoor athletic facility at the northwestern corner of 195 Route 52, were approved by the County Board.

Petition 19-41 regarding citation authority, was approved by the County Board.

**OTHER BUSINESS/ANNOUNCEMENTS**

Member Casey asked about activity at the farmstead at 195 Route 52. Mr. Asselmeier responded that a warning notice would be sent on July 27, 2020, advising the property owner that a special use permit was required to operate a landscaping business at the subject property and that a stormwater permit was necessary to have the piles of material in the heights observed. Regarding the asphalt grindings, the contractor for the athletic facility started placing materials on the site before securing site plan approval. They will cease placing the grindings until site plan approval is secured.

**ADJOURNMENT**

Member Stewart made a motion, seconded by Member Rodriguez, to adjourn.

The votes were as follows:

- Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson
- Nays (0): None
- Absent (0): None

The motion carried.

The Kendall County Regional Plan Commission meeting adjourned at 7:41 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
JULY 22, 2020**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
19-39 Dan Kramer	1107 A S. Brook Grafton (VT)	dkramer@dan kramerlaw.com

**MINUTES – UNOFFICIAL UNTIL APPROVED  
KENDALL COUNTY  
ZONING BOARD OF APPEALS MEETING  
111 WEST FOX STREET, Room 209 and 210  
YORKVILLE, IL 60560  
July 27, 2020 – 7:00 p.m.**

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

**ROLL CALL:**

Members Present: Scott Cherry, Karen Clementi (Attended Remotely), Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Dan Kramer, Mike Hoffman (Attended Remotely), Willie Cade (Attended Remotely), and Mary Murray (Attended Remotely)

Chairman Mohr swore in Dan Kramer and Willie Cade.

**PETITIONS**

The Zoning Board of Appeals started their review of Petition 20-14 at 7:40 p.m.

**20 – 14 – Kendall County Regional Planning Commission**

Request: Text Amendments to the Kendall County Zoning Ordinance

Mr. Asselmeier summarized the request and provided a history of the project.

Only those sections of the Zoning Ordinance with significant proposed changes were provided with memo given to members. Most of the sections with minor changes (i.e. typographical corrections, citation corrections, renumbering, adding of acronyms, etc.) that did not alter the meaning or intent of the regulations were not provided. Some sections with minor changes were provided for illustrative purposes. Section 14 was not provided because no changes were proposed to that Section.

Also, language was added allowing the Kendall County Regional Planning Commission to establish bylaws.

The townships were notified of this proposal on July 1, 2020. To date, no township has provided comments.

The minutes of the June 29, 2020, combined meeting were provided.

At the July 7, 2020, ZPAC meeting, ZPAC added language to Section 13:09.C.1 pertaining to the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems when considering open space. The minutes from the July 7<sup>th</sup> ZPAC meeting were provided.

The Comprehensive Land Plan and Ordinance Committee reviewed this proposal at their meeting on July 22, 2020, and offered no changes to the proposal.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 22, 2020. The Kendall County Regional Planning Commission recommended approval by a vote of nine (9) in favor and zero (0) in opposition. The minutes of this meeting were.

One complete copy of the entire Kendall County Zoning Ordinance with all proposed changes was provided.

Chairman Mohr asked who requested the two hundred foot (200') soil grid information be included in the proposal. Mr. Asselmeier responded that Aaron Rybski from the Kendall County Health Department made that recommendation.

Chairman Mohr open the public hearing at 7:45 p.m.

Willie Cade testified that he owned a Pullman railroad car which he has listed for short-term rental on AirBnB. His family has been renting the car since at least 1955. The railroad car has restroom facilities and more than one entrance point. The railroad car is not handicapped accessible. He does not have an occupancy permit for the railroad car and would like a grandfathering provision inserted into the proposal with a date. After discussion on the topic, the consensus was to add the sentence, "Accessory structures used for residential purposes prior to 1970 shall not be required to provide an occupancy permit" to the end of the definitions of Hotel, Motel, or Inn and Short-Term Rental.

Chairman Mohr closed the public hearing at 8:03 p.m.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the requested text amendments with the addition that the sentence "Accessory structures used for residential purposes prior to 1970 shall not be required to provide an occupancy permit" to the end of the definitions of Hotel, Motel, or Inn and Short-Term Rental.

The votes were as follows:

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

Nays (0): None

Absent (0): None

The motion passed. The proposal goes to the Kendall County Planning, Building and Zoning Committee; the specific meeting date is undetermined because of the Labor Day conflict.

The Zoning Board of Appeals completed their review of Petition 20-14 at 8:04 p.m.

#### **ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

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

The votes were as follows:

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

Nays (0): None

Absent (0): None

The motion passed.

The Zoning Board of Appeals meeting adjourned at 8:06 p.m.

The next hearing/meeting will be on August 31, 2020.

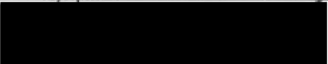
Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Exhibits

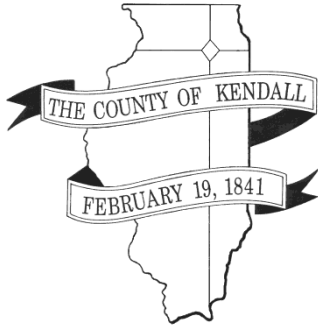
1. Memo on Petition 20-14 Dated July 23, 2020
2. Certificate of Publication and Mailings for Petition 20-14 (Not Included with Report but on file in Planning, Building and Zoning Office).

## KENDALL COUNTY ZONING BOARD OF APPEALS JULY 27, 2020

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

NAME	ADDRESS	SIGNATURE
Dan Kraemer Atty For 19-39	1107 A S Bond Yorkville IL 60558	





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Zoning Board of Appeals  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: July 23, 2020  
Re: Petition 20-14 Zoning Ordinance Project

---

Attached please find the summary of the proposed changes to the Zoning Ordinance incorporating the changes made at the June 29, 2020, special meeting of the advisory boards and the July 7, 2020 ZPAC meeting.

Only those sections of the Zoning Ordinance with significant proposed changes were provided with memo. Most of the sections with minor changes (i.e. typographical corrections, citation corrections, renumbering, adding of acronyms, etc.) that did not alter the meaning or intent of the regulations were not provided. Some sections with minor changes were provided for illustrative purposes. Section 14 was not provided because no changes were proposed to that Section.

Also, language was added allowing the Kendall County Regional Planning Commission to establish bylaws.

The townships were notified of this proposal on July 1, 2020. To date, no township has provided comments.

The minutes of the June 29, 2020, combined meeting are attached.

At the July 7, 2020, ZPAC meeting, ZPAC added language to Section 13:09.C.1 pertaining to the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems when considering open space. The minutes from the July 7<sup>th</sup> ZPAC meeting are attached.

The Comprehensive Land Plan and Ordinance Committee reviewed this proposal at their meeting on July 22, 2020, and offered no changes to the proposal.

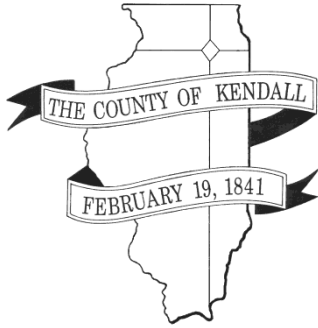
The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 22, 2020. The Kendall County Regional Planning Commission recommended approval by a vote of nine (9) in favor and zero (0) in opposition. The minutes of this meeting are attached.

One complete copy of the entire Kendall County Zoning Ordinance with all proposed changes will be provided at the July 27, 2020, hearing. The document can be found on the Kendall County website at <https://www.co.kendall.il.us/home/showdocument?id=16957>.

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

MHA

Encs.: Summary Proposal  
June 29, 2020 Meeting Minutes  
July 7, 2020 ZPAC Minutes  
July 22, 2020 Kendall County Regional Planning Commission Minutes



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**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: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: July 31, 2020  
Re: Proposed Intergovernmental Agreement Between Kendall County and the Village of Millbrook

---

The intergovernmental agreement between Kendall County and the Village of Millbrook expires in September.

The Planning, Building and Zoning Department does not propose any changes to the agreement.

The Village of Millbrook approved the agreement at their meeting in July.

A copy of the proposal is attached to this memo.

If you have any questions, please let me know.

Thanks,

MHA

ENC.: Clean Copy

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

THIS AGREEMENT, made this \_\_\_ day of September, 2020 by and between the VILLAGE OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic, WITNESSETH:

WHEREAS, the Village of Millbrook was incorporated by act of the voters on November 5<sup>th</sup>, 2002, and

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

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

WHEREAS, the Village of Millbrook adopted a Comprehensive Plan on August 22, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Millbrook have been heretofore subject to the building and zoning codes of the County of Kendall, and to the County Flood Plain, Soil Erosion and Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

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

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

4) In addition to the consideration set forth in Paragraph 3 above, the Village of Millbrook shall be responsible for all costs associated with the enforcement of the Zoning Ordinance of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Management Ordinance for cases within the boundaries of the Village of Millbrook. At the written request of the Village of Millbrook, Kendall County shall provide an estimated cost for investigating individual alleged violations. Upon approval of the cost estimate by the Village of Millbrook, Kendall County will conduct the necessary investigation and bill the Village of Millbrook accordingly. The Village of Millbrook shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Millbrook as provided herein.

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

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

7) Kendall County shall maintain auto liability coverage for all County owned vehicles used by the County to perform its obligations pursuant to this Agreement. However, the Village of

Millbrook shall pay the full cost of the deductible incurred by the County for any auto insurance claims arising out of or related to the County's performance of its obligations pursuant to this Agreement.

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

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

10) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

11) 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.

12) The County of Kendall and the Village of Millbrook 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.

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

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

Kendall County Administrator  
111 West Fox Street  
Yorkville, Illinois 60560

Village of Millbrook  
PO Box 51  
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK

COUNTY OF KENDALL

BY

[Redacted Signature]

Village President- Jackie Kowalski

BY:

Chairman of Kendall County Board

ATTEST:

[Redacted Signature]

Village Clerk

ATTEST:

Kendall County Clerk

## Exhibit A

### Procedure for Processing Zoning & Subdivision Cases For The Village Of Millbrook Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Millbrook and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, and Zoning Board of Appeals, will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of the municipality. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:

Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:

- a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
- b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:

- a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from



## Exhibit A

the affected municipality will be invited to participate as sitting members of the committee.

- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.
- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior



## Exhibit A

to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

- k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to the ZBA as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- r.) The County shall post copies of the agenda as required per County policies.
- s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

## Exhibit A

- t.) Following review and recommendation by the ZBA, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
  - u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
  - v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.
  - w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
  - x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
4. Review and Processing of Preliminary and Final Subdivision Plats:
- a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
  - b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
  - c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

## Exhibit A

- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.
- f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.
- j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.
- k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

## Exhibit A

- l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
  - m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
  - n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
5. Review and Processing of Zoning Variance:
- a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
  - b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
  - c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
  - d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.
  - e.) The County shall post copies of the agenda as required per County policies.
  - f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
  - g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the

## Exhibit A

county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

- h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.
- j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/14/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Illinois Municipal League Risk Management Association c/o Cannon Cochran Management Services, Inc. Towne Centre Building 2 East Main Street Danville, IL 61832	<b>CONTACT NAME:</b> Julia Reynolds <b>PHONE (A/C No. Ext):</b> (217) 444-1199 <b>E-MAIL ADDRESS:</b> jreynolds@ccmsi.com	<b>FAX (A/C No.):</b> (217) 477-6799
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> VILLAGE OF MILLBROOK ATTN: STEVE MOELLER PO BOX 51 MILLBROOK IL 60536-0051	<b>INSURER A:</b> Illinois Municipal League Risk Management Association	<b>NAIC #</b>
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL/SUBR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		[REDACTED]	1/1/2020	1/1/2021	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY		[REDACTED]	1/1/2020	1/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$		[REDACTED]	1/1/2020	1/1/2021	EACH OCCURRENCE \$ <b>7,000,000</b> AGGREGATE \$ <b>16,000,000</b> \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A	[REDACTED]	1/1/2020	1/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>3,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>3,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>3,000,000</b>
A	<b>PROP / IM / APD</b>		[REDACTED]	1/1/2020	1/1/2021	<b>per occurrence</b> <b>250,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
**PROOF OF COVERAGE**

<b>CERTIFICATE HOLDER</b>  VILLAGE OF MILLBROOK	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED RE [REDACTED]
-------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

© 1988-2015 ACORD CORPORATION. All rights reserved.

To: Scott Koeppel, Kendall County  
From: Julia Reynolds, IMLRMA Program Coordinator/Underwriter

Re: Intergovernmental Agreement Between the Village of Millbrook and the County of Kendall

The limits of liability currently provided to the Village of Millbrook with respect to General Liability and Public Officials Liability are as follows:

General Liability: \$8 million each occurrence/\$16 million annual aggregate  
Public Officials Liability: \$8 million each occurrence/\$16 million annual aggregate

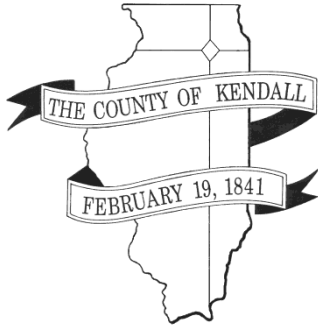
Coverage Limits provided by:

ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION  
500 E CAPITOL AVE - PO BOX 5180 - SPRINGFIELD, ILLINOIS 62705

Member: Village of Millbrook Agreement No: 

Coverage Period: from 12:01 a.m. CST on January 1, 2020  
to 12:01 a.m. CST on January 1, 2021





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Planning, Building & Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: July 31, 2020

Re: Request from Michael Isadore to Renew a Special Use Permit at 15331 Burr Oak Road

In 1982, the Kendall County Board granted a special use permit for swimming lessons at 15331 Burr Oak Road (Ordinance 1982-2). Restriction #1 of this special use permit required annual renewal by the County Board/Committee.

On July 20, 2020, the property owner, Michael Isadore, submitted the attached email requesting the special use permit be renewed.

If you have any questions, please let me know.

MHA

ENC: Ordinance 1982-2

July 20, 2020 Email from Michael Isadore



Bad legal  
think it is

Pt 01-33-400-005

ORDINANCE 82-2  
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

82-03

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

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 29th day of April, 1982, A.D., on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1, Agriculture District to ALSU for the purpose of setting standards and restrictions for swimming instruction classes, and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the Southeast Quarter of Section 33, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 33; thence West on the South line of said Section, 952 feet to the center line extended Southeasterly of a public highway running Northwesterly through said quarter-section; thence North 34° 43' 30" West on the center line of said public highway and forming an angle of 53° 19' 30" as measured from West to North with the Southline of said Section 33, 1,992.9 feet to a point of beginning; thence North 55° 16' 30" East at right angles to the center line of said highway 315.15 feet; thence South 34° 43' 30" West, 372 feet to the point of beginning; in the Township of Little Rock, Kendall County, Illinois.

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

1. Renewal annually by County Board/Committee.
2. Operations regulations:
  - a. Season June 1 thru August 31
  - b. Monday thru Saturday, 9 a.m. to 6 p.m.
3. Off street parking on north side of street only.
4. Copy of lease to be reviewed by County Board/Committee prior to Special Use approval.
5. No additional facilities be constructed as accessory uses to the Special Use without prior approval of County Board/Committee.
6. No concession structure be built and sales to be limited to pool users only. Health permit and sales tax reporting, enforced.
7. Pool can be leased to a non-profit organization only.

PASSED THIS 11th day of May, 1982.

*Robert J. Chirco*  
Chairman, County Board of  
Kendall County, Illinois

ATTEST:

*Jean P. Brady*  
County Clerk

*[Handwritten signature]*

## Matt Asselmeier

---

**From:** mike isadore [mailto:mike.isadore@co.kendall.il.us]  
**Sent:** Monday, July 20, 2020 8:11 PM  
**To:** Matt Asselmeier; Daniel Kramer  
**Subject:** Re: [External]15331 BURR OAK RD SPECIAL USE PERMIT FOR SWIMMING LESSONS

Hello Matthew yes I would like to renew my special use permit for swimming lessons.

Thank you so much

Michael Isadore  
15331 burr oak rd Plano IL 60545

Sent from my iPhone

On Jul 20, 2020, at 12:53 PM, Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Michael:

Do you wish to renew the special use permit for swimming lessons at your property at 15331 Burr Oak Road?

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

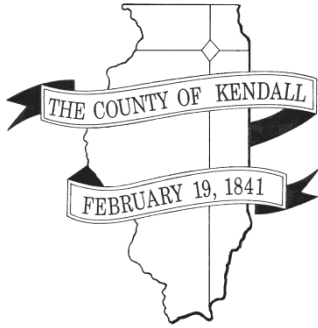
**From:** mike isadore [mailto:mike.isadore@co.kendall.il.us]  
**Sent:** Tuesday, September 10, 2019 7:13 PM  
**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Subject:** [External]15331 BURR OAK RD SPECIAL USE PERMIT FOR SWIMMING LESSONS

Hello Matt

I do wish to renew the special use of the pool on my property at 15331 burr oak road Plano IL 60545, PT-01-33-400-005 Please let me know if you need any further information from me, If possible can you please kindly confirm that you got this email.. Thank you very much and hope you have a great week.

Sincerely

Michael Isadore  
property owner



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Planning, Building & Zoning Committee  
From: Matthew H. Asselmeier, AICP, CFM Senior Planner  
Date: August 3, 2020  
Re: Request for Guidance Regarding Alleged Violations to the Kendall County Zoning Ordinance and Stormwater Management Ordinance at 195 Route 52 in Seward Township

In July, the Kendall County Planning, Building and Zoning Department received a complaint regarding an alleged landscaping business operating on the southern portion of 195 Route 52 in Seward Township. Upon inspection from the right-of-way, a landscaping type business was observed operating at the property with piles of landscaping materials taller than the allowed three feet (3').

On July 27, 2020, a warning letter was mailed to the owner on file for the property. The owner contacted the Department and stated that the property was recently sold.

Neither the Assessment Office or the Recorder's Office has information regarding a sale. However, the sale of the northern portion of the property for the indoor athletic facility and indoor/outdoor storage business is also not reflected in the information from the Assessment Office or the Recorder's Office.

Staff requests guidance regarding how to proceed with this case.

MHA

## Matt Asselmeier

---

**From:** Brian Holdiman  
**Sent:** Wednesday, August 5, 2020 7:08 AM  
**To:** Matt Asselmeier  
**Cc:** Pam Herber; Scott Koeppel  
**Subject:** FW: [External]Re: Pool Location Required for Permit application  
**Attachments:** SPBZkonica20080507340.pdf

Matt,

Pam received the email below and also spoke with Mayra. Larry confirmed the pool has not been installed. She is requesting a \$200 refund for fees paid on permit #12-2020-123. (see attached). Please add to PBZ agenda.

*Respectfully,*

**Brian Holdiman**

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

**From:** Mayra A [mailto: [REDACTED]]  
**Sent:** Wednesday, July 29, 2020 8:57 AM  
**To:** Pam Herber <pherber@co.kendall.il.us>  
**Cc:** Brian Holdiman <BHoldiman@co.kendall.il.us>  
**Subject:** [External]Re: Pool Location Required for Permit application

Good morning Pam,

Pool is no longer gettin installed, order with great escape was canceled.

Thank you

Mayra Vallejo

On Jul 29, 2020, at 8:29 AM, Pam Herber <pherber@co.kendall.il.us> wrote:

Good Morning Mayra,  
Please submit the location of where you will be placing the pool by drawing on this copy attached, measuring the distance to the house and to the property lines and emailing it back to me. We cannot move forward until we know the location of your pool.  
If you have any questions, please feel free to reach out to me.

Thank you and stay safe,

*Pam Herber*

Kendall County Planning, Building & Zoning  
111 West Fox Street B203 Yorkville, IL. 60560  
Phone: 630-553-4141 Fax: 630-553-4179  
Office hours: M-F 8-4:30pm

<SPBZkonica20072908570.pdf>

**KENDALL COUNTY PLANNING, BUILDING & ZONING**

Name: Vallejo

Permit # 12-2020-123

ENTERED  
4/4/2020

**CHECKLIST**

- |                                                          |                                                  |                                                                                                                                                                                                                 |
|----------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> 3 Sets of Blueprints | <input type="checkbox"/> Driveway Plan & Profile | Pending Approvals:<br><input type="checkbox"/> Well & Septic <u>N/A</u><br><input type="checkbox"/> Access Permit<br><input type="checkbox"/> Address Approval<br><input type="checkbox"/> Address Distribution |
| <input type="checkbox"/> 2 Plats of Survey w/Dimensions  | <input type="checkbox"/> Site Staked/Identified  |                                                                                                                                                                                                                 |
| <input type="checkbox"/> Construction Type               | <input type="checkbox"/> Use (if required)       |                                                                                                                                                                                                                 |
| <input type="checkbox"/> Contact Names/Numbers           | <input type="checkbox"/> Grading Plan            |                                                                                                                                                                                                                 |
| <input type="checkbox"/> Signatures                      |                                                  |                                                                                                                                                                                                                 |

**DATA / APPROVALS**

Parcel ID (Tax) #: 03-04-303-006

Owners Name: Torres, Maria Vallejo + Vallejo Meyra

Address: 5 Woodridge Rd Montgomery 60538

Subdivision: Boulder Hill Unit 5 Lot 13

Zoning District: R-6 Approved: [Redacted] 614126

Construction Type: Above Ground Pool Area & Bulk \_\_\_\_\_

Flood Zone: X Panel #: 17093C0054E Elevation Certificate Required? NO

Well & Septic #: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Culvert: Diameter: \_\_\_\_\_ Length: \_\_\_\_\_ Driveway: \_\_\_\_\_ Grading Plan: \_\_\_\_\_

Proposed Top of Foundation: \_\_\_\_\_ M.E.: \_\_\_\_\_ Actual Top of Foundation: \_\_\_\_\_

**FEES**

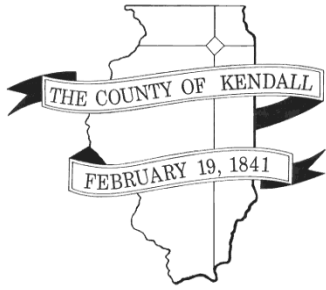
<b>PERMIT</b>	<b>PLUMBING</b>	<b>LAND-CASH</b>	<b>DISTRICTS</b>
Plan Review <u>✓</u>	Under Floor _____	School _____	Fire _____
Site Inspection <u>✓</u>	Rough _____	Parks/F.P. _____	Post Office _____
Footing _____	Final _____	<b>Total Due</b> _____	Grade School _____
Foundation Wall _____		Date Paid _____	High School _____
Backfill _____	<b>OTHER</b>	Check # _____	Park/Forest Preserve _____
Slab (1) _____	Zoning Cert. <u>50</u>	Receipt # _____	<b>ENGINEER</b>
Slab (2) _____	Address _____		Review _____ TO
Meter Socket _____	<b>Total Due</b> <u>200</u>	<b>OFFSITE ROADWAY</b>	BE PAID SEPARATELY
Frame/Wire <u>✓</u>	Date Paid <u>0181220</u>	Date Paid _____	
Insulation _____	Check# <u>3057</u>	Check# _____	
Final <u>✓ 150</u>	Receipt# <u>59816</u>	Receipt # _____	
Occupancy _____			
Single Family _____			
Dwelling _____			

Zoning Conditions of Permit: \_\_\_\_\_

Site Inspection [Redacted] 614120 PERMIT APPROVED BY [Redacted] 614120

**INSPECTIONS/APPROVAL DATE**

Footing _____	/ / _____	Slab (1) _____	/ / _____
Backfill _____	/ / _____	Slab (2) _____	/ / _____
Foundation Wall _____	/ / _____	Electric Service _____	/ / _____
Frame/Wire _____	/ / _____	Insulation _____	/ / _____
Under Floor Plumbing _____	/ / _____	Rough Plumbing _____	/ / _____
Final/Occupancy _____	/ / _____	Final Plumbing _____	/ / _____



---

**KENDALL COUNTY  
PLANNING, BUILDING & ZONING COMMITTEE MEETING**

Location • Location

• City, IL • ZIP

(630) 553-4141

Fax (630) 553-4179

**AGENDA**

---

Wednesday, September 9, 2020 – 7:00 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

PUBLIC COMMENT:

NEW BUSINESS:

1. Introduction of Planning, Building and Zoning Department Staff
2. Overview of Zoning Ordinance
3. Overview of Noise Ordinance
4. Ordinance Enforcement Procedures

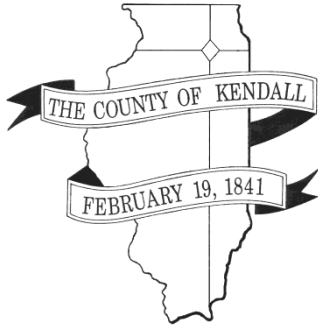
REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

PUBLIC COMMENT:

ADJOURNMENT:

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



---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Planning, Building & Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM, Senior Planner

Date: August 3, 2020

Re: Proposed Zoning Ordinance Citation

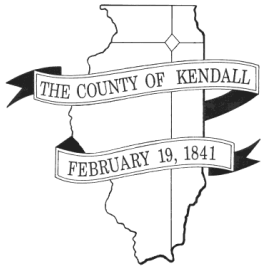
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The Kendall County State's Attorney's Office reviewed the proposed citation notice. A copy of the proposed citation notice is attached.

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

MHA

ENC: Draft Citation



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**CITATION AND NOTICE TO APPEAR**

**CASE NO. INSERT CASE NO.**

County of Kendall vs. **INSERT OWNER NAME**

**INSERT DATE**

**To: OWNER NAME**

**OWNER ADDRESS**

**OWNER C/S/Z**

RE: **P.I.N. # INSERT PIN**

Property Location: **SITE ADDRESS, CITY/STATE/ZIP**

Please be aware that an inspection of the above described property on **INSERT INSPECTION DATE AND TIME** by the Code Enforcement Officer from the Kendall County Planning, Building & Zoning Department ("Department") revealed the following violation of Section **X:XX** of the Kendall County Stormwater Management Ordinance or Stormwater Permit **#XX-XX**:

**INSERT DESCRIPTION OF VIOLATION**

Kendall County prays to the Court that you be found guilty of the above-identified violation and that a judgment be entered against you in an amount not less than \$25.00 and not more than \$750.00 for the initial violation and not less than \$25.00 and not more than \$750.00 for each calendar day the violation continues beyond the initial violation, plus all applicable court costs and fees.

You are required to **APPEAR IN COURT** on **INSERT HEARING DATE (MONDAY-THURSDAY)**, at 8:30 a.m. in the Kendall County Courthouse, 807 W. John Street, Yorkville, Illinois 60560. You may demand a jury trial by filing a jury demand and paying a jury fee when entering your appearance, plea, answer to the charge, or other responsive pleading. A **default judgment** in an amount not less than \$25.00 and not more than \$750.00 for the initial violation and not less than \$25.00 and not more than \$750.00 for each calendar day the violation continues beyond the initial violation may be entered in the event you fail to appear in court or answer the charge made on the date set for your court appearance or any date to which the case is continued. An **arrest warrant** may issue if you fail to appear at any hearing.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

\_\_\_\_\_  
Brian Holdiman  
Code Enforcement Officer



I, Brian Holdiman, swear under oath that I served this Citation and Notice to Appear on **INSERT NAME OF DEFENDANT** as follows:

Personally on **INSERT NAME OF DEFENDANT**

Male/ Female \_\_\_\_\_ Approx. Age: \_\_\_\_\_ Hair Color: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_

On this date: \_\_\_\_\_ at this time: \_\_\_\_\_

Address:

\_\_\_\_\_  
Signature

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgely Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besiri Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	Farzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Navarro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020			7/6/2020
20-010	Drake	05-18-300-005	8751 C E. Highpoint Rd	Highpoint Hills	Multiple Violations	1/28/2020	3/6/2020			3/11/2020
20-011	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Operating Business in R-2	1/31/2020	2/29/2020			3/11/2020
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Ferrwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Crisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			5/6/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebold Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			6/10/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugatubk Estates	Stormwater & Junk and Debris	4/28/2020	5/29/2020			6/10/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox Lawn	Multiple Violations	6/15/2020	9/1/2020			7/31/2020
20-026	Niles	08-02-402-002	94 Pletcher Dr	Platville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	8/17/2020			7/31/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			

2019 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V19-001	Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Junk & Debris	12/19/2018	1/13/2019			2/21/2019
19-002	Peaslee	03-09-108-011	148 Circle Dr East	Boulder Hill	Zoning Violation - Fence	12/21/2018	2/1/2019			2/21/2019
19-003	Staggs	02-31-477-005	4 Poplar Rd	Foxlawn	Chickens in R-4 Zoning	12/28/2018	1/11/2019			1/11/2019
19-004	Whitlock	03-04-476-035	82 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-005	Butz	03-04-476-030	72 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	2/28/2019			2/28/2019
19-006	Alfaro/Vargas	03-04-477-009	61 Paddock St.	Boulder Hill	Prohibited parking - trailer	1/3/2019	1/18/2019			1/18/2019
19-007	Kubica/Mrsal	03-04-376-057	74 Sierra	Boulder Hill	Prohibited pkg com vehicles	1/3/2019	3/28/2019			4/11/2019
19-008	Fletcher	03-03-351-001	63 Sonora Dr	Boulder Hill	Prohibited Motor Home pkg	1/3/2019	1/29/2018			1/28/2019
19-009	Green/Gaither	03-04-329-013	33 Whitney Way	Boulder Hill	Prohibited pkg com vehicle	1/3/2019	1/18/2019			1/18/2019
19-010	Jordan	03-04-480-011	130 Saugatuk	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-011	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Multiple Violations	1/3/2019	1/18/2019			1/19/2018
19-012	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	1/3/2019	4/15/2019			4/8/2019
19-013	Amador	03-05-404-017	134 Boulder Hill Pass	Boulder Hill	Prohibited parking/surface	1/4/2019	1/29/2019			1/11/2019
19-014	ERR Properties, LLC	09-13-400-006	276 Route 52		Possible Landscape Business	1/10/2019	6/18/2019			6/20/2019
19-015	Sasso	09-36-300-004	660 Holt Rd		Possible Landscape Business	1/10/2019	2/15/2019			2/14/2019
19-016	Hardkopf	03-04-253-010	44 Ingleshire Rd	Boulder Hill	Junk & Debris	1/11/2019	9/9/2019			9/10/2019
19-017	Lozano/Nolasco	03-05-404-023	146 Boulder Hill Pass	Boulder Hill	Illegal parking / Commercial vehicle	2/7/2019	2/21/2019			3/14/2019
19-018	Hagemeyer	03-04-352-021	172 Boulder Hill Pass	Boulder Hill	Prohibited Parking - rec vehicle	2/7/2019	2/21/2019			2/13/2019
19-019	Bodnar	08-29-200-005	16296 Route 47		Junk & Debris	2/28/2019	12/16/2019			3/2/2020
19-020	Kline	03-04-277-017	247 Fernwood Rd	Boulder Hill	Junk & Debris	3/7/2019	3/21/2019			3/22/2019
19-021	Perley	03-04-377-014	73 Sierra Rd	Boulder Hill	Prohibited Parking - Semi Truck	3/11/2019	3/25/2019			3/25/2019
19-022	Flores	08-11-100-004	7701 Plattville Rd	Boulder Hill	Multiple Violations	3/13/2019	4/22/2019			7/10/2019
19-023	Mayhugh	03-04-377-009	63 Sierra Rd	Boulder Hill	Prohibited Trailer Parking	3/26/2019	4/22/2019			4/16/2019
19-024	Cerbebrus SFR Holdings	03-04-377-015	75 Sierra Rd	Boulder Hill	Prohibited Trailer Parking	3/26/2019	5/24/2019			5/22/2019
19-025	Ruiz	03-03-352-001	132 Saugatuk Rd	Boulder Hill	Prohibited Commercial Vehicle parking	3/26/2019	5/1/2019			5/15/2019
19-026	Hornbaker	03-04-377-018	31 Saugatuk Rd	Boulder Hill	Prohibited Boat Parking	3/27/2019	9/9/2019			8/27/2019
19-027	Espino / Castillo	03-04-351-012	22 Durango Rd	Boulder Hill	Prohibited Semi Parking	3/28/2019	4/11/2019			4/11/2019
19-028	Graham	03-04-306-004	57 Circle Dr E	Boulder Hill	Junk & Debris	3/28/2019	5/23/2019			5/28/2019
19-029	Del Toro	03-04-305-016	52 Circle Dr E	Boulder Hill	Prohibited Trailer Parking	3/29/2019	4/22/2019			4/29/2019
19-030	Swanson	03-08-202-003	44 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	4/12/2019	8/12/2019			8/12/2019
19-031	Old 2nd/Tanner	03-07-231-006	101 Harbor Dr	Marina Terrace	Junk & Debris	4/16/2019	4/30/2019			4/29/2019
19-032	Sharp	03-09-155-009	139 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	4/15/2019	4/29/2019			5/3/2019
19-033	C. Motter Properties	02-35-300-013	7842 Route 71		Illegal Banner Sign	4/15/2019	5/8/2019			5/6/2019
19-034	Zedrow	03-08-230-015	19 Somersset Rd	Boulder Hill	Building w/o Permit	4/15/2019	4/29/2019			4/23/2019
19-035	Hansen	03-08-230-011	7 Somersset Rd	Boulder Hill	Inoperable Vehicle	4/16/2019	7/15/2019			8/14/2019
19-036	Gonzalez	03-09-152-019	14 Ridgefield Rd	Boulder Hill	Prohibited Trailer parking	4/16/2019	4/30/2019			5/3/2019
19-037	Roman	03-04-378-023	50 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019
19-038	Reyes	03-04-378-026	56 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019
19-039	Michel	07-18-400-001	17510 Fern Dell Rd		Accessory Bldg w/o Permit	4/29/2019	6/1/2019			6/3/2019
19-040	Hall	03-09-151-010	32 Somersset Rd	Boulder Hill	Prohibited Trailer Parking	4/30/2019	6/1/2019			6/4/2019
19-041	Guliosa	07-24-200-003	15285 Route 52		Building w.o Permit	4/30/2019	6/1/2019			5/29/2019
19-042	Marmalejo	03-08-253-007	10 Ashawn Ave	Boulder Hill	Prohibited Trailer Parking	5/1/2019	6/30/2019			7/9/2019
19-043	Frickson	03-08-230-021	35 Somersset Rd	Boulder Hill	Prohibited Boat Parking	5/1/2019	6/18/2019			7/24/2019
19-044	Kavulich	02-35-380-002	5575 Fields Dr	FOFC	Prohibited Boat Parking	5/8/2019	6/3/2019			6/4/2019
19-045	Garay / Juarez	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	12/3/2019			12/16/2019
19-046	Muniz	09-18-300-016	14674 Brishin Rd		Multiple Violations	5/9/2019	8/1/2019			7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019			6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019			10/22/2019

2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd	Boulder Hill	Multiple Violations	5/13/2019	8/1/2019		2/27/2020	
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 CeboId Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019			6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019			5/23/2019
19-055	Henn	03-08-280-008	16 CeboId Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019			6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019			7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019			6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019			8/28/2019
19-063	Rehert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019			6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019			6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019			6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019			6/3/2019
19-067	Void									
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019			6/5/2019
19-069	C T&T# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019			6/5/2019
19-070	Akers	03-04-378-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019			9/11/2019
19-071	Garca	03-04-478-005	51 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019			6/28/2019
19-072	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019			7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019			6/28/2019
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019			7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019			6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019			6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019			7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019			7/30/2019
19-079	Gerwas	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019			7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019			7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019			9/11/2019
19-082	Cerny/Gretic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parked in required front yard	6/12/2019	7/24/2019			7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019			7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/26/2019	7/10/2019			7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019			7/10/2019
19-086	Wolwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019			7/1/2019
19-087	Mailey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019			8/5/2019
19-088	Greenstade	03-09-152-021	18 Ridgfield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020			12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019			7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019			7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019			8/23/2019
19-092	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Trailer parking	7/23/2019	9/9/2019			9/11/2019
19-093	Rangel	02-34-276-003	8042 Van Emmon Rd.		Multiple Violations	7/24/2019	8/7/2019			8/14/2019
19-094	White	01-25-378-001	12573 Woodview St	Schaefer Woods N	Inoperable Vehicle	7/24/2019	8/18/2019			8/13/2019
19-095	Morelli	03-04-352-025	180 Boulder Hill Pass	Boulder Hill	Prohibited Trailer Parking	7/24/2019	8/7/2019			8/8/2019
19-096	Boif	03-04-328-013	50 Longbeach Rd	Boulder Hill	Prohibited Boat Parking	7/24/2019	8/7/2019			8/8/2019
19-097	McNeilly	03-04-326-001	44 Marnel Rd	Boulder Hill	Prohibited Camper Parking	7/25/2019	8/8/2019			8/12/2019
19-098	McBroom	03-04-305-025	20 Wyrndham Dr	Boulder Hill	Multiple Violations	7/25/2019	10/25/2019			11/5/2019



2019 VIOLATIONS

19-099	Duque	03-04-303-022	26 Marnel Rd	Boulder Hill	Prohibited Trailer Parking	7/25/2019	8/22/2019		9/10/2019
19-100	Kawulich	02-35-380-002	5755 Fields Dr	FOFC	Prohibited Boat Parking	8/7/2019	8/21/2019		8/23/2019
19-101	Graham	03-04-306-004	57 Circle Dr E	Boulder Hill	Prohibited camper & Trailer pkg	8/12/2019	10/5/2019		10/7/2019
19-102	St. Laurent	03-08-228-002	22 Codorus Rd	Boulder Hill	Inoperable Vehicle	8/13/2019	9/9/2019		9/9/2019
19-103	Sittig	03-04-251-029	200 Fernwood Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/8/2019		9/10/2019
19-104	Cabrera	03-04-306-027	44 Hampton rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/9/2019		9/11/2019
19-105	Smith	03-05-453-011	149 Boulder Hill Pass	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/19/2019		9/19/2019
19-106	Lazaroski	03-08-202-015	29 Gullford Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/17/2019		9/19/2019
19-107	Stricker	03-04-178-010	23 Ingheshire Rd	Boulder Hill	Prohibited Boat Parking	8/14/2019	8/28/2019		8/29/2019
19-108	Flitec	03-04-178-006	11 Ingheshire Rd.	Boulder Hill	Prohibited Camper/RV parking	8/14/2019	8/28/2019		8/29/2019
19-109	Wright	03-04-352-034	69 Hampton Rd.	Boulder Hill	Prohibited Camper Parking	8/14/2019	8/28/2019		8/22/2019
19-110	Boortz	03-04-177-029	28 Ingheshire Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/10/2019		9/27/2019
19-111	Dano	03-04-253-016	56 Ingheshire Rd	Boulder Hill	Prohibited Trailer Parking	8/14/2019	11/15/2019		11/18/2019
19-112	Zepeda/Tijerina	03-04-402-006	24 Wmrock Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019		8/29/2019
19-113	Geweniger/Zidlicky	03-09-154-007	30 Pickford Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019		8/29/2019
19-114	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019		8/29/2019
19-115	Evans	03-05-428-015	10 Hampton Rd.	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019		8/29/2019
19-116	Semovski/Reshidi	03-05-277-026	18 Briardiff Rd	Boulder Hill	Remodel w/o Permit	8/26/2019	9/9/2019		9/9/2019
19-117	Eljima	03-04-404-002	87 Ingheshire Rd	Boulder Hill	Inoperable Vehicle	8/29/2019	9/20/2019		9/16/2019
19-118	Aguliar	09-16-400-010	3400 Route 52		Addition w/o Permit	9/9/2019	9/23/2019		9/16/2019
19-119	Pasch	03-07-430-014	139 Dolores St.	Shore Heights	Junk & Debris	9/11/2019	9/25/2019		9/30/2019
19-120	Gutierrez/Melgoza	03-07-429-014	134 Dolores St	Shore Heights	Inoperable Vehicle	9/11/2019	11/15/2019		11/18/2019
19-121	Emerson	03-07-431-008	119 Dolores St	Shore Heights	Inoperable Vehicle	9/11/2019	9/25/2019		9/30/2019
19-122	Campos	03-08-303-001	117 Dolores St	Shore Heights	Prohibited Trailer parking	9/11/2019	9/25/2019		9/30/2019
19-123	Wolgast	02-13-479-003	19 Center Dr	Riverview Heights	Junk & Debris	9/23/2019	3/16/2020		11/5/2019
19-124	Kapusta	05-04-201-005	9433 Route 126		Shed - no permit	10/7/2019	11/15/2019		10/18/2019
19-125	TMF Management LLC	01-01-200-002	12127 B Galena Rd		Addition w/o Permit	10/7/2019	10/21/2019		10/22/2019
19-126	Anderson, Bruce	04-16-129-001	8 N. Hudson St.	Millbrook	Multiple Violations	10/7/2019	10/21/2019		2/19/2020
19-127	DTG Investments LLC	06-09-400-005	3485 Arment 126		Trucking Business not allowed	10/30/2019	11/13/2019		11/18/2019
19-128	Oakbrook Bank%Marker	05-16-400-002	9330 Arment Rd		Multiple Violations	10/30/2019	11/13/2019		11/18/2019
19-129	Fox	02-35-382-009	5786 Danielle Ln	FOFC	3 RVs parked	10/30/2019	11/13/2019		11/18/2019
19-130	Amstadt	02-35-380-001	7796 Madeline Dr	FOFC	Prohibited RV Parking	10/30/2019	11/13/2019		11/6/2019
19-131	Rudow/Andrews	03-08-253-016	3 Ceboild Dr	Boulder Hill	Prohibited Boat Parking	11/22/2019	12/6/2019		11/26/2019

2018 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V18-001	Bliek/Derevanko	01-34-300-008	14824 Millhurst Rd		Storage Containers	12/12/2017	1/14/2019			1/15/2019
V18-002	Romero/Rios	03-05-229-002	20 Fernwood	Boulder Hill	Pool w/o fencing & Junk and Debris	12/12/2017	4/1/2018			5/21/2018
V18-003	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Junk & Debris on Trailer	12/19/2017	5/1/2018			3/1/2018
V18-004	Hutchings	03-04-380-002	20 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	12/19/2017	5/1/2018			4/26/2018
V18-005	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Parking	12/19/2017	5/7/2018			1/15/2018
V18-006	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Inoperable Vehicle	1/25/2018	5/17/2018			5/21/2018
V18-007	Rod	08-02-300-008	7775 Platville Rd		Sunroom built w/o Permit	2/1/2018				2/8/2018
V18-008	Jordan	03-04-480-011	130 Saugatuck Rd	Boulder Hill	Prohibited Parking - Boat in yard	2/8/2018				3/7/2018
V18-009	Petersen	03-04-454-015	63 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	2/8/2018	4/16/2018			4/13/2018
V18-010	Hafenrichter	03-03-352-003	138 Saugatuck Rd	Boulder Hill	Prohibited Parking - Rec Vehicle	2/8/2018	5/11/2018			2/13/2018
V18-011	Ring	06-02-177-007	1551 Cherry Rd	Oswego Plains	Landscaping Bus in R3 Zoning	2/15/2018	5/11/2018			11/1/2018
V18-012	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	3/1/2018	3/16/2018			3/16/2018
V18-013	Straudacher Farm Tr	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	3/8/2018				3/28/2018
V18-014	Lakewest Builders	04-16-378-003	15749 Sumner Ct	Est. of Millbrook	Stormwater Violation	2/20/2018				5/30/2018
V18-015	Schleining	02-06-300-010:008	790 Eldamain Rd		Fence Violation	3/19/2018	10/29/2018			6/14/2019
V18-016	Cusimano, Kesselring	02-34-151-003	90 Quinsey Rd	Nelson Quinsey	Junk & Debris	3/26/2018	4/27/2018			5/4/2018
V18-017	Hart	03-09-155-012	7 Circle Ct	Boulder Hill	Inoperable Vehicle & Junk & Debris	3/27/2018	5/31/2018			6/19/2018
V18-018	Old 2nd Natl Bank	02-34-151-005	82 Quinsey	Nelson Quinsey	Shed falling down/Junk & Debris	3/27/2018	4/34/18			4/26/2018
V18-019	Schanz	03-04-454-017	67 Saugatuck	Boulder Hill	Prohibited Parking of Truck	3/27/2018	5/31/2018			6/19/2018
V18-020	Blewer	03-09-102-003	204 Boulder Hill Pass	Boulder Hill	Prohibited Parking of Trailer	3/27/2018				5/2/2018
V18-021	Beyer	03-09-108-007	140 Circle Dr E	Boulder Hill	Prohibited parking of Trailer	3/27/2018	5/1/2018			4/26/2018
V18-022	VOID									
V18-023	Vbarra	03-05-276-021	29 Aldon Rd	Boulder Hill	Junk & Debris/ Inoperable Vehicle	3/29/2018	7/15/2019			10/23/2019
V18-024	Douglas	03-05-430-025	54 S. Bereman	Boulder Hill	Junk & Debris	4/11/2018	5/25/2018			7/18/2018
V18-025	Alkharajji	03-09-104-002	212 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	4/13/2018	4/27/2018			5/2/2018
V18-026	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Prohibited parking - Trailer	4/13/2018	5/13/2018			5/10/2018
V18-027	Min	03-04-479-015	69 Eastfield Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/27/2018
V18-028	Bautista	03-04-476-032	75 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/31/2018			6/19/2018
V18-029	Fehle	03-04-477-037	78 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/21/2018
V18-030	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface/ Junk & Debris	4/23/2018	5/30/2018			6/19/2018
V18-031	VOID									
V18-032	Shackray	03-04-477-019	81 Paddock St	Boulder Hill	Illegal Pkg on non approved surface	4/24/2018	11/19/2018			11/20/2018
V18-033	Muniz	09-18-300-016	Brisbin Rd		Landscaping Bus IN A1/ Junk & Debris	4/30/2018	12/1/2018			12/3/2018
V18-034	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Prohibited parking on grass	5/3/2018	5/17/2018			5/21/2018
V18-035	Marmolejo	03-08-253-007	10 Ashlawn	Boulder Hill	Prohibited parking of trailer	5/3/2018	5/17/2018			5/21/2018
V18-036	Guddendorf	03-04-303-010	2 Marnel Rd	Boulder Hill	Inoperable Vehicle	5/3/2018	5/17/2018			5/21/2018
V18-037	Baustian	05-03-200-005	8510 Hilltop		Junk & Debris	5/4/2018	5/18/2018			5/24/2018
V18-038	Higgins	05-02-125-001	7686 Audrey Dr	FOFC	Prohibited Parking of Trailer(s)	5/4/2018	5/18/2018			7/18/2018
V18-039	Cargie	09-13-300-002	920 Route 52		Accessory Bldg built w/o Permit	5/4/2018	5/18/2018			6/5/2018
V18-040	AP4F, LLC	03-04-427-017	159 Heathgate Rd	Boulder Hill	Junk & Debris/ Illegal Boat Parking	5/23/2018	6/6/2018			6/19/2018
V18-041	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited parking of RV	5/31/2018	6/15/2018			6/19/2018
V18-042	Sutphin	03-09-105-004	118 Circle Dr. East	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-043	Amwotz	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-044	Amstadt	02-35-380-001	7796 Madeline Dr	FOFC	Prohibited Parking of RV	5/31/2018	6/18/2018			6/19/2018
V18-045	Chicago Title Land	02-35-381-008	5596 Fields Dr	FOFC	Illegal Boat parking	6/14/2018	6/19/2018			6/19/2018
V18-046	Wolgast	02-13-479-003	19 Center Dr	Riverview Hts	Multiple Violations	6/14/2018	8/3/2018			9/4/2018
V18-047	US Bank Trust Ntl Assn	03-08-303-006	107 Dolores St	Boulder Hill	Junk & Debris	6/14/2018	6/28/2018			7/5/2018

2018 VIOLATIONS

V18-048	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	6/26/2018	7/29/2018	8/1/2018
V18-049	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	6/26/2018	10/1/2018	10/9/2018
V18-050	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	6/26/2018	8/13/2018	8/15/2018
V18-051	Stone	05-07-101-004	10 Hillview Ct	Pavillion Hts	Inoperable Vehicle	7/5/2018	7/19/2018	8/1/2018
V18-052	Sullivan	05-07-101-002	20 Hillview Ct	Pavillion Hts	Illegal Discharge of Sump	7/5/2018	7/19/2018	7/10/2018
V18-053	Gates	02-27-151-008	4401 Turna Rd	Kenny	Junk & Debris	7/9/2018	7/23/2018	7/25/2018
V18-054	Velazquez	01-20-352-018	84 Woodland Dr	Sugarbrook	Stormwater Violation	7/10/2018	11/5/2018	6/14/2019
V18-055	Elliott	04-16-128-001	8055 Whitfield Rd	Vil of Millbrook	Burning of Landscaping Bus. Debris	7/10/2018	7/24/2018	10/2/2018
V18-056	Vasquez	03-05-278-028	1 Knollwood Dr	Boulder Hill	Camper rot on approved surface	7/13/2018	10/27/2018	12/4/2018
V18-057	Keivanfar	03-08-153-031	2500 Light Rd #105	Deer Run Condos	No Permit - Remodeling	7/13/2018	9/21/2018	12/3/2018
V18-058	Johnson	03-04-354-006	68 Hampton Rd	Boulder Hill	Chickens not allowed in R-6	7/17/2018	7/31/2018	8/1/2018
V18-059	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	7/17/2018	7/31/2018	7/31/2018
V18-060	Zack	03-05-476-020	15 Codorus Rd	Boulder Hill	Prohibited Boat Parking (2)	7/18/2018	9/17/2018	9/17/2018
V18-061	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Prohibited trailer parking	7/18/2018	8/13/2018	8/15/2018
V18-062	Quinn	02-35-413-019	5805 Audrey Ave	FOFC	Prohibited trailer parking	7/18/2018	8/1/2018	8/1/2018
V18-063	Montano	03-15-251-002	2450 Wolf Rd	Boulder Hill	Landscaping Business w/o Zoning	7/18/2018	8/1/2018	8/2/2018
V18-064	Decker	03-09-108-005	136 Circle Dr E	Boulder Hill	Prohibited Parking	7/26/2018	5/1/2019	5/13/2019
V18-065	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	7/26/2018	8/9/2018	8/22/2018
V18-066	Nunez	02-24-300-003	6725 Route 71	Boulder Hill	Business w/o Proper Zoning	7/30/2018	12/21/2018	1/15/2019
V18-067	Otto	03-04-151-007	56 Fernwood Rd	Boulder Hill	Prohibited parking on grass	7/31/2018	8/14/2018	8/22/2018
V18-068	Butz	03-04-305-023	16 Wyncham Dr	Boulder Hill	Junk & Debris	8/1/2018	9/28/2018	10/31/2018
V18-069	Nanninga	03-03-351-009	135 Saugatuck	Boulder Hill	Inoperable Vehicle	8/14/2018	9/17/2018	9/17/2018
V18-070	Eipers	01-29-151-008	4350 Sandy Bluff Rd	Boulder Hill	Pool&Pool House built w/o Permit	8/14/2018	8/28/2018	8/28/2018
V18-071	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Pool w/o Permit	8/23/2018	9/6/2018	9/6/2018
V18-072	Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Multiple Violations	8/23/2018	9/20/2018	10/31/2018
V18-073	Bozarth	03-04-478-031	72 Eastfield Rd	Boulder Hill	Prohibited RV Parking	8/28/2018	9/11/2018	10/31/2018
V18-074	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Boat Parking	8/28/2018	9/11/2018	9/17/2018
V18-075	Navarro	03-12-100-009	1026 Harvey Rd.	Boulder Hill	Multiple Violations	9/4/2018	12/26/2018	12/18/2018
V18-076	Corn Ed	03-12-100-001		Boulder Hill	Multiple Violations(V18-075)	9/4/2018	12/26/2018	12/18/2018
V18-077	Martinez	03-12-100-004	1038 Harvey Rd.	Boulder Hill	Zoning Violation	9/6/2018	12/14/2018	12/18/2018
V18-078	American Elm	03-04-277-022	2 Pendleton Pl	Boulder Hill	Multiple Violations	9/11/2018	9/25/2018	9/26/2018
V18-079	DUVall & Paulette	03-04-277-042	40 Afton Dr.	Boulder Hill	Inoperable Vehicle	9/11/2018	10/1/2018	10/31/2018
V18-080	Hughes	03-04-277-041	38 Afton Dr	Boulder Hill	Inoperable Vehicle	9/11/2018	11/5/2018	12/3/2018
V18-081	Saleem Mohammed	03-07-230-007	3 Dolphin Ct	Marina Terrace	Junk & Debris	9/13/2018	9/27/2018	9/27/2018
V18-082	BLEEDI SULO LLC	05-21-300-006	9513 Walker Rd		Inoperable Vehicle & Pkg Non aprvd surface	9/13/2018	11/23/2018	11/20/2018
V18-083	Anderson	06-13-176-003	508 W. Rt. 126		Stormwater Violation	10/2/2018	11/1/2018	8/14/2019
V18-084	Allen	03-04-376-040	52 Sierra Rd.	Boulder Hill	Junk & Debris	10/2/2018	11/23/2018	11/20/2018
V18-085	Haggenrler	03-04-477-002	99 Longbeach Rd	Boulder Hill	3 Inoperable Vehicles	10/2/2018	10/16/2018	10/17/2018
V18-086	Marmolejo	03-08-253-007	10 Ashawn	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018	10/29/2018
V18-087	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018	12/3/2018
V18-088	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	10/3/2018	10/17/2018	10/16/2018
V18-089	Rife	03-31-452-006	5 Ottawa Ct.	Na-Au-Say	Prohibited Parking	10/4/2018	12/1/2018	12/4/2018
V18-090	Moran	03-05-426-018	8 Greenbriar Rd	Boulder Hill	Inoperable Vehicle	10/9/2018	12/14/2018	12/19/2018
V18-091	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	10/9/2018	10/23/2018	10/23/2018
V18-092	Haefner	02-14-252-002	147 W. Rickard Dr.	Lynwood	Inoperable Vehicles	10/9/2018	11/1/2018	11/1/2018
V18-093	Undesser	02-15-177-006	2480 B Bristol Rdg Rd	Boulder Hill	Inoperable Vehicles	10/9/2018	11/2/2018	12/3/2018
V18-094	Camacho	03-05-476-011	9 Clay Ct.	Boulder Hill	Inoperable Vehicle	10/16/2018	10/30/2018	10/29/2018
V18-095	CT&T	03-08-278-009	4 Culver Rd.	Boulder Hill	Multiple Violations	10/16/2018	10/30/2018	10/29/2018
V18-096	Akers	03-04-379-002	55 Longbeach Rd.	Boulder Hill	Junk & Debris	10/22/2018	1/20/2019	1/15/2019

2018 VIOLATIONS

V18-097	Ortiz	03-09-104-009	63 Old Post Rd	Boulder Hill	Illegal Home Occupation/Commercial Vans	11/7/2018	12/3/2018			12/3/2018
V18-098	Stukas	03-05-428-002	29 Circle Drive E	Boulder Hill	Inoperable Vehicle	11/7/2018	11/21/2018			11/13/2018
V18-099	Auer	02-06-400-005	West Beecher Rd		Stormwater Violation	11/14/2018	12/14/2018			11/20/2018
V18-100	Schmidt	03-07-252-012	120 Augusta Rd		Junk & Debris	11/14/2018	7/31/2019			
V18-101	Coulouris & Dublin	02-15-177-005	2480 A Bristol Rdg Rd		Multiple Violations	11/19/2018	12/14/2018			12/21/2018
V18-102	Allen	09-04-300-017	3827 Van Dyke Rd		Mobile Home Violation	11/21/2018	12/2/2019			11/13/2019



2020 NON VIOLATIONS

Date	Name	Address	Subdivision	PIN #	Description	Date Inspected	Violation Issued Y/N
12/5/2019	Ranchero, Eduardo & Lolita		West Millbrook	04-17-251-002	Junk & Debris	12/17/2019	N
12/10/2019	Glassford, Charles	79 Circle Dr E	Boulder Hill	03-04-306-015	Junk & Debris	12/16/2019	N
12/11/2019	Reilly, Joseph & Sena, Tracey	7588 Galena Rd	Storybrook	02-11-177-005	Prohibited Boats/RVs pkd in front yard	12/16/2016	N
12/11/2019	Bledi Sullo, LLC	9513 Walker Rd		05-21-300-006	Inoperable Vehicles/Parking in ROW	12/17/2019	N
12/30/2019	Hively	1451 Johnson Rd.		06-02-400-001	Illegal Fence	1/2/2020	N
1/13/2020	Baylor	105 Dolores St.	Shore Heights	03-08-303-007	Remodel w/o permit	1/21/2020	Applied for BP
1/22/2020	Collier - Jo Rics Trading	7275 US 34	Lynwood	02-14-452-005	Drainage issues from parking lot	Spring 2020	
2/4/2020	Lazaro	8756 E. Highpoint Rd		05-18-400-011	Possible Paver Business in A-1 Su	2/19/2020	N
2/10/2020	Jimenez/Torrez	16 Denham Rd	Boulder Hill	03-04-426-011	Prohibited parking	2/11/2020	N
2/10/2020	Mendez	108 Braeburn Dr	Boulder Hill	03-04-403-005	Inoperable Vehicles	2/11/2020	N
2/20/2020	Avala	58 Briarcliff Rd	Boulder Hill	03-05-279-013	Junk & Debris	2/25/2020	N
2/21/2020	Fleming	351 Tallgrass Ln	Farm Colony	02-36-105-006	Trailer parking	2/25/2020	N
2/25/2020	Barakatt LLC	104 Beauwick Dr	Boulder Hill	03-04-407-018	Semi Truck parking	3/11/2020	N
3/10/2020	Tapia	51 Sierra Rd.	Boulder Hill	03-04-377-003	Remodeling garage for rental	3/18/2020	N
3/17/2020	Garcia	51 Springdale Rd.	Boulder Hill	03-04-478-005	Auto Repair Business	3/17/2020	N
3/17/2020	Classic Investments LLC	1576 Route 126		06-14-100-009	Possible Granite Business	6/24/2020	N
3/24/2020	Walker	16430 Stephens		07-29-200-005	Assessory building - no permit	6/23/2020	Applied for BP
4/2/2020	Paku	20 Woodridge Rd.	Boulder Hill	03-04-153-027	Junk & Debris	6/10/2020	N
4/2/2020	Fallonardo	50 Country Rd	Farm Colony	02-35-130-002	Trailer parking	7/21/2020	N
4/9/2020	Settlement & Bluffs of Silver	5900 D Red Gate Ln	Bluffs at Silver Springs	01-35-477-012/008	Possible Stormwater Violation	4/13/2020	N
5/5/2020	Villa	8756 E. Highpoint Rd		05-18-400-011	Illegal Business	6/10/2020	N
5/10/2020	Staudacher Family Trust	9155 Kennedy Rd		02-21-200-014	Business w/o S/U	6/11/2020	N
5/14/2020	Henderson	16469 Galena Rd	Vil of Little Rock	01-05-201-002	Possible Building - Solar	6/10/2020	N
5/20/2020	Castro	191 Dolores St	Shore Heights	03-07-328-003	Rooster in R-6 zoning	7/15/2020	N
5/20/2020	McMillion	189 Dolores St.	Shore Heights	03-07-328-004	Duck on premises	6/11/2020	N
5/26/2020	Dvorak	20 N. Bereman Rd	Boulder Hill	03-05-276-025	Junk & Debris	6/24/2020	N
5/28/2020	Malingren	21 Ingleshire Rd	Boulder Hill	03-04-178-009	Pool w/o permit	7/15/2020	N
6/1/2020	Juarez	25 Division St.			Possible Drainage issue	6/12/2020	N
6/1/2020	Neal	3 Wembley Rd	Boulder Hill	03-04-456-001	Multiple Violations	6/30/2020	N
6/4/2020	Alanis	26 Gastville St.	Gastville Acreage	03-12-204-005	Roosters	6/10/2020	N
6/5/2020	Braves Realty/Jarrett	18 Greenfield Rd	Boulder Hill	03-05-429-008	Shed - no permit	7/7/2020	Applied for BP
6/8/2020	Braves Realty/Jarrett	37 Woodridge Rd	Boulder Hill	03-04-154-002	Car Repair Business	6/30/2020	N
6/9/2020	Higgins	7666 Audrey Ave	FOFC	05-02-125-001	Deck w/o Permit	6/19/2020	Applied for BP
6/10/2020	Pasch	139 Dolores St.	Shore Heights	03-07-430-014	Junk & Debris	6/11/2020	N
6/10/2020	Hernandez/Sausberry	3 Scarsoles Rd.	Boulder Hill	03-05-453-017	Multiple Violations	6/11/2020	N
6/10/2020	Hardekopf	44 Ingleshire Rd.	Boulder Hill	03-04-253-010	Junk & Debris	6/10/2020	N
6/11/2020	Delaney	16502 Church Rd		08-25-300-009	Gun Classes on property	6/16/2020	N
6/11/2020	Larkin	17725 O'Brien Rd.		09-32-400-001	Possible Stormwater Violation	6/17/2020	N
6/15/2020	Paprocki	58 Fernwood Rd	Boulder Hill	03-04-151-008	Chickens	6/24/2020	N
6/15/2020	Aayush & Jay Inc	1174 Route 30		03-12-204-014	Junk & Debris	7/28/2020	N
6/17/2020	Badus	7405 Audrey Ave.	Rosehill	05-02-201-006	Possible Stormwater Violation	6/18/2020	N
6/17/2020	Guerrero/Perez	2245 Route 31	Herron's Riverview	03-17-102-011	Apartments in back of home	6/17/2020	N
6/18/2020	Warpinski Properties	8629 Walker Rd.		05-22-300-006	Construction w/o permit	6/19/2020	N
6/23/2020	Salazar/Martinez	7 Ceve Ct.	Boulder Hill	03-05-454-030	Pool w/o permit	7/6/2020	No access
6/24/2020	Mekhralli	5400 Light Rd		03-07-177-011	Painting outside - trucks	6/30/2020	N

2020 NON VIOLATIONS

6/24/2020	Larkin	17725 O'Brien Rd.		09-32-400-001	Stormwater /Drainage	7/17/2020	Closed M/A
6/26/2020	Williamham	56 Riverside St	Fox River Gardens	02-34-204-002	Deck w/o Permit	6/29/2020	N
6/29/2020	Cortell	118 Osage Ct.	Owners 2nd Sub	03-18-401-002	Building w/o permit	7/6/2020	N
6/30/2020	Green/Gaither	33 Whitney Way	Boulder Hill	03-04-329-013	Multiple Violations	7/6/2020	N
6/30/2020	Connors	26 Whitney Way	Boulder Hill	03-04-328-016	Boat in req front yard setback	7/6/2020	Moved boat
6/30/2020	Tadvan LLC	30 Durango Rd	Boulder Hill	03-04-351-016	RV parked in req front yard setback	7/6/2020	N
7/6/2020	Brummel	Route 71 West of Pavillion			Stormwater /Drainage	7/13/2020	N
7/7/2020	Stott			02-21-179-006&007	Grading/Floodplain	7/15/2020	N
7/7/2020	Brown	39 Whitney Way	Boulder Hill	03-04-329-016	Inoperable Vehicle/parking on grass	7/21/2020	N
7/7/2020	Garcia	120 Boulder Hill pass	Boulder Hill	03-05-404-010	Inoperable Vehicle	7/21/2020	N
7/7/2020	Erickson	22 Greenbriar Rd	Boulder Hill	03-04-152-013	Prohibited parking on grass	7/21/2020	N
7/7/2020	Reza/Mauricio	20 Greenbriar Rd	Boulder Hill	03-05-280-013	Inoperable Vehicle	7/21/2020	N
7/7/2020	Perez	22 Cayman Dr	Boulder Hill	03-09-103-002	Prohibited Trailer parking	7/21/2020	N
7/13/2020	Ibarra	10 Ridgefield Rd	Boulder Hill	03-09-152-017	Driveway w/o Permit	7/15/2020	N
7/14/2020	Thompson	124 Fernwood Rd	Boulder Hill	03-04-251-005	Driveway w/o Permit	7/15/2020	N
7/15/2020	Wimmer	11 Curtmar Ct	Boulder Hill	03-05-454-015	Prohibited Boat/Trailer parking	7/21/2020	N
7/20/2020	Alanis	26 Gasville St.	Gasville Acreage	03-12-204-005	Rooster in R-3 zoning	7/28/2020	N

## Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	25	2	1	4	4	4	4	6	0	0	0	0	0
Garage	7	0	1	0	0	1	4	1	0	0	0	0	0
Accessory Buildings	29	2	0	5	2	4	9	7	0	0	0	0	0
Additions	3	0	0	0	0	2	1	0	0	0	0	0	0
Remodeling	12	2	1	2	1	4	1	1	0	0	0	0	0
Commercial - B Zone	1	0	0	0	0	0	1	0	0	0	0	0	0
Barns/Farm Buildings	6	0	0	0	2	0	2	2	0	0	0	0	0
Signs	1	0	0	0	0	0	0	1	0	0	0	0	0
Swimming Pools	40	2	2	2	5	9	15	5	0	0	0	0	0
Decks	15	0	1	0	2	5	5	2	0	0	0	0	0
Demolitions	9	1	1	2	2	1	0	2	0	0	0	0	0
Electrical Upgrades	3	0	0	0	1	0	0	2	0	0	0	0	0
Change in Occupancy	2	0	0	0	1	0	0	1	0	0	0	0	0
Driveway	6	0	0	1	0	1	2	2	0	0	0	0	0
Fire Restoration	2	0	0	1	0	0	0	1	0	0	0	0	0
Patio	3	0	0	0	0	0	1	2	0	0	0	0	0
Generator	3	0	2	0	0	0	0	1	0	0	0	0	0
Solar	28	5	1	7	3	5	3	4	0	0	0	0	0
	195	14	10	24	23	36	48	40	0	0	0	0	0

2019 YTD - 11 House, 144 Total Permits

~~20~~ July 2019 - 1 House, 20 Total Permits

## Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	6	\$2,170,500	\$9,571	\$6,671
Garage	1	\$10,000	\$200	\$0
Accessory Buildings	7	\$18,800	\$350	\$0
Remodeling	1	\$180,000	\$629	\$0
Barns/Farm Buildings	2	\$80,000	\$0	\$0
Signs	1	\$5,060	\$175	\$0
Swimming Pools	5	\$69,449	\$1,000	\$0
Decks	2	\$20,530	\$400	\$0
Demolitions	2	\$24,000	\$200	\$0
Electrical Upgrades	2	\$21,000	\$210	\$0
Change in Occupancy	1	\$2,100	\$200	\$0
Driveway	2	\$25,000	\$200	\$0
Fire Restoration	1	\$83,110	\$260	\$0
Patio	2	\$14,700	\$100	\$0
Generator	1	\$5,634	\$110	\$0
Solar	4	\$49,695	\$950	\$0
	40	\$2,779,578	\$14,555	\$6,671

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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/21/2020	012020160	01 House	05-12-205-001	GRINTER BRIAN R & KATHLEEN M	6285 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	J. STRAHANSKI BUILDERS, INC.
7/31/2020	012020205	01 House	04-08-400-009	PAKENHAM, ANDREW & MARCIA	7526 FINNIE RD NEWARK, IL 60541-		
7/6/2020	012020174	01 House	03-13-400-014	CAMPBELL VICKY	65 RANCE RD OSWEGO, IL 60543-		
7/8/2020	022020177	02 Garage	03-04-480-008	MONNETT DEBRAS	124 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
7/29/2020	032020179	03 Accessory Buildings	05-09-154-001	JENSEN BRADLEY & NICOLE & RUNKLE DARRIDA	7344 ROUTE 47 YORKVILLE, IL 60560-		
7/29/2020	032020182	03 Accessory Buildings	03-08-227-023	TRUEMPER DEAN & TERRY	7 BRIGHTON WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	
7/7/2020	032020176	03 Accessory Buildings	03-05-429-008	BRAVES REALTY LLC	18 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
7/1/2020	032020165	03 Accessory Buildings	03-04-179-015	MYERS GREGORY	25 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
7/14/2020	032020181	03 Accessory Buildings	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
7/1/2020	032020163	03 Accessory Buildings	04-20-300-002	WHITFIELD R W & K J	9911 B FOX RIVER DR NEWARK, IL 60541-		
7/1/2020	032020166	03 Accessory Buildings	03-05-430-040	WEISENBORN GROEGE W JR & WIMBEDI VA	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TUFF SHED

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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/16/2020	032020185	03 Accessory Buildings	03-04-408-004	REED, GENE M & RUFF, KIMBERLY M	108 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	HOMEOWNER
7/29/2020	032020178	03 Accessory Buildings	08-29-400-002	KENDALL COUNTY SHERIFF'S OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
7/28/2020	052020200	05 Remodeling	09-20-400-005	MIGLIORINI ADAM J	15975 O'BRIEN RD MINOOKA, IL 60447-		MARANATHA CONSTRUCTION
7/1/2020	082020164	08 Barns/Farm Buildings	05-31-200-006	FAZIO NATALE & PERONA ALEXIS	11010 CATON FARM RD YORKVILLE, IL 60560-		
7/6/2020	082020168	08 Barns/Farm Buildings	01-23-100-012	HAMMAN JOSEPH P & MARCY	13355 FAXON RD PLANO, IL 60545-		
7/6/2020	082020169	08 Barns/Farm Buildings	01-05-151-005	SCHIPLOUR ANTHONY & FOUT LAURA	577 CREEK RD PLANO, IL 60545-		
7/7/2020	092020173	09 Signs	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		SIGNARAMA, LIBERTYVILLE
7/16/2020	122020184	12 Swimming Pools	03-05-426-004	WILSON GEORGE M & KAITLYN R	21 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
7/8/2020	122020175	12 Swimming Pools	02-35-413-004	LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JJ ELITE INSTALLATION
7/6/2020	122020171	12 Swimming Pools	05-04-178-007	KELLY JAMES M & MELISSA M	65 CROOKED CREEK DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	MIDWEST POOL INSTALLERS
7/2/2020	122020167	12 Swimming Pools	06-06-201-013	MERRILL JOEL A & SARAH A	6 NAAUSAY CT OSWEGO, IL 60543-	NAAUSAY WOODS	



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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/16/2020	132020183	13 Decks	09-06-300-007	WHALEN DAVID M & CATHY L	12538 BRISBIN RD YORKVILLE, IL 60560-		OWNER
7/6/2020	132020159	13 Decks	02-35-227-005	TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	
7/6/2020	132020170	13 Decks	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PARTPILO CUSTOM DECKS
7/28/2020	142020199	14 Demolitions	02-07-100-011	HAGEMANN FAMILY TRUST % ANN MARIE LUCCEMANN	1414 ELDAMAIN RD PLANO, IL 60545-		JASON BRUMMEL
7/28/2020	142020197	14 Demolitions	05-07-102-009	DUDA MICHAEL B & DOLORES O	58 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 2	POOL BUSTERS LLC
7/29/2020	152020202	15 Electrical Upgrades	03-02-227-001	XPO LOGISTICS/MWAYNE CLUBBRY	26 ROUTE 30 AURORA, IL 60503-		SCHWAN ELECTRIC CONTRACTING
7/29/2020	152020180	15 Electrical Upgrades	08-29-400-002	KENDALL COUNTY SHERIFF'S OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
7/22/2020	172020192	17 Change in Occupancy	03-18-451-002	WANDA ZACHARY	5462 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	MICHAEL DWYER
7/29/2020	182020204	18 Driveway	03-12-203-009	LIWINSKI SYLWESTER & IWONA	17 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	
7/27/2020	192020195	19 Fire Restoration	03-04-154-022	MCCOY JIMMY	22 ROULOCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	OMNICON, INC.
7/28/2020	202020198	20 Patio	03-05-430-040	WEISENBORN GROEGE W JR & LIMDCDLVA	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	

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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/6/2020	202020172	20 Patio	03-08-253-014	BERRY JAMES W JR & CONNIE	24 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	C&C CONSTRUCTION & MANAGMENT, LLC
7/21/2020	232020188	23 Generator	06-06-201-010	DARRAH WILLIAM L & SUSAN G	24 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		LEE LEGLER CONSTRUCTION & CONTRACTORS
7/22/2020	242020194	24 Solar	02-27-380-003	WARCZYNSKI ROBERT D	63 RIVERSIDE DR YORKVILLE, IL 60560-		BEN CHVATAL
7/30/2020	242020206	24 Solar	03-04-431-002	PERENZIN DAVIDE & PILONI JACQUELINE	53 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	FREEDOM FOREVER IL LLC
7/21/2020	242020190	24 Solar	03-05-430-043	ORTEGA JOSE E & BEATRIZ	33 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION SERVICES
7/17/2020	242020186	24 Solar	03-04-376-058	CABRERA ALONSO CHAVEZ	76 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR DEVELOPER, LLC



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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/31/2020	012020205	01 House	04-08-400-009	PAKENHAM, ANDREW & MARCIA	7526 FINNIE RD NEWARK, IL 60541-		
5/29/2020	012020096	01 House	06-08-101-025	KAY NEIL & JANINE	7141 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	CRESTVIEW BUILDERS
4/14/2020	012020043	01 House	04-33-400-002	HUGHES, DAVID R & MARY KATHLEEN	15288 HUGHES ROAD NEWARK, IL 60541		
4/2/2020	012020036	01 House	05-12-228-008	SHARAR SHAHID	7130 CLUBHOUSE DRIVE YORKVILLE, IL 60560	WHITETAIL RIDGE	OWNER
5/11/2020	012020079	01 House	06-05-394-003	STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	DJK CUSTOM HOMES, INC.
6/10/2020	012020122	01 House	06-05-402-025	STEVENS RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK CUSTOM HOMES, INC.
5/8/2020	012020067	01 House	01-19-476-005	LASOURD LONNIE & TRINA	17224 FRAZIER ROAD PLANO, IL 60545	HRVATIN SUB	
6/23/2020	012020146	01 House	05-08-352-002	JONES ANDREW	7782 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	HOMEOWNER
6/2/2020	012020109	01 House	04-21-105-004	FRIEL BRIAN & PARA DONNA	9287 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CL DESIGN BUILD
4/16/2020	012020066	01 House	05-02-126-006	ENGELHARDT LUKE & TIFFANY	7487 AUDREY AVENUE YORKVILLE, IL 60560	ROSEHILL	JPM CUSTOM HOMES
5/8/2020	012020082	01 House	06-08-151-004	OVERSTREET, GREG AND MEGAN	4902 LEES CT OSWEGO, IL 60543-	GROVE ESTATES	OVERSTREET BUILDERS, INC.

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7/21/2020	012020160	01 House	05-12-205-001	GRINTER BRIAN R & KATHLEEN M	6285 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	J. STRAHANSKI BUILDERS, INC.
6/10/2020	012020121	01 House	05-14-400-001	DWIGHT BAIRD	7524 AMENT RD YORKVILLE, IL 60560-		JPM CUSTOM HOMES
6/2/2020	012020039	01 House	03-31-426-001	GLEN AND ASHLEE SCHNEIDER	5171 RESERVATION RD OSWEGO, IL 60543-		T4 CONSTRUCTION INC.
6/2/2020	012020108	01 House	05-17-103-005	CRACKEL TODD & CASSANDRA	10910 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	CLEAN EDGE CONSTRUCTION
1/10/2020	012020013	01 House	05-12-277-011	WESTPHAL GRANT R	6073 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	WILLMAN & GROESCH G.C.
7/6/2020	012020174	01 House	03-13-400-014	CAMPBELL VICKY	65 RANCE RD OSWEGO, IL 60543-		
5/26/2020	012020092	01 House	04-21-125-034	KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	THORNBROOK CONSTRUCTION, INC.
1/10/2020	012020012	01 House	06-05-402-018	MURATORE FLORENTINO & ABBY T	4125 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CONSTRUCTION, INC.
3/23/2020	012020047	01 House	05-12-228-018	HORENI KELLY	7250 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JOHN WATTS JPM CUSTOM HOMES
6/16/2020	022020141	02 Garage	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	RLK BUILDERS INC
6/12/2020	022020140	02 Garage	02-26-476-003	WADE, KATHRYN A & DAVIS, MICHAEL D	36 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	AJ SCHAIBLEY INC.

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7/8/2020	022020177	02 Garage	03-04-480-008	MONNETT DEBRA S	124 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
2/10/2020	022020029	02 Garage	03-18-427-002	TRACY WILLIAM ALFRED	53 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
6/18/2020	022020144	02 Garage	03-03-351-009	DIAZ JOSE R	135 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
1/14/2020	022020004	02 Garage	02-22-103-002	VALENCIA ERICA	62 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	Self
3/11/2020	032020048	03 Accessory Buildings	01-26-300-024	HAAG DONALD L & LOIS K	13625 HALE RD PLANO, IL 60545-		CLEARY BUILDINGS
3/16/2020	032020051	03 Accessory Buildings	03-07-403-003	NINO SERGIO YIRE	183 DOLORES ST OSWEGO, SHORE HEIGHTS UNIT 2 IL 60543-		
7/16/2020	032020185	03 Accessory Buildings	03-04-408-004	REED, GENE M & RUFF, KIMBERLY M	108 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	HOMEOWNER
6/9/2020	032020131	03 Accessory Buildings	01-05-176-005	BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		CLEARY BUILDING CORP
3/24/2020	032020049	03 Accessory Buildings	02-22-102-007	SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	SAME
7/7/2020	032020176	03 Accessory Buildings	03-05-429-008	BRAVES REALTY LLC	18 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
7/1/2020	032020166	03 Accessory Buildings	03-05-430-040	WEISENBORN GROEGE W JR & LIMBERLY A	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TUFF SHED

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7/29/2020	032020178	03 Accessory Buildings	08-29-400-002	KENDALL COUNTY SHERIFF'S OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
5/28/2020	032020114	03 Accessory Buildings	03-04-454-012	LIFF DALE R & JILL M	82 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	
7/29/2020	032020179	03 Accessory Buildings	05-09-154-001	JENSEN BRADLEY & NICOLE & RUNKLE DARBYDA	7344 ROUTE 47 YORKVILLE, IL 60560-		
6/24/2020	032020148	03 Accessory Buildings	03-04-253-012	MOYER HEATHER R & CHAMBERLAIN AUDIETORRUFEN	48 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TUFF SHED
1/14/2020	032020021	03 Accessory Buildings	01-19-301-005	SKILLIN SHANE W & STACY M	17879 FRAZIER RD SANDWICH, IL 60548-	LETT SUB	MORTON BUILDINGS
6/10/2020	032020138	03 Accessory Buildings	02-28-453-007	KLEIN JEFFREY & MICHELLE	602 VICTORIA AVE YORKVILLE, IL 60560-	WACKERLIN SUB	
6/5/2020	032020125	03 Accessory Buildings	04-13-277-007	ELLIS WILLIAM & SUSAN M	8558 W HIGHPOINT RD YORKVILLE, IL 60560-	COTSWOLD FEN PUD RESUB LOT 12 PHASE 2	
6/24/2020	032020151	03 Accessory Buildings	07-29-200-005	WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		
7/29/2020	032020182	03 Accessory Buildings	03-08-227-023	TRUEMPER DEAN & TERRY	7 BRIGHTON WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	
3/12/2020	032020041	03 Accessory Buildings	02-11-127-006	DARBY TYLER & THOMAS TIFFANY	40 N CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	HOMEOWNER
1/22/2020	032020022	03 Accessory Buildings	09-07-200-030	SHARKEY ERIN	13315 D GROVE RD MINOOKA, IL 60447-	HIGHGROVE	ZENZ BUILDINGS

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7/1/2020	032020163	03 Accessory Buildings	04-20-300-002	WHITFIELD R W & K J	9911 B FOX RIVER DR NEWARK, IL 60541-		
7/1/2020	032020165	03 Accessory Buildings	03-04-179-015	MYERS GREGORY	25 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
5/21/2020	032020104	03 Accessory Buildings	02-15-161-001	WALKER ROBERT & SARAH	33 PLUM ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
5/18/2020	032020098	03 Accessory Buildings	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	
5/8/2020	032020068	03 Accessory Buildings	01-19-476-005	LASOURD LONNIE & TRINA	17224 FRAZIER ROAD PLANO, IL. 60545	HRVATIN SUB	
6/24/2020	032020149	03 Accessory Buildings	03-04-454-019	RAINEY GORDON	71 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	BOB LEE CONSTRUCTION
7/14/2020	032020181	03 Accessory Buildings	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
5/8/2020	032020085	03 Accessory Buildings	05-07-403-012	SEIDELMAN DANNY & CINDY	15 TIMBERCREEK CT YORKVILLE, IL 60560-	TIMBER CREEK SUB	GUYS CONSTRUCTION INC
3/25/2020	032020058	03 Accessory Buildings	09-30-200-007	LARKIN DONALD SR & JOBETH			
4/8/2020	032020063	03 Accessory Buildings	02-35-381-006	LAVERY RAYMOND T & KELLEY	5985 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
6/15/2020	042020133	04 Additions	03-04-329-009	KUSNIERZ MALGORZATA	25 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	OWNER



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6/2/2020	042020117	04 Additions	05-04-176-010	HACKERSON STEVEN & JANE	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	RLK BUILDERS INC
5/28/2020	042020110	04 Additions	02-35-301-004	SHULDA JOSEPH D & BETTY	343 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	AM KITCHEN AND BATH
5/21/2020	052020107	05 Remodeling	04-16-126-003	CAMPBELL MICHAEL J	21 FOXHURST LN MILLBROOK, IL 60536-	FOXHURST UNIT 1	AM KITCHEN & BATH
5/12/2020	052020088	05 Remodeling	03-27-376-003	FARIES STANLEY C & PATRICIA M	94 LEISURE LN OSWEGO, IL 60543-	LEISURE LEA UNIT 3	BMF REMODELING LLC
5/21/2020	052020106	05 Remodeling	04-09-352-003	HEIM ROBERT R & JUDITH A	7725 DOBSON LN NEWARK, IL 60541-	FOXHURST UNIT 5	AM KITCHEN AND BATH
6/3/2020	052020077	05 Remodeling	04-08-200-026	FRIEDERS MARK & TRACY	7425 OAKBROOK RD NEWARK, IL 60541-		CHARLES RUH
3/25/2020	052020057	05 Remodeling	02-36-102-003	HENCZEL DAVID C DECL OF TRUST & PARTIAL MARITAL AGREEMENT	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	MICHAEL ANTHONY BUILDERS, INC.
6/26/2020	052020154	05 Remodeling	03-35-352-001	CHASTAIN DONALD N & NORMA JEAN	5957 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TRANQUILITY BUILDERS
3/12/2020	052020046	05 Remodeling	02-15-278-003	PROCHASKA GEORGE F & REGINA K	50 S ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	AM KITCHEN AND BATH
2/19/2020	052020033	05 Remodeling	03-18-453-007	SCHAUER STEVEN & SUSAN	120 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS SUB OF LOT 82	AM KITCHEN AND BATH
1/31/2020	052020025	05 Remodeling	03-08-303-007	BAYLOR TROY R & DAWN M	105 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	

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1/9/2020	052020016	05 Remodeling	02-35-382-002	HERBER JASON J & PAMELAA	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
7/28/2020	052020200	05 Remodeling	09-20-400-005	MIGLIORINI ADAM J	15975 O'BRIEN RD MINOOKA, IL 60447-		MARANATHA CONSTRUCTION
6/29/2020	072020157	07 Commercial - B Zone	09-35-400-009	MIDWEST GAS INC	17845 RIDGE RD MINOOKA, IL 60447-		
7/6/2020	082020169	08 Barns/Farm Buildings	01-05-151-005	SCHPIOUR ANTHONY & FOUT LAURA	577 CREEK RD PLANO, IL 60545-		
7/6/2020	082020168	08 Barns/Farm Buildings	01-23-100-012	HAMMAN JOSEPH P & MARCY	13355 FAXON RD PLANO, IL 60545-		
7/1/2020	082020164	08 Barns/Farm Buildings	05-31-200-006	FAZIO NATALE & PERONA ALEXIS	11010 CATON FARM RD YORKVILLE, IL 60560-		
6/29/2020	082020158	08 Barns/Farm Buildings	05-24-400-011	LEEDY CHARLENE L TRUST	-		
4/15/2020	082020065	08 Barns/Farm Buildings	06-04-400-005	UNDERWOOD TODD J & ALISON W	6909 SCHLAPP RD OSWEGO, IL 60543-		
4/14/2020	082020064	08 Barns/Farm Buildings	09-21-100-007	FLEMING PETER M & SARA	3911 BELL RD MINOOKA, IL 60447-		
7/7/2020	092020173	09 Signs	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		SIGNARAMA, LIBERTYVILLE
6/26/2020	122020153	12 Swimming Pools	03-05-429-009	BENAVIDES DANIEL T & FERNANDO	20 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	MARK SMITH

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/12/2020	122020142	12 Swimming Pools	03-27-427-023	SILVA KOLANI	2 RED HAWK DR OSWEGO, IL 60543-	RED HAWK LANDING	PRECISION POOL PROFESSIONALS
6/10/2020	122020139	12 Swimming Pools	02-24-151-002	QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS SUB	EXPERT POOL BUILDERS
6/25/2020	122020135	12 Swimming Pools	03-24-100-018	KOEBELE JONATHAN A & JESSICA A	675 WOOLLEY RD OSWEGO, IL 60543-		
6/9/2020	122020134	12 Swimming Pools	04-13-278-002	JOHN HUNTER	18 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 2	
6/11/2020	122020132	12 Swimming Pools	03-07-403-007	DIAZ JAVIER	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	The Great Escape
6/4/2020	122020124	12 Swimming Pools	03-04-307-008	SHEPHERD JOSEPH H & DEBBIE J LIVING TRUST	23 WYNDHAM DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
6/4/2020	122020123	12 Swimming Pools	03-04-303-006	TORRES MARIO VALLEJO & VALLEJO	5 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	THE GREAT ESCAPE
6/3/2020	122020120	12 Swimming Pools	03-05-253-021	COSMANO ASHLY	25 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	Midwest Pool Installers
5/6/2020	122020084	12 Swimming Pools	03-05-277-040	HEARD COLBY T & DANIELLE M	9 WOODCLIFF DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	
5/6/2020	122020083	12 Swimming Pools	02-34-204-006	EVANS JAMES R & TARA	44 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	OWNER
5/4/2020	122020080	12 Swimming Pools	02-23-352-009	KNAPP LUCAS & ANGELICA	58 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	SWIM SHACK



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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/30/2020	122020078	12 Swimming Pools	02-35-103-014	NELSON STEPHANIE A & BENJAMIN M	7889 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
4/29/2020	122020075	12 Swimming Pools	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	A&J RECREATIONAL SERVICES
4/23/2020	122020071	12 Swimming Pools	03-05-404-005	MCKINNEY MARCUS A & SMITH LEEANN	110 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	GREAT ESCAPE
4/27/2020	122020069	12 Swimming Pools	03-12-476-001	MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
3/24/2020	122020056	12 Swimming Pools	06-06-126-001	FEIN JASON M & COLEEN E	11 ABBEYFEALE DR OSWEGO, IL 60543-	ABBEYFEALE FARMS	EPIC ESCAPES
3/4/2020	122020037	12 Swimming Pools	02-34-470-013	JUBIC DOUGLAS E & HEATHER W	8241 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	SWIM SHACK INC
2/21/2020	122020034	12 Swimming Pools	02-15-402-012	WILSON ROBIN & ROBLES ROBERT	26 W ROYAL OAKS DR BRISTOL, IL 60512-	BLACKBERRY RIDGE	ALL PROPERTY SERVICES
3/4/2020	122020032	12 Swimming Pools	02-36-102-009	ANDERSON MICHAEL J & SANDRA M	429 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	SIGNATURE POOLS & SPAS, INC.
1/31/2020	122020024	12 Swimming Pools	02-22-426-002	KNOEBEL JONATHAN BRADY	19 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	QUANTUS POOL
2/19/2020	122020023	12 Swimming Pools	06-07-130-001	WILSON CHRISTOPHER E & VICTORIA DAC	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	QUANTUS POOLS CORP.
5/18/2020	122020100	12 Swimming Pools	02-35-413-008	DUNCAN JEFFREY S	7393 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JETS REMODLING & CONSTRUCTION

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7/16/2020	122020184	12 Swimming Pools	03-05-426-004	WILSON GEORGE M & KAITLYN R	21 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
7/8/2020	122020175	12 Swimming Pools	02-35-413-004	LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JJ ELITE INSTALLATION
6/1/2020	122020118	12 Swimming Pools	03-05-253-025	FORESTA JOSEPH E III & MELANIE L	13 W ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	A&J RECREATIONAL SERVICES, INC.
5/8/2020	122020087	12 Swimming Pools	06-06-276-013	TARMANN ADAM & STEPHANIE	2 CHIPPEWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	
5/14/2020	122020095	12 Swimming Pools	06-06-201-009	BONNELL DUSTIN J & CHRISTINA M	30 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
5/18/2020	122020097	12 Swimming Pools	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	
6/5/2020	122020127	12 Swimming Pools	02-27-326-006	WIEWORKA CRYSTAL M & NEFF DOUG	17 N PARK DR YORKVILLE, IL 60560-	FOX RIVER GARDENS	ALL PROPERTY SERVICES, INC.
5/14/2020	122020093	12 Swimming Pools	03-07-252-031	ZGOBICA ANDREW	104 ST GEORGE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	HOMEOWNER
7/6/2020	122020171	12 Swimming Pools	05-04-178-007	KELLY JAMES M & MELISSA M	65 CROOKED CREEK DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	MIDWEST POOL INSTALLERS
7/2/2020	122020167	12 Swimming Pools	06-06-201-013	MERRILL JOELA & SARAH A	6 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
6/11/2020	122020137	12 Swimming Pools	02-21-180-001	LOVELESS RONALD	10 W LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/30/2020	122020161	12 Swimming Pools	02-27-376-004	CLOUGH, LISA GRANT & KASCHER, MICHAEL	216 TUMA RD YORKVILLE, IL 60560-		ADVANCED POOL CONTRACTORS
6/29/2020	122020156	12 Swimming Pools	03-09-108-007	BEYER JORDAN L	140 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
6/26/2020	122020155	12 Swimming Pools	03-05-279-006	CAMPBELL JOSEPH	12 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	PRECISION POOL
5/28/2020	122020115	12 Swimming Pools	02-26-376-003	HANCOCK JAMES B & JANINE A	9 FOX HILL CT YORKVILLE, IL 60560-	OAK CREEK SUB	POOL & SPA WORKS, INC.
5/27/2020	132020113	13 Decks	02-34-204-006	EVANS JAMES R & TARA	44 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS REPLAT LOTS 6-14 & 15-58	SAME
5/18/2020	132020099	13 Decks	02-35-413-008	DUNCAN JEFFREY S	7393 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JETS REMODELING & CONSTRUCTION
5/14/2020	132020094	13 Decks	06-06-201-009	BONNELL DUSTIN J & CHRISTINA M	30 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		
5/13/2020	132020091	13 Decks	05-17-202-001	JENDRZEJCZYK MICHAEL SR & RACHEL	106 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES UNIT 2	SAME
4/30/2020	132020076	13 Decks	02-35-103-014	NELSON STEPHANIE A & BENJAMIN M	7889 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
4/2/2020	132020060	13 Decks	04-09-351-010	ANDERSON GREGORY J & DAWN M	6 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	G&T CONCRETE CO.
2/26/2020	132020035	13 Decks	02-35-432-003	ODONOGHUE WILLIAM T & STEPHANIE L	5650 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	WARNERS DECKING

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7/16/2020	132020183	13 Decks	09-06-300-007	WHALEN DAVID M & CATHY L	12538 BRISBIN RD YORKVILLE, IL 60560-		OWNER
7/6/2020	132020170	13 Decks	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PARTPILO CUSTOM DECKS
7/6/2020	132020159	13 Decks	02-35-227-005	TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	
6/24/2020	132020150	13 Decks	03-27-401-021	MISSANA JOSEPH A & LEANN	4600 B DOUGLAS RD OSWEGO, IL 60543-	QUAIL RUN	FRANK E NADHERNY
6/2/2020	132020116	13 Decks	04-02-226-002	PATTERMAN BLAKE	6233 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	
6/19/2020	132020147	13 Decks	05-02-125-001	HIGGINS, TIMOTHY P & RYAN JOYCE L	7686 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	HOMEOWNER
6/18/2020	132020145	13 Decks	05-09-101-006	BOYER TIMOTHY M & SUSAN M	7250 B ROUTE 47 YORKVILLE, IL 60560-		
7/28/2020	142020197	14 Demolitions	05-07-102-009	DUDA MICHAEL B & DOLORES O	58 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 2	POOL BUSTERS LLC
5/26/2020	142020105	14 Demolitions	05-26-300-004	STEVENSON ROBERT O & DORIS E	7621 CATON FARM RD YORKVILLE, IL 60560-		SCOTT RIEMENSCHNEIDER
5/4/2020	142020081	14 Demolitions	01-27-300-005	CEDARDELL FARMS LLC	4912 FOX RIVER DR PLANO, IL 60545-		
5/8/2020	142020072	14 Demolitions	02-16-277-003	15 CT LLC	26 CANNONBALL TRL BRISTOL, IL 60512-		BM 1 SERVICE

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2/10/2020	142020028	14 Demolitions	08-25-100-004	WIESBROOK, LINDA & CHRIST TWEET FAMILY TRUST	16204 CHURCH RD MINOOKA, IL 60447-		
1/8/2020	142020015	14 Demolitions	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
7/28/2020	142020199	14 Demolitions	02-07-100-011	HAGEMANN FAMILY TRUST % ANN MARIE LUCCHESSANI	1414 ELDMAMAIN RD PLANO, IL 60545-		JASON BRUMMEL
7/29/2020	152020202	15 Electrical Upgrades	03-02-227-001	XPO LOGISTICS/MWAYNE CURRY	26 ROUTE 30 AURORA, IL 60503-		SCHWAN ELECTRIC CONTRACTING
7/29/2020	152020180	15 Electrical Upgrades	08-29-400-002	KENDALL COUNTY SHERIFFS OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
4/29/2020	152020074	15 Electrical Upgrades	03-04-329-009	KUSNIERZ MALGORZATA	25 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
7/22/2020	172020192	17 Change in Occupancy	03-18-451-002	WANDA ZACHARY	5462 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	MICHAEL DWYER
4/21/2020	172020062	17 Change in Occupancy	03-05-401-003	EVERAFTER SALON LLC	79 BOULDER HILL PASS MONTGOMERY, IL 60538-		POTTER CONSTRUCTION & ASSOCIATES
7/29/2020	182020204	18 Driveway	03-12-203-009	LIWINSKI SYLWESTER & IWONA	17 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	
6/16/2020	182020143	18 Driveway	03-05-430-045	MCQUEEN JOSEPH A & THERESA M	37 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BUDDS CONCRETE, INC.
6/8/2020	182020130	18 Driveway	03-05-431-006	KIRKWOOD RICKEY	5 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	FORTIS GROUND WORKS



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5/8/2020	182020086	18 Driveway	03-04-376-030	BARLETT DUSTIN W & KEARNS CRYSTAL K	27 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	88 CONSTRUCTION
3/24/2020	182020055	18 Driveway	03-34-400-011	DEBOER KAREN	2051 PLAINFIELD RD OSWEGO, IL 60543-		JOHN GREEN EXCAVATING CO.
7/27/2020	192020195	19 Fire Restoration	03-04-154-022	MCCOY JIMMY	22 ROULOCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	OMNICON, INC.
3/19/2020	192020053	19 Fire Restoration	03-07-427-009	HAGEN MATTHEW	144 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	UNLIMITED FIRE RESTORATION INC.
7/28/2020	202020198	20 Patio	03-05-430-040	WEISENBORN GROEGE W JR & VIA DECD V A	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/6/2020	202020172	20 Patio	03-08-253-014	BERRY JAMES W JR & CONNIE	24 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	C&C CONSTRUCTION & MANAGMENT, LLC
6/5/2020	202020126	20 Patio	03-05-430-024	MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BKL CONSTRUCTION INC.
7/21/2020	232020188	23 Generator	06-06-201-010	DARRAH WILLIAM L & SUSAN G	24 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	LEE LEGLER CONSTRUCTION & PHERBER
2/18/2020	232020030	23 Generator	02-23-303-026	MCKINNEY ELMO JR	21 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	LEE LEGLER CONSTRUCTION & PHERBER
2/4/2020	232020027	23 Generator	06-07-228-010	SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & PHERBER
1/10/2020	242020017	24 Solar	03-07-277-011	RODRIGUEZ ADRIAN VILLA	1 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	BLUE RAVEN SOLAR LLC

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1/8/2020	242020014	24 Solar	03-12-100-002	NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPERS, LLD
5/20/2020	242020101	24 Solar	03-04-176-015	ALVAREZ MARIA E	108 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	SUNRUN INSTALLATION
5/12/2020	242020089	24 Solar	02-35-380-018	KNOLL MICHAEL C & COLLEEN M	7720 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	FREEDOM FOREVER IL LLC
4/28/2020	242020073	24 Solar	09-13-400-007	DELONG CO INC	MINOOKA, IL 60447		GRNE SOLAR
4/3/2020	242020061	24 Solar	03-04-328-019	GARCIA ORLANDO & ONTIVESOS MARTINEZ LINDA A & THIRCELA	32 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR
4/1/2020	242020059	24 Solar	03-04-478-019	ALVARADO ARMANDO	46 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	VIVINT SOLAR
3/16/2020	242020050	24 Solar	03-04-277-038	GONZALES FRANK M JR & NANCY	32 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION
3/11/2020	242020044	24 Solar	05-07-451-013	TREVINO SYLVIA, JOSE & SYLVIA M	120 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	SUNRUN INSTALLATION
3/11/2020	242020042	24 Solar	02-35-277-005	JONES SEAN K & ASHLEY	204 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	FREEDOM FOREVER IL LLC
3/11/2020	242020040	24 Solar	02-11-128-005	RAMBOW TAMMY L & CHAPLIN G MICHAEL	32 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	SUMMIT SOLAR SOLUTIONS, LLC
3/5/2020	242020038	24 Solar	02-16-201-004	MILLIGAN MICHAEL G & ZEDROW LAURA JO	9439 CORNELLS RD BRISTOL, IL 60512-	BRISTOL WOODS	RISE POWER LLC



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2/5/2020	242020026	24 Solar	03-19-203-002	GARAY CARLA G & JUAREZ ISMAEL	5408 ROUTE 71 OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPER, LLC
1/10/2020	242020020	24 Solar	03-05-404-024	KIES NICHOLAS C & JENNIFER L	148 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	VIVINT SOLAR DEVELOPER, LLC
1/14/2020	242020019	24 Solar	04-15-200-005	CURRAN ROBERT M GERALD F & DENISE M	14330 A BUDD RD YORKVILLE, IL 60560-		POWER HOME SOLAR / BRYAN LAW
2/18/2020	242020018	24 Solar	02-03-400-005	PORTER, DONALD & FISCHER, HEATHER	522 DICKSON RD BRISTOL, IL 60512-		POWER HOME SOLAR / BRYAN LAW
3/11/2020	242020045	24 Solar	03-04-479-023	GARCIA JOSE R	113 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	SUNRUN INSTALLATION
7/30/2020	242020206	24 Solar	03-04-431-002	PERENZIN DAVIDE & PILONI JACQUELINE	53 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	FREEDOM FOREVER IL LLC
7/22/2020	242020194	24 Solar	02-27-380-003	WARCZYNSKI ROBERT D	63 RIVERSIDE DR YORKVILLE, IL 60560-		BEN CHVATAL
7/21/2020	242020190	24 Solar	03-05-430-043	ORTEGA JOSE E & BEATRIZ	33 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION
4/23/2020	242020070	24 Solar	05-16-300-005	HERMANDEZ JUAN J	9850 AMENT RD YORKVILLE, IL 60560-		VIVINT SOLAR
7/17/2020	242020186	24 Solar	03-04-376-058	CABRERA ALONSO CHAVEZ	76 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR DEVELOPER, LLC
6/26/2020	242020152	24 Solar	03-04-177-015	BENAVIDES JAIME	105 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION

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6/9/2020	242020136	24 Solar	07-24-400-003	MEDEIROS KEITH J & KATHLEEN M	12448 ROUTE 52 NEWARK, IL 60541-		SUMMIT SOLAR SOLUTIONS
6/3/2020	242020119	24 Solar	02-11-176-011	REUTER, STACY L & WHEATON, JOHN W	7535 GALENA RD BRISTOL, IL 60512-	PURCELLS 3RD SUB	VIVINT SOLAR DEVELOPER, LLC
5/27/2020	242020112	24 Solar	03-04-254-006	MORSON KIM M	102 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	VIVINT SOLAR DEVELOPER
5/26/2020	242020111	24 Solar	03-04-428-003	SMITH ADRIAN	166 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	VIVINT SOLAR DEVELOPER, LLC

**PLANNING BUILDING & ZONING RECEIPTS 2020**

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 20	TOTAL FY 20	MONTHLY FY 19	TOTAL FY 19
December	\$6,393.10	\$45.00	\$10,062.33	\$0.00	\$16,500.43	\$16,500.43	\$19,295.84	\$19,295.84
January	\$7,858.80	\$1,088.00	\$2,971.83	\$0.00	\$11,918.63	\$28,419.06	\$4,142.44	\$23,438.28
February	\$2,140.00	\$1,216.00	\$0.00	\$0.00	\$3,356.00	\$31,775.06	\$3,661.39	\$27,099.67
March	\$11,126.17	\$3,372.00	\$9,156.96	\$3,000.00	\$26,655.13	\$58,430.19	\$14,437.36	\$41,537.03
April	\$3,750.00	\$433.00	\$6,604.73	\$0.00	\$10,787.73	\$69,217.92	\$7,758.96	\$49,295.99
May	\$12,275.52	\$0.00	\$9,167.77	\$2,000.00	\$23,443.29	\$92,661.21	\$5,169.92	\$54,465.91
June	\$23,055.92	\$0.00	\$14,889.89	\$3,000.00	\$40,945.81	\$133,607.02	\$34,227.45	\$88,693.36
July	\$9,095.96	\$0.00	\$8,020.26	\$1,000.00	\$18,116.22	\$151,723.24	\$21,307.66	\$110,001.02
August					\$0.00	\$0.00	\$6,232.25	\$116,233.27
September					\$0.00	\$0.00	\$21,822.62	\$138,055.89
October					\$0.00	\$0.00	\$14,762.05	\$152,817.94
November					\$0.00	\$0.00	\$10,035.57	\$162,853.51
<b>TOTAL</b>	<b>\$75,695.47</b>	<b>\$6,154.00</b>	<b>\$60,873.77</b>	<b>\$9,000.00</b>	<b>\$151,723.24</b>			