



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, July 12, 2021 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from June 7, 2021, Meeting (Pages 2-5)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 6-9)

PETITION:

1. **Petition 21 – 19 – Wanda and Thomas Hogan (Pages 10-89)**

Request: Special Use Permit to Operate a Market (Sale of Agricultural Products, Pottery, Art and Home Décor Not Produced on the Premises)

PIN: 08-13-400-013

Location: 14975 Brisbin Road, Minooka, Lisbon Township

Purpose: Petitioner Wants To Operate a Market on the Property; Property is Zoned A-1 Agricultural

NEW BUSINESS:

1. Approval of Request from Vivint Solar, Inc. for a Refund in the Amount of \$200.00 for an Unused Solar Permit at 22 Gastville Street (PIN: 03-12-204-004) in Oswego Township (Page 90)

2. 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 (Page 91)

OLD BUSINESS:

1. Discussion of Placing Zoning Related Signs at Various Entrances to Kendall County; Committee Could Approve Placing Signs at a Cost of \$100.00 Per Sign (Page 92)

REVIEW VIOLATION REPORT (Pages 93-96):

REVIEW NON-VIOLATION REPORT (Pages 97-98):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 99-117):

REVIEW REVENUE REPORT (Page 118):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 and 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of June 7, 2021 – Unofficial until Approved

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Dan Kramer, Luke Finrock, and Greg Dady

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Vickers made a motion, seconded by Member Gilmour, to approve the minutes of the May 10, 2021, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from May 2021. Mr. Asselmeier noted three (3) expenditures to Jamal Douglas. These expenditures are his building permit refund that the Committee approved at the April meeting.

The Committee reviewed the six (6) month PBZ financial report.

PETITIONS

None

NEW BUSINESS

Approval of a Request from Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC for an Extension of the Recording Deadline for the Final Plat of Go Pro Sport Subdivision to July 20, 2021

Mr. Asselmeier summarized the request.

The County previously granted the Petition an extension in February 2021. The Petitioner is still working on gathering the necessary signatures for the Plat.

The draft resolution was provided.

Member Gilmour made a motion, seconded by Member Koukol, to recommend approval of the requested extension. With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on June 15, 2021, on the consent agenda.

OLD BUSINESS

Follow-Up on Special Use Permit Investigation at the Polish National Alliance Camp at 10701 River Road

Mr. Asselmeier provided an update on the investigation.

Staff met with representatives of the Polish National Alliance (PNA) Camp on May 14, 2021, regarding a for profit business operating at their property at 10701 River Road. The representatives from the PNA Camp indicated that the firearms training course was offered at the property one (1) time. The course instructor made a monetary donation to the PNA Camp. PNA Camp representatives said this course was a one (1) time event and had no plans to offer such courses in the future.

The representatives from the PNA Camp indicated that the discharging of firearms occurred near the chapel located on the property and that the guns were fired facing west. An aerial of the site was provided. The Sheriff's Department indicated that the firearms were probably fired in a more northerly direction. Staff was unable to confirm the specific location(s) on the property where the firearms were discharged or in the direction in which the guns were fired. The chapel is approximately one thousand one hundred feet (1,100') from the residential homes to the north of the PNA Camp's property. Pictures of the area were provided.

With the complainant's permission, Staff provided representatives of the PNA Camp with the complainant's phone number and requested that the PNA Camp discuss the matter with the complainant. It is Staff's understanding that this conversation occurred on May 14, 2021, but the matter was not resolved to the complainant's satisfaction.

To date, Staff has not received any other complaints, including noise complaints, of violations to the special use permit. Staff will continue to monitor the property for potential violations of the special use permit. A copy of the special use permit for the property was provided.

The impacted house does not rear the PNA Camp.

Discussion occurred regarding the type of guns fired and the direction of the shooters.

Member Vickers asked if hunting could occur on the farmland to the north of the PNA. Mr. Asselmeier responded yes, except for State hunting regulations.

Member Flowers asked if this type of situation had occurred at other locations in the County. Mr. Asselmeier responded that the Sheriff's Department would be the lead agency investigating these types of cases. The Law, Justice and Legislation Committee would review the matter.

Discussion occurred about hunting near residential areas.

Luke Finrock stated that the bullet was not recovered and the class was offered as part of the instructor's business. The incident in 2018 involved a hunter. He questioned the good judgement of the PNA Camp. He noted the location of hunting stands.

Mr. Asselmeier explained the primary and secondary uses at the property, the gun range regulations and the PNA Camp's special use permit.

Update on 3485 Route 126

Mr. Asselmeier reported that the deadline for the trucking company to vacate the property was this past weekend and the business has moved. There are a couple vehicles and semis in the back of the property. Those vehicles will be removed. The sign is also still in place.

Follow-Up on Illicit Discharge Investigation at Hide-A-Way Lakes

Mr. Asselmeier provided an email from the Kendall County Health Department saying that the Illinois Department of Public Health's investigation concluded that a discharge of sewage had not occurred and the case was closed.

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

Mr. Asselmeier summarized the proposal.

The intergovernmental agreement between Kendall County and the Village of Plattville expires in July.

In 2020, the County issued three (3) building permits in Plattville. Three (3) investigations were brought to the Village's attention and one (1) of those three (3) resulted in a violation that was remedied before a citation was issued.

The proposed agreement was provided. Other than the dates, no changes to agreement are proposed.

The Village of Plattville reviewed the proposal at their meeting on May 17th and offered no changes.

Member Koukol made a motion, seconded by Member Flowers, to recommend approval of the agreement. With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on June 15, 2021, on the consent agenda.

Review of Annual NPDES Survey

The Committee reviewed the survey.

Discussion of Placing Zoning Related Signs at Various Entrances to Kendall County

Member Koukol suggested placing signs saying "Kendall County has Zoning" at various locations in the County, including Boulder Hill.

It was noted that other counties have similar signs.

Discussion occurred regarding having a training session with Realtors.

Discussion occurred regarding having a meeting focusing on zoning related matters in Boulder Hill. The consensus of the Committee was to explore having this type of meeting in Boulder Hill in the future.

Discussion occurred regarding have a course for Realtors on zoning in Kendall County and the municipalities in Kendall County.

Discussion also occurred about using Facebook and social media to emphasize that Kendall County has zoning.

The consensus of the Committee was to get a price quote for signs.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Update on 2511 Wildy Road

Mr. Asselmeier provided an updated on the Wildy Road property. The Department continues to work on gathering evidence of violations at the property.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Commission will be meeting with a consultant to explore doing surveys of historic structures.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Koukol made a motion, seconded by Member Vickers, to adjourn. With a voice vote of five (5) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 7:39 p.m.

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

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CLERK: pherber BATCH: 1605 INVOICE NEW INVOICES
 VENDOR REMIT NAME PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

135 00000 BUILDING & ZONIN MAY 2021 061521 38.96 .00 .00

CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00 11001902 62070 38.96 1099:

ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:CELLPHONE CHARGER 135/18459 CVD19 -PBZ -EQUIP

CONDITIONS THAT PREVENT POSTING INVOICE 135/18459

* Invoice must be approved or voided to post.

1153 00000 KENDALL CO HIGHW MAY 2021 061521 156.83 .00 .00

CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00 11001902 62170 156.83 1099:

ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:May 2021 PBZ Truck Fuel

CONDITIONS THAT PREVENT POSTING INVOICE 1153/18454

* Invoice must be approved or voided to post.

1165 00000 KENDALL COUNTY R 233 061521 268.00 .00 .00

CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00 11001902 63700 268.00 1099:

ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:May 2021 Recordings

CONDITIONS THAT PREVENT POSTING INVOICE 1165/18431

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9880225235 061521 84.88 .00 .00

CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00 11001902 62070 84.88 1099:

ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:PBZ Cellphones

CONDITIONS THAT PREVENT POSTING INVOICE 1849/18456

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9880225235 061521 25.15 .00 .00

CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00 11001902 62070 25.15 1099:

ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:PBZ CELLPHONE CVD19 -PBZ -EQUIP

CONDITIONS THAT PREVENT POSTING INVOICE 1849/18458

* Invoice must be approved or voided to post.

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CLERK: pherber BATCH: 1605 NEW INVOICES
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1928 00000 WBK ENGINEERING, 22046 061521 1,150.25 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:NPPDES MS4 ANNUAL REPORT & NOI
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/18462
 * Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22022 061521 161.25 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:APRIL 4 - MAY 1, 2021 REVIEW SERVICES
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/18463
 * Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22028 061521 320.56 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:FOX METRO O&M BUILDING
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/18464
 * Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22032 061521 107.50 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:JOLIET PARK DISTRICT - GROVE ROAD
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/18465
 * Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22033 061521 53.75 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:SABLE CREEK HOMESTEAD
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/18466
 * Invoice must be approved or voided to post.

06/08/2021 08:07
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CLERK: pherber BATCH: 1605 INVOICE NEW INVOICES
 VENDOR REMIT NAME PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1969 00000 RANDY ERICKSON May 2021 061521 1,800.00 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:May 2021 Plumbing Inspections
 CONDITIONS THAT PREVENT POSTING INVOICE 1969/18455

* Invoice must be approved or voided to post.
 2063 00000 RUNCO OFFICE SUP 827708-0 & 827728-0 061521 114.57 .00 .00
 CASH 000008 2021/07 INV 06/07/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 06/07/2021 DESC:OFFICE SUPPLIES
 CONDITIONS THAT PREVENT POSTING INVOICE 2063/18460

12 PENDING UNPAID INVOICES TOTAL 4,281.70
 0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



06/21/2021 13:23 pherber | Kendall County | PBZ INVOICES 06212021

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CLERK: pherber BATCH: 1642 INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1508 00000 PARADISE CAR WAS 224305 063021 9.00 .00 .00 9.00 1099: CASH 000008 2021/07 INV 06/21/2021 SEP-CHK: N DISC: .00 11001902 62170 ACCT 1X210 DEPT 19 DUE 06/21/2021 DESC:PBZ TRUCK WASH CONDITIONS THAT PREVENT POSTING INVOICE 1508/18914

* Invoice must be approved or voided to post.

1 PENDING UNPAID INVOICES TOTAL 9.00

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-19

Wanda and Thomas Hogan

**A-1 Special Use Permit for the Sale of Agricultural Products
and Pottery, Art and Home Decor Not Produced on the
Premises**

INTRODUCTION

In March 2021, the Petitioners submitted an application for a market at the subject property. At the Kendall County Regional Planning Commission meeting, Kendall County Zoning Board of Appeals hearing, and Kendall County Planning, Building and Zoning Committee meeting, concerns were raised about the intensity of the use, the compatibility of the use in relation to adjacent agricultural uses, the impact of the proposed use on property values, safety at the property and along Brisbin Road, and the appearance of the property. After receiving negative recommendations at the above meetings and hearing, the Petitioners withdrew the original Petition.

On May 13, 2021, the Petitioners submitted a revised Petition. According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall market on the subject property with food. The market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises. The Petitioners have removed some items from the property and have agreed to install a four foot (4') snow fence around the ponds when the market is occurring.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The original site plan is included as Attachment 3. The aerial of the property is included as Attachment 4. A revised site plan, updated after the Regional Planning Commission meeting, is included as Attachment 10.

SITE INFORMATION

PETITIONER Wanda and Thomas Hogan

ADDRESS 14975 Brisbin Road

LOCATION East Side of Brisbin Road Approximately 0.5 Miles South of Route 52



TOWNSHIP Lisbon

PARCEL # 08-13-400-013

LOT SIZE 3.86 Acres

EXISTING LAND USE Agricultural and Farmstead

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Rural Estate Residential (Max 0.45 Du/Acre)
	Roads	Brisbin Road is a Township Maintained Major Collector.
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION A-1 Special Use Permit for the Sale of Agricultural Products and Pottery, Art, and Home Décor Not Produced on the Premises

APPLICABLE REGULATIONS Section 7:01.D.47 – A-1 Special Uses – Permits Sales of Agricultural Products Not Grown on the Premises

Section 7:01.D.48 – A-1 Special Uses – Permits Sales of Pottery, Art, Home Décor Not Produced on the Premises with Restrictions

Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Estate Residential (Max 0.45 DU/Acre) (County) Low Density Residential (Plattville)	A-1
South	Agricultural	A-1	Agricultural	A-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural	A-1	Rural Estate Residential	A-1 and A-1 SU

The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon’s Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on February 2, 2021, as part of the original application and consultation was terminated (see Attachment 1, Pages 6-8).

NATURAL RESOURCES INVENTORY

NRI application submitted on January 28, 2021 as part of the original application. A revised application was submitted on May 13, 2021. The LESA Scores from both the original and revised applications was 190 indicating a low level of protection. The revised NRI Report is included as Attachment 6.

ACTION SUMMARY

LISBON TOWNSHIP

Lisbon Township was emailed information on May 18, 2021.

SEWARD TOWNSHIP

The property is in Lisbon Township, but Seward Township maintains Brisbin Road in this area. Seward Township was emailed information on May 18, 2021. Seward Township Highway Commissioner Scott Cryder sent a letter stating that he was withdrawing the objection of the previous Township Highway Commissioner and recommending approval of the requested special use permit. This letter is included as Attachment 9.

VILLAGE OF PLATTVILLE

The Village of Plattville was emailed information on May 18, 2021.

LISBON-SEWARD FIRE PROTECTION DISTRICT

Lisbon-Seward Fire Protection District was emailed information on May 18, 2021. The Fire Protection District requested two (2) fire extinguishers and two (2) basic first aid kits, one (1) at the entrance and one (1) in the middle of the market. The Fire Protection District’s email is included as Attachment 8.

ZPAC

ZPAC reviewed this proposal at their meeting on June 1, 2021. The Petitioner stated the food vendor would be similar to a food truck. The Petitioners agreed to install hand washing stations near the restrooms. Given the number of events, the use would not meet the requirements for testing under the State’s non-community well program. The Petitioners reiterated that no parking would occur along

Brisbin Road. The Petitioners' Attorney invited everyone onto the site and asked if something needed to be removed or relocated, to let the Petitioners know. ZPAC voted to recommend approval of the proposal by a vote of six (6) in favor and zero (0) in opposition; four (4) members were absent. The minutes of the meeting are included as Attachment 7.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on June 23, 2021. The Petitioners clarified that the individual vendor stalls would be approximately fifteen feet by twenty feet (15'X20'). The Petitioners agreed that the request by the Lisbon-Seward Fire Protection District be added as a condition of the special use permit. Discussion occurred regarding overflow parking and the Petitioners agreed to amend the site plan showing additional parking to the west of the market area. Commissioners wanted to see no parking/tow zone signs installed by the Township in front of the subject property, if the Township could lawfully install such signs. Tom Anzelc felt the proposal was not the right fit for Lisbon Township. Cathleen Anzelc expressed concerns about precedent, noted that another market was in the area, felt that property values would be negatively impacted, asked who would monitor the property for setup and teardown, and was concerned that the use will be incompatible with agricultural uses. Letters of support from neighbors Don and Jacque Schuck, Brenda and Dustin Walzer, and Carla and Sherman Tweet, Jr. were read. The Kendall County Regional Planning Commission voted to recommend approval of the proposal with the conditions proposed by Staff and that the Petitioners developed additional parking west of the site plan for overflow or vendor parking within one (1) year of the approval of the special use permit. The Commission also recommended that the applicable Township examine establishing a no parking or tow-away zone along Brisbin Road at the subject property. The vote was eight (8) in favor and two (2) in opposition. Chairman Ashton voted no because he was unsure if the Petitioners would install the extra parking. Member Stewart voted no because he did not believe the site had been satisfactorily cleaned up. The minutes of the meeting are included as Attachment 11.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on June 28, 2021. Discussion occurred regarding the procedures for new special use permits, major amendments to special use permits and minor amendments to special use permits. The revised site plan was presented and discussed. It was noted that parking spaces 14-47 would be installed by April 2022. Chairman Mohr noted that the property did not stand out on Brisbin Road; someone had to look to find the property. Discussion occurred regarding having the fire extinguishers examined by the Lisbon-Seward Fire Protection District. A letter of support from neighbor Jose Oliveres Guzman was read into the record. No one from the public spoke in opposition to the request. The Kendall County Zoning Board of Appeals recommended approval with the conditions proposed by Staff and timetable for installing parking spaces 14-47 by vote of six (6) in favor and zero (0) in opposition. Member Whitfield was absent. The minutes of the hearing are included as Attachment 12.

GENERAL

According to the plat of survey (see Attachment 2), the original site plan (see Attachment 3), and the revised site plan (see Attachment 10), the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

No new buildings are planned for the site. No existing structures are planned for demolition.

One (1) four foot (4') temporary snow fence will be installed around the ponds when the market is occurring.

Section 7:01.D.48 places several conditions and restrictions on special use permits regarding the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.

4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale must occur in an existing building, unless otherwise approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.
11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10th) special use permit for the sale of products not grown on the premises in the unincorporated area.

BUSINESS OPERATION

According to the business plan provided (see Attachment 1, Page 2), the Petitioner would like to operate the market a maximum two (2) weekends per month between April and October. The market would be open from 8:00 a.m. until 5:00 p.m. with vendors given additional time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioners and their family, the business will not have any employees.

All vendors will have necessary insurance.

BUILDING CODES

No new structures are planned for the property.

A barrier will be installed by the propane tank.

ENVIRONMENTAL HEALTH

According to the site plan (see Attachment 3) and revised site plan (see Attachment 10), two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioners would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

STORMWATER AND DRAINAGE

The property drains to the east.

The Petitioners secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

Based on the information provided, no stormwater permits are required.

ROAD ACCESS

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and parking in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

PARKING

Following the Regional Planning Commission meeting, the Petitioners updated the parking layout on the site plan. The site plan showed two (2) parking areas. The parking area by the existing steel barn consists of eight (8) parking spaces including three (3) handicapped accessible parking spaces. The eight (8) parking stalls would be eight feet by fifteen feet (8'X15'). The three (3) handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional forty-seven (47) parking spaces were planned along the north and west sides of the site. Originally, the Petitioners planned to install thirteen (13) parking spaces along the north property line, but the Regional Planning Commission was concerned about overflow parking for patrons and vendor parking. The number of available parking spaces could be reduced if vendors with larger vehicles and trailers occupy the parking spaces along the western end of the site. The parking spaces would be gravel, hay, or grass with the exception of the three (3) handicapped accessible spaces which would be hard surfaced.

Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

LIGHTING

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

SIGNAGE

The Petitioner plans to have a sign at Brisbin Road when the market is open. A picture of the sign is included as Attachment 5. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

LANDSCAPING

No additional landscaping is planned.

NOISE CONTROL

No information regarding noise control was provided.

FINDINGS OF FACT

The Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is

compatible with the surrounding area and/or the County as a whole. **True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Utilities are already available at the property. The site plan includes a parking plan. The property previously secured 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. No variances have been requested.**

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 3-5 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.”**

RECOMMENDATION

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 10). Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed. The parking spaces identified as spaces 14-47 on the attached site plan (Attachment 10) shall be installed by April 2022. **(Clarified at the Zoning Board of Appeals)**
2. The owner(s) or operator(s) of the business allowed by this special use permit must ensure the four foot (4') fence is erected around the ponds as shown on the attached site plan (Attachment 10) prior to the opening of the business allowed by this special use permit when the business is open to the public.
3. The subject parcel must remain at least (3) acres in size.
4. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
5. Retail and wholesale sales may occur outside existing buildings.
6. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
7. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
8. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between the months of April and October.
9. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
10. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open. The sign may be placed along Brisbin Road the day before the business allowed by this special use permit is open.

11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan (Attachment 10). The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall be generated by the uses allowed this special use permit.
13. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
14. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
16. On the days when the uses allowed by this special use permit are open to the public, two (2) fully functioning fire extinguishers and two (2) basic first aid kits shall be available, one (1) set of these items shall be located at the entrance to the market and the other set shall be located in the middle of the market. **(Added at Regional Planning Commission)**
17. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
18. This special use permit and the ordinance granting this special use permit shall be considered revoked on the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or when Thomas or Wanda Hogan no longer own the subject property, whichever occurs first. If Thomas or Wanda Hogan wish to continue the use allowed by this special use permit after the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or if a subsequent owner of the subject property wishes to operate the use allowed by this special use permit, a new special use permit shall be required. This condition shall not be eligible for a minor amendment.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance is included as Attachment 13.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Site Plan
4. Aerial
5. Sign
6. NRI Report
7. June 1, 2021 ZPAC Minutes
8. June 21, 2021 Lisbon-Seward Fire Protection District Email
9. June 1, 2021 Letter from the Seward Township Highway Commissioner
10. Revised Site Plan (June 24, 2021)
11. June 23, 2021 Kendall County Regional Planning Commission Meeting Minutes
12. June 28, 2021 Kendall County Zoning Board of Appeals Hearing Minutes (This Petition Only)
13. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Hogan's Haven Market FILE #

NAME OF APPLICANT		
Wanda Hogan & Thomas K Hogan		
CURRENT LANDOWNER/NAME(s)		
Thomas K. & Wanda Hogan08		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
App. one	14975 Brisbin Road, Mlnooka, IL. 60447	08-13-400-013
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
parking lot	A1	
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to <u> </u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: <u> </u>	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Wanda Hogan	[REDACTED]	[REDACTED]m
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER OTHER # (Cell, etc.)
n/a	n/a	n/a
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
n/a	n/a	n/a
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	DATE	
[REDACTED]	5-13-21	

FEE PAID: \$ 1155.00
 CHECK #: 16468

¹Primary Contact will receive all correspondence from County
²Engineering Contact will receive all correspondence from the County's Engineering Consultants

HOGAN'S HAVEN COUNTRY MARKET

We want to start a country market, specializing in crafts, farmers market, and a select few flea market items.

We will be using the lot that is approximately one acre that is now being used for our equipment.

We would like to use this to supplement our S/S income.

We would only do this 1 to 2 weekends a month. Starting in April to Oct. Weather permitting.

We will use one space for our items. Also, we have family, kids and grandchildren that want space. The remaining spaces will be for any farmer's and vendors who wish to rent them as long as they are insurance. All VENDORS WILL BE REQUIRED TO HAVE INS. All vendors will be able to park in their space.

We will open 8 am to 5 pm. Vendors will be given ample time to set up before opening. 2 hours before and 2 after.

I am providing the site plan with drawing showing how we want to lay everything out. The sizes on spaces, parking ect. All signage for handicap parking, customer parking, pedestrian only signs. WE WILL be placing a 4 x6 sign by brisbin Road the night before the market and removed the Sunday evening after the market closes

WE WILL NOT BE BUILDING ANYTHING, WE WILL NOT Have any employees.

Legal Description

The South 250 feet, measured at right angles, to the South line of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 7 East of the Third Principal Meridian, except the West 250 feet thereof, in the Township of Lisbon, Kendall County, Illinois

WARRANTY DEED
Joint Tenancy (Illinois)

THE GRANTORS, HAROLD D. KNUDSON and LINDA L. SHEELY KNUDSON, Husband and Wife,

of the _____ of _____
in the County of _____
and State of _____

For and in consideration of _____ Dollars in hand paid, CONVEY and WARRANT to
THOMAS HOGAN and WANDA HOGAN, Husband and Wife,

whose address is: [REDACTED]

not as tenants in common, but in JOINT TENANCY, the following described Real Estate situated
in the County of _____, in the State of Illinois to wit:

The South 250 feet, measured at right angles, to the South line of the Southeast
1/4 of Section 13, Township 25 North, Range 7 East of the Third Principal Meridian,
except the West 250 feet thereof, in the Township of Lisbon in Kendall County,
Illinois.

SUBJECT TO: Existing easements, covenants, and restrictions of record, and
1995 and subsequent years real estate taxes,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in
joint tenancy forever.

Permanent Real Estate Index Number: 08-13-900-003

Address of Real Estate: Bristol Road, Alton, IL

Given this 1st day of November, 1995

[REDACTED]

[REDACTED]

HAROLD D. KNUDSON
[REDACTED]
[Signature]

Warranty Deed

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

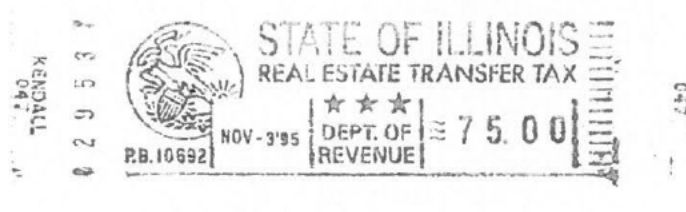
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HAROLD D. KNUDSON and LINDA L. SHELBY-KNUDSON by DANIEL J. *** personally known to me to be the same person s whose name s are _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered thsi instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and notarial seal this 1st day of November, 1995.
*** KRAMER as Power of Attorney In Fact.

Notary Public

Send subsequent tax bills to:

Thomas Hogan and Wanda HOgan



This Document Prepared By:

Law Offices of
Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
708-553-9500

After Recording, Return To:

Attorney Ricahrd Jalovec
955 W. Madison
Chicago, IL 60607

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 37.50 cmu



Applicant: Wanda Hogan **IDNR Project Number:** 2110032
Contact: Wanda Hogan **Date:** 02/02/2021
Address: [REDACTED] **Alternate Number:** 2110014

Project: Hogans Haven Market
Address: 14975 BRISBIN RD, MINOOKA

Description: we would to start a small Flea market/Crafts/Farmers market on the app.one now used for our equipment. we want to this 1 to 2 weekend a month to supplement our S/S.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.



County: Kendall

Township, Range, Section:
35N, 7E, 13

IL Department of Natural Resources
Contact
 Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 Kendall County
 wanda Hogan
 [REDACTED]

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2110032

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2110032



EcoCAT Receipt	Project Code 2110032
-----------------------	-----------------------------

APPLICANT	DATE
Wanda Hogan Wanda Hogan [REDACTED]	2/2/2021

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID \$ 127.81

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. no it well not

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

no it well not

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

already here

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

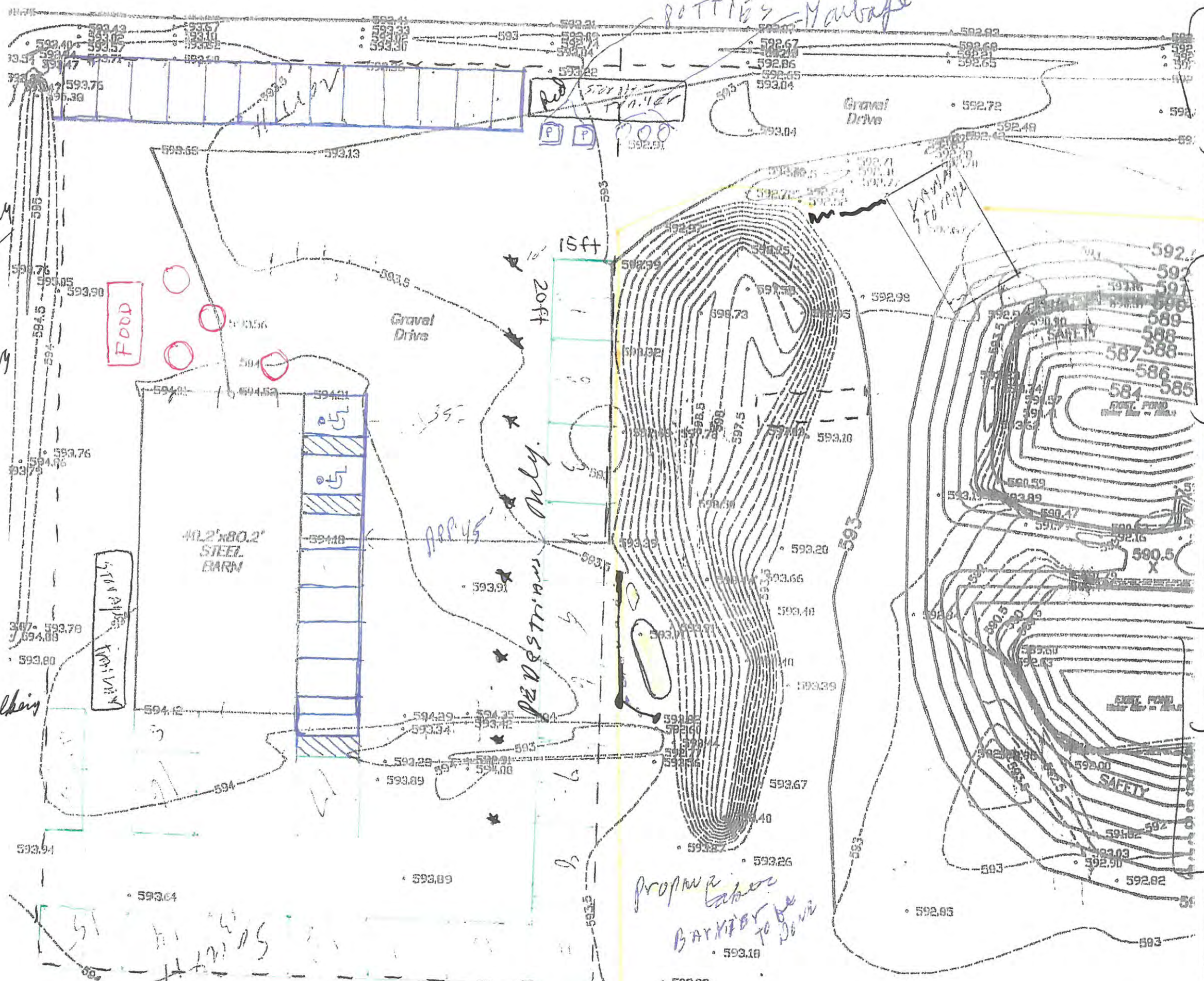
yes to the best of my knowledge.

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.

not sure, but our plan well not interfere with anything the county has in mind. since we are not building

anything!

(NORTH)



WE WILL NOT BE ANY DEMOLITION ANYTHING

WE WILL NOT BE BUILDING ANYTHING!

* ARE CURBS WITH CHAINS TO KEEP CARS AWAY FROM PEOPLE WALKING

SOUTH

7 parking spots + 2 handicap (8' x 15' ft)

10ft x 15ft

5ft

Jenny's plans

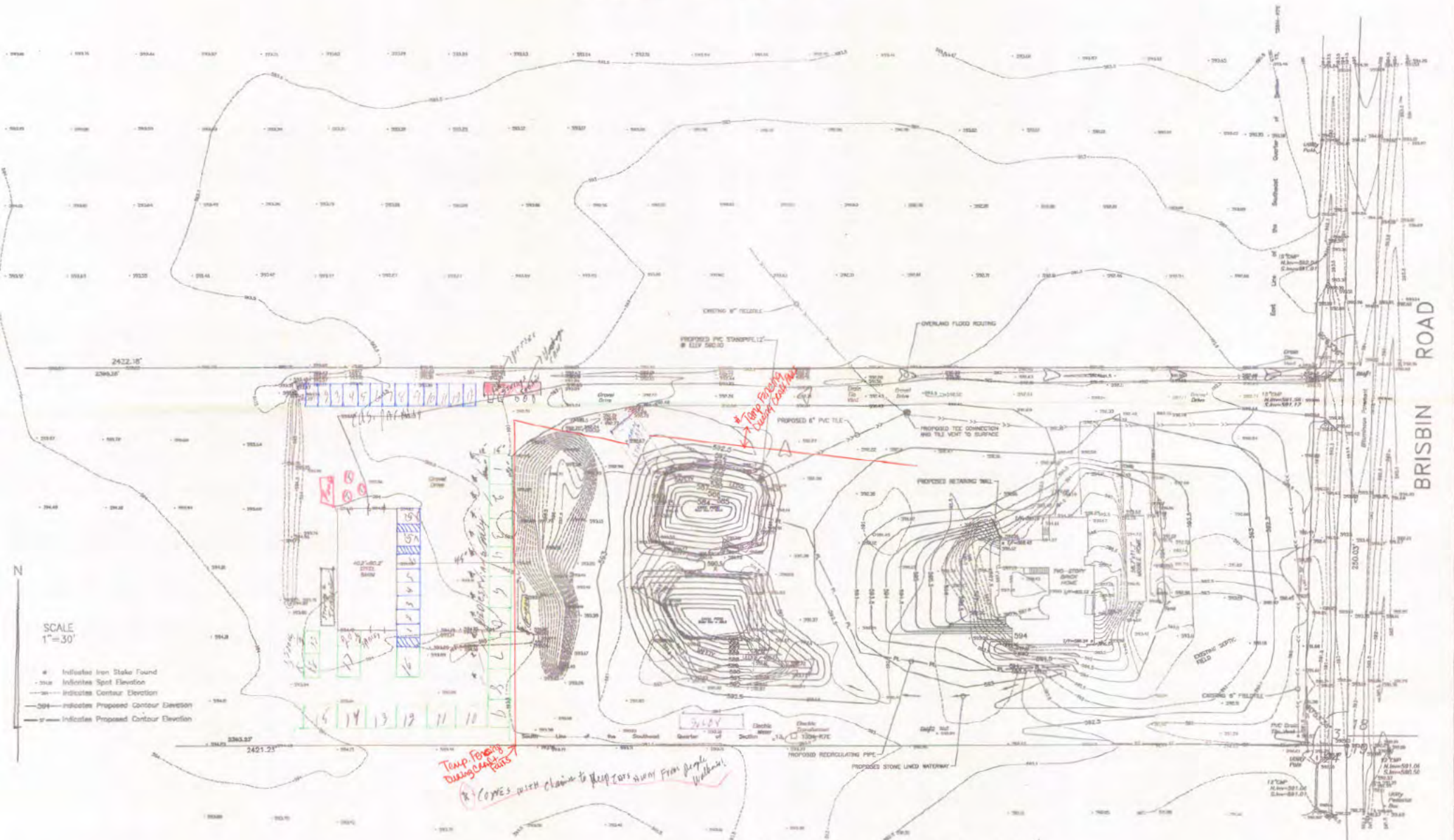
20 ft curb

20 ft curb

proper labor barrier to be done

SITE PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 13, T35N-R7E, 3rd PM
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1" = 30'

- Indicates Iron Stake Found
- Indicates Spot Elevation
- Indicates Contour Elevation
- Indicates Proposed Contour Elevation
- Indicates Proposed Contour Elevation

BENCHMARKS --- (NAD83)

BM#1 - Top of Iron Pipe in Center of Pavement at Northeast Corner of Hogan Property. Elevation = 263.91

BM#2 - Top of Well Cap on Hogan Property. Elevation = 264.38

NOTES:
MAX SLOPES = 4:1
GRASSY AREAS DISTURBED BY EXCAVATION ACTIVITIES SHALL BE RESEEDED OR SOURED.

2 - party station by old survey center
3rd - various cuts of old stables & any other NEGRO through mt
Drain - various spaces - including those forming 15' x 30' - 17' +
3 half spaces if NEGRO 10th St
But this - 8 part 28 including 2 landscape along building
- 13 M. NORTH PROPERTY LINE
Metal shed built by property owner

PREPARED BY: [Redacted]
DATE: [Redacted]

PROF. SEAL: [Redacted]



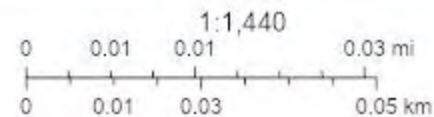
Kendall County Web GIS



February 8, 2021

🏠
Kendall County Address Points
Parcels

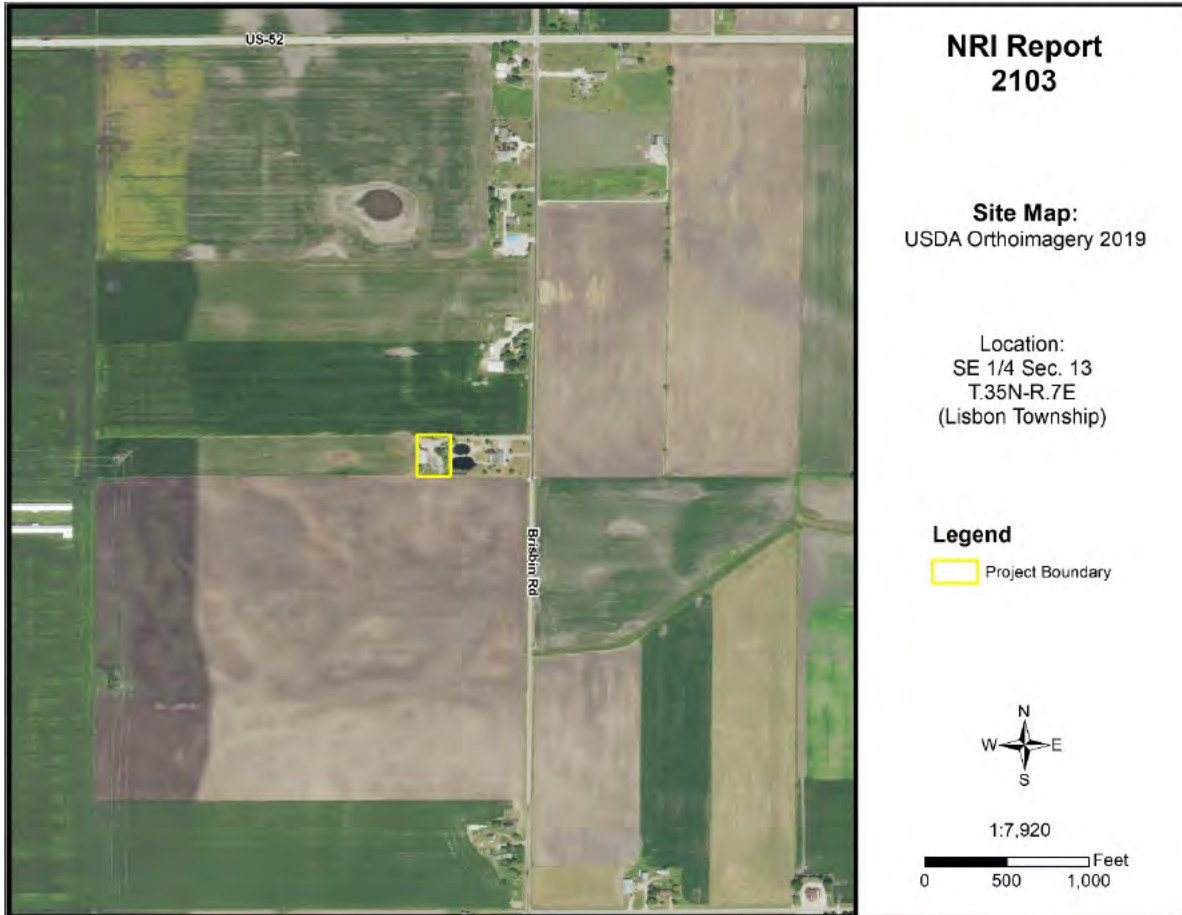
Ownership Parcel



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NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2103



Feb. 2021
Updated: May 2021

Petitioner: Hogan's Haven Country Market
Contact: Wanda Hogan

Prepared By:



7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2103
Petitioner	Hogan's Haven Country Market
Contact Person	Wanda Hogan
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SE ¼ of Section 13, T.35N.-R.7E. (Lisbon Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Hogan's Haven Country Market
Existing Zoning & Land Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Land Use	No Change
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Existing Configurations
Size of Site	1 (+/-) acres
Land Evaluation Site Assessment Score	190 (Land Evaluation: 85; Site Assessment: 105)

NATURAL RESOURCE CONSIDERATIONS

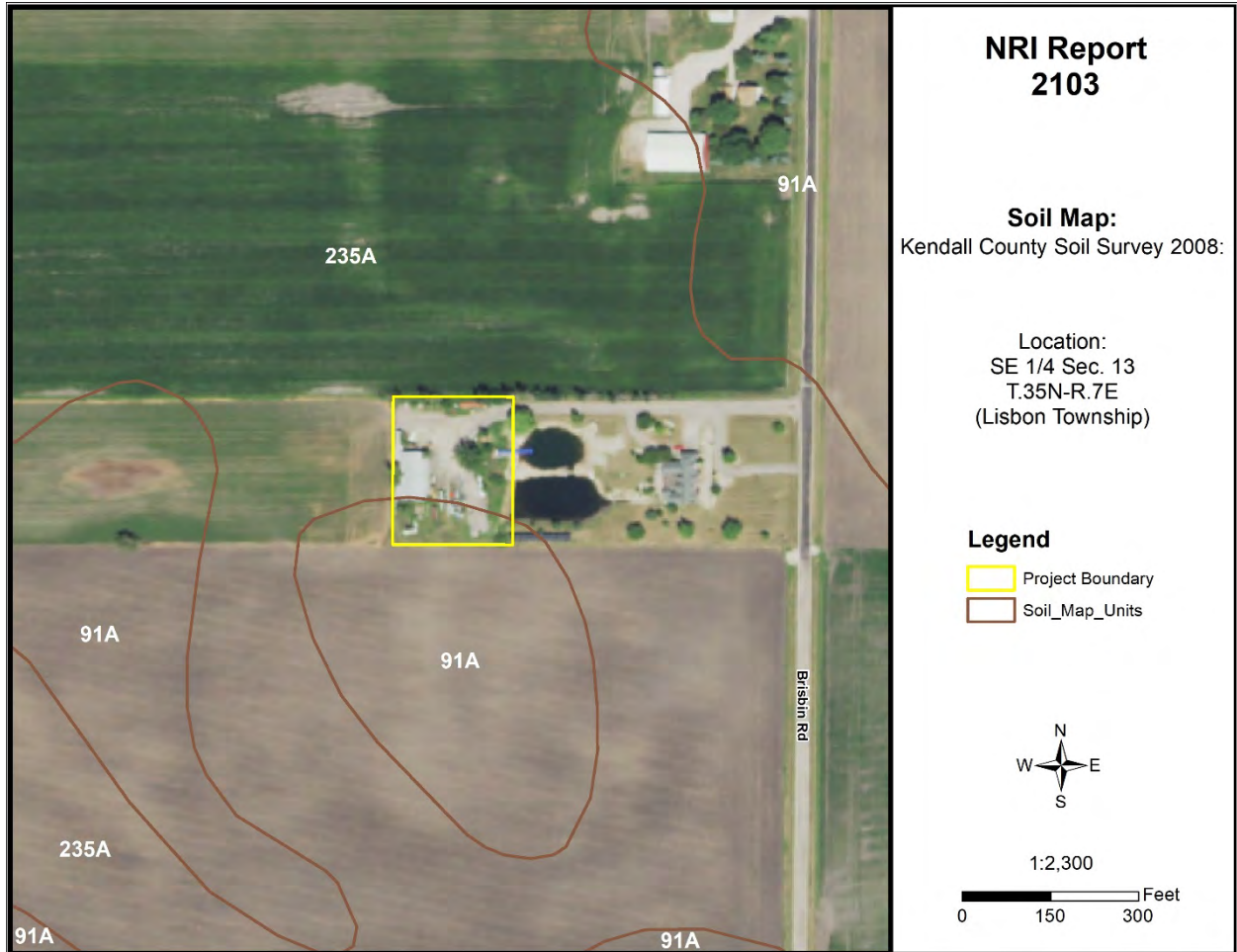


Figure 1: Soil Map

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
91A	Swygert silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-hydric	Prime Farmland
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland (if drained)

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, Bryce silty clay (235A) is classified as being a hydric soil and Swygert silty clay loam (91A) is classified as being a non-hydric soil.

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, 28.1% are designated as prime farmland and 71.9% are designated as prime farmland if drained.

Table 2: Water Features

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
91A	Medium	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 2.9'-4.8' <u>June – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
235A	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0-0.5' above surface Duration: Brief (2-7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None

Surface Runoff – Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.

Ponding – Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

Flooding – Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS

According to the USDA-NRCS, soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- **Not Limited:** Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- **Somewhat Limited:** Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation; fair performance and moderate maintenance can be expected.
- **Very Limited:** Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Conventional Septic System Rating Criteria – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. Soils that are deemed unsuitable for installation of an on-site sewage disposal system per the Kendall County Subdivision Control Ordinance may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department located at 811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026.

Limitations are listed below for small commercial buildings, shallow excavations, lawns and landscaping, and onsite conventional sewage disposal systems. Please note this information is based on soils in an undisturbed state as compiled for the USDA-NRCS 2008 Soil Survey of Kendall County, IL and the Kendall County Subdivision Control Ordinance; this does not replace the need for site specific soil testing or results of onsite soil testing.

Table 3: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
91A	Somewhat Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Too clayey; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Suitable	0.3	28.1%
235A	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Too clayey; Unstable excavation walls; Dusty	Very Limited: Ponding; Depth to saturated zone; Too clayey; Dusty	Unsuitable: Wet	0.9	71.9%
% Very Limited	71.9%	100%	71.9%	71.9%		

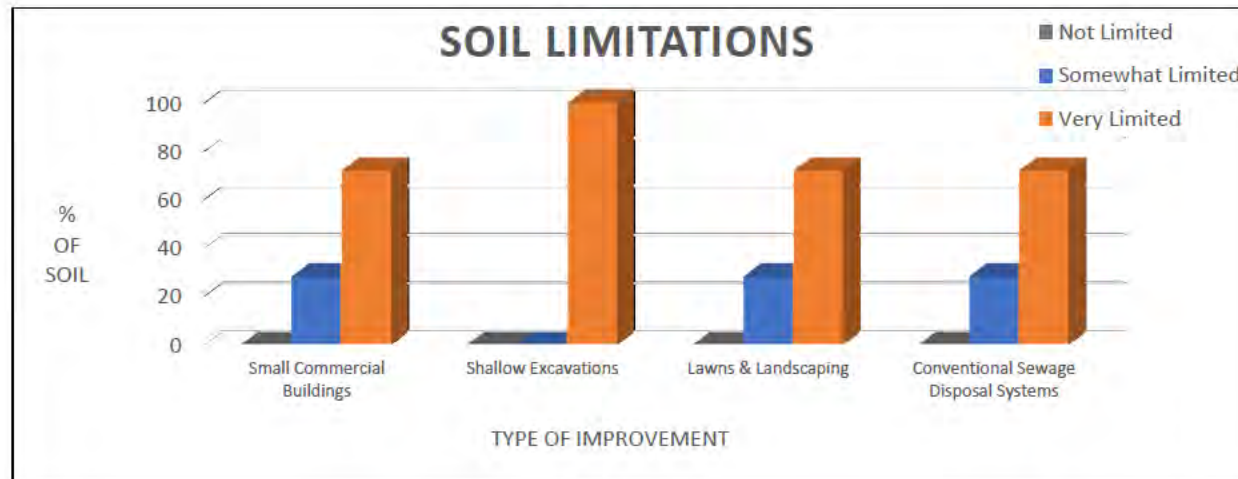


Figure 2: Soil Limitations

Building Limitations Maps:

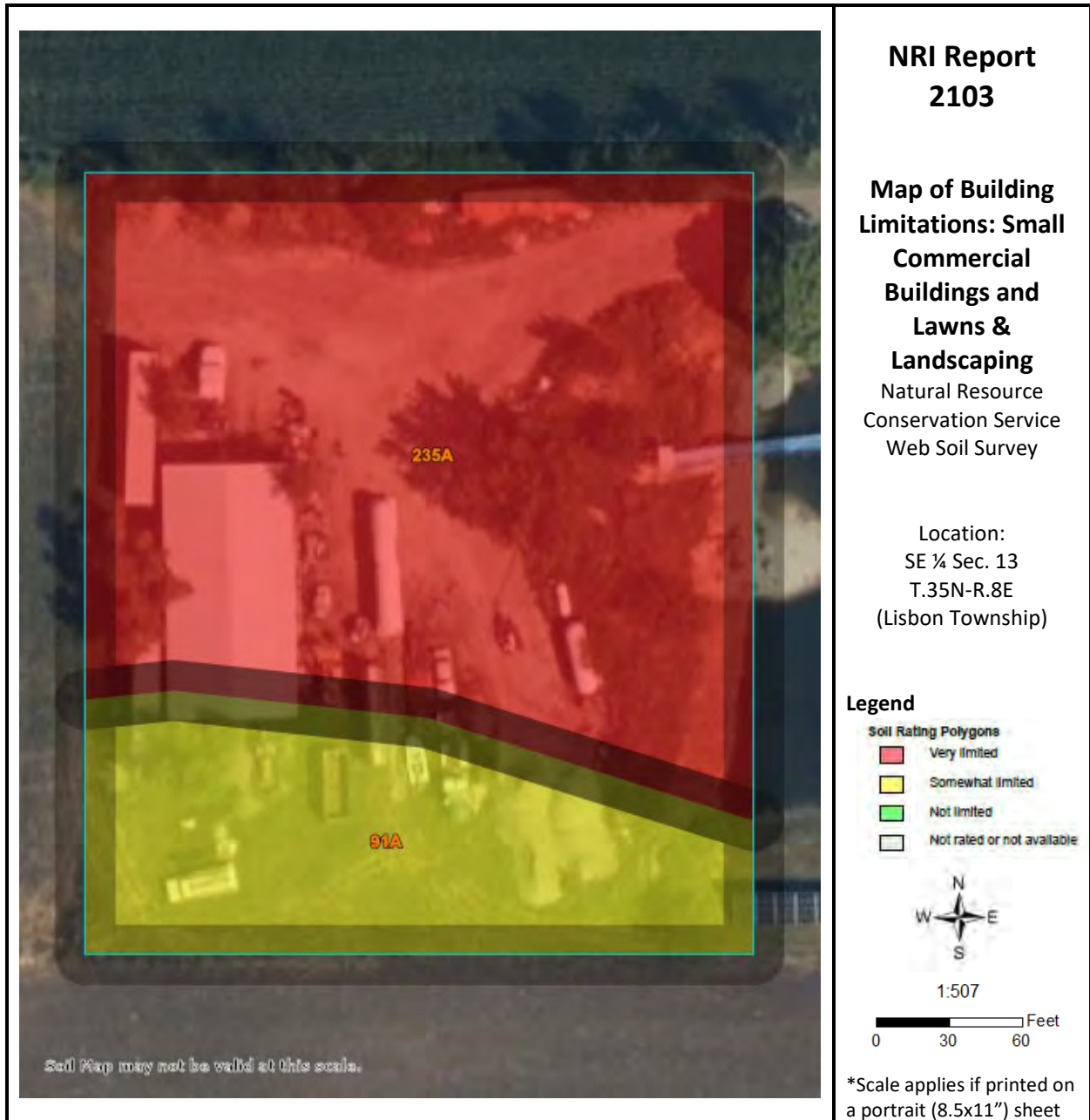


Figure 3A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping

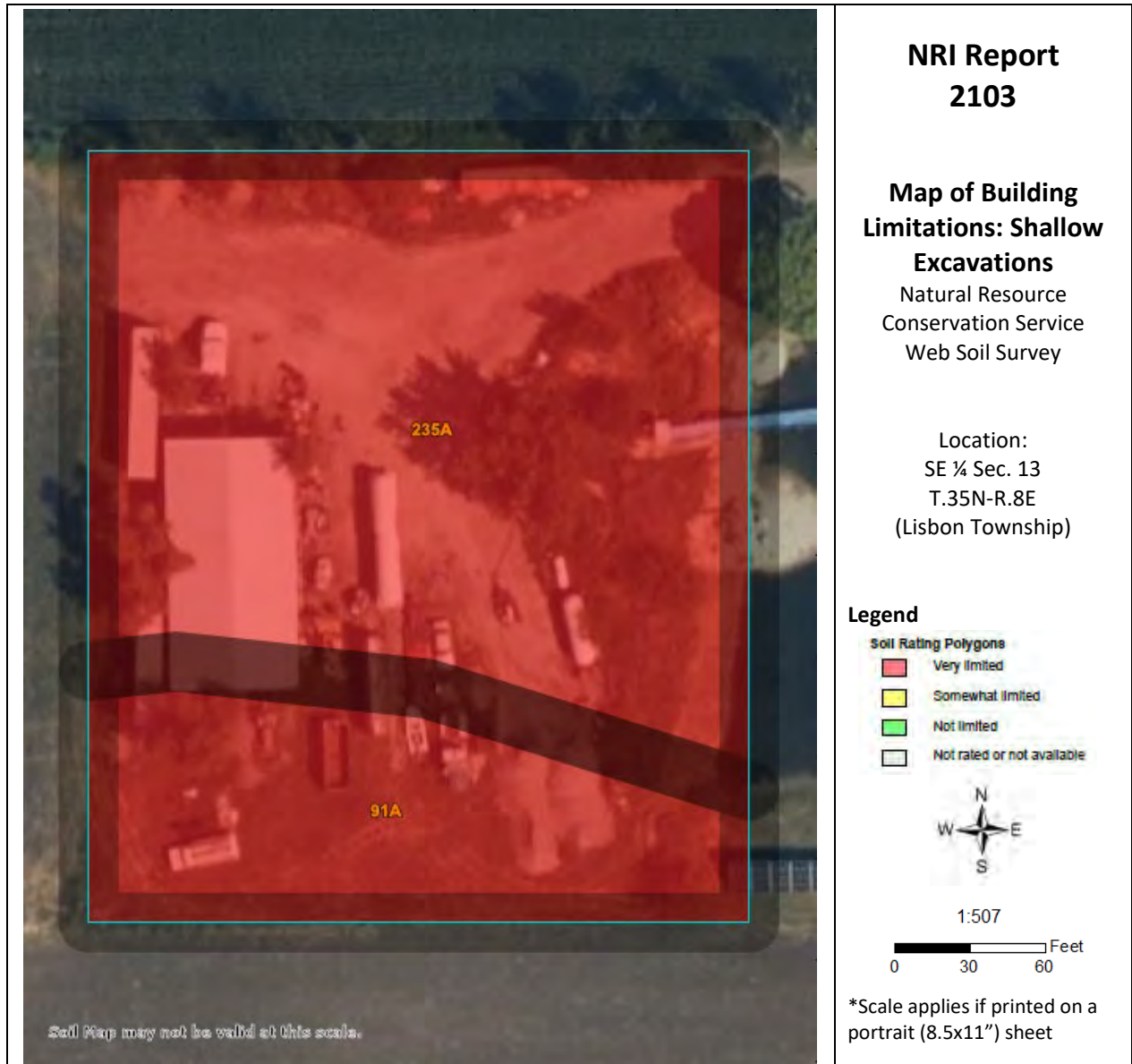


Figure 3B: Map of Building Limitations – Shallow Excavations

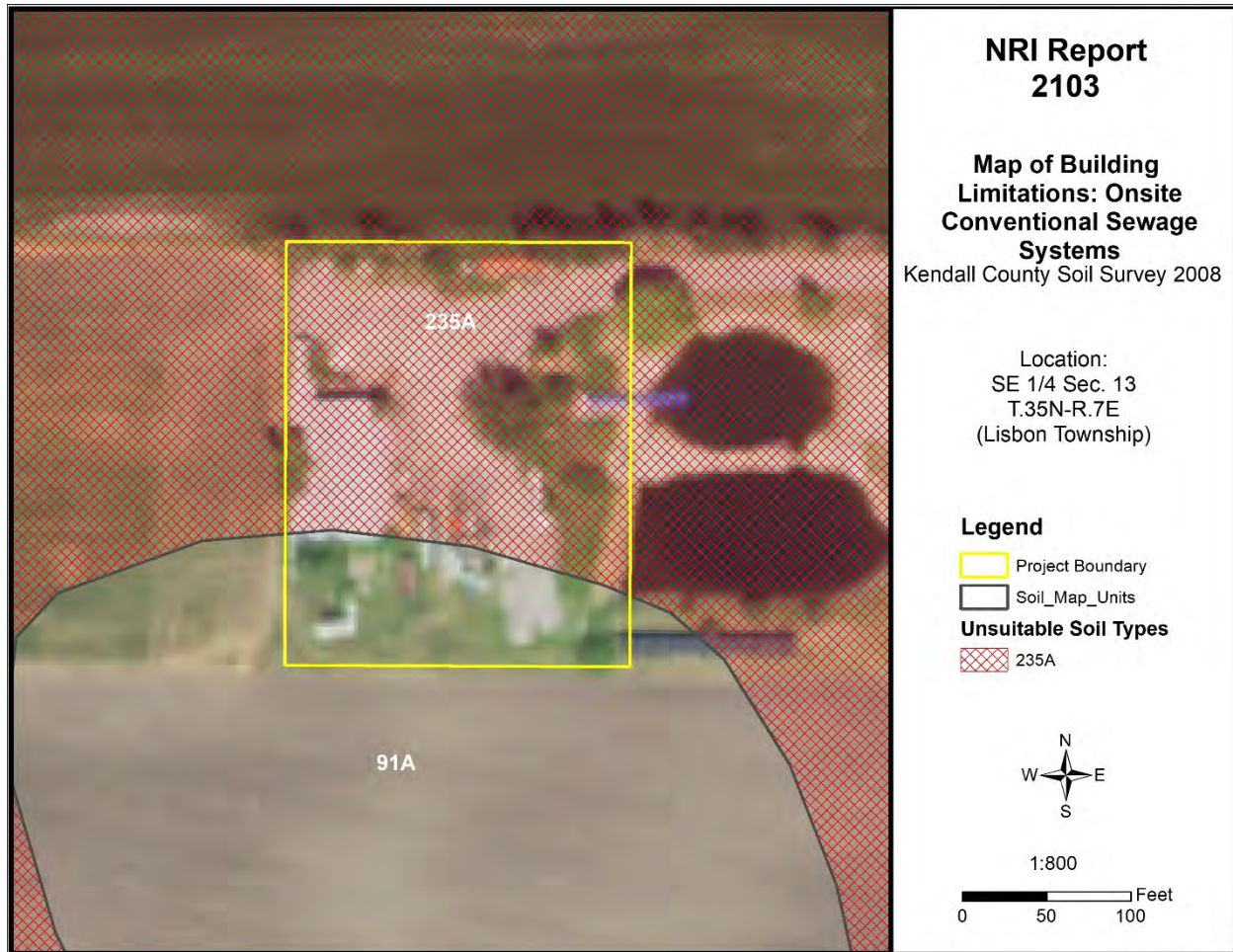


Figure 3C: Map of Building Limitations – Onsite Conventional Sewage System

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
91A	4	79	0.3	23.7
235A	3	87	0.9	78.3
Totals			1.2	102
LE Calculation			(Product of relative value / Total Acres) 102 / 1.2 = 85	
LE Score			LE = 85	

The Land Evaluation score for this site is 85, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 4B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	105

The Site Assessment score for this site is 105. The Land Evaluation value (85) is added to the Site Assessment value (105) to obtain a LESA Score of 190 out of a possible 300. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 5: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: 85 + Site Assessment Value: 105 = LESA Score: 190

The **LESA Score for this site is 190, which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map does not indicate the presence of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

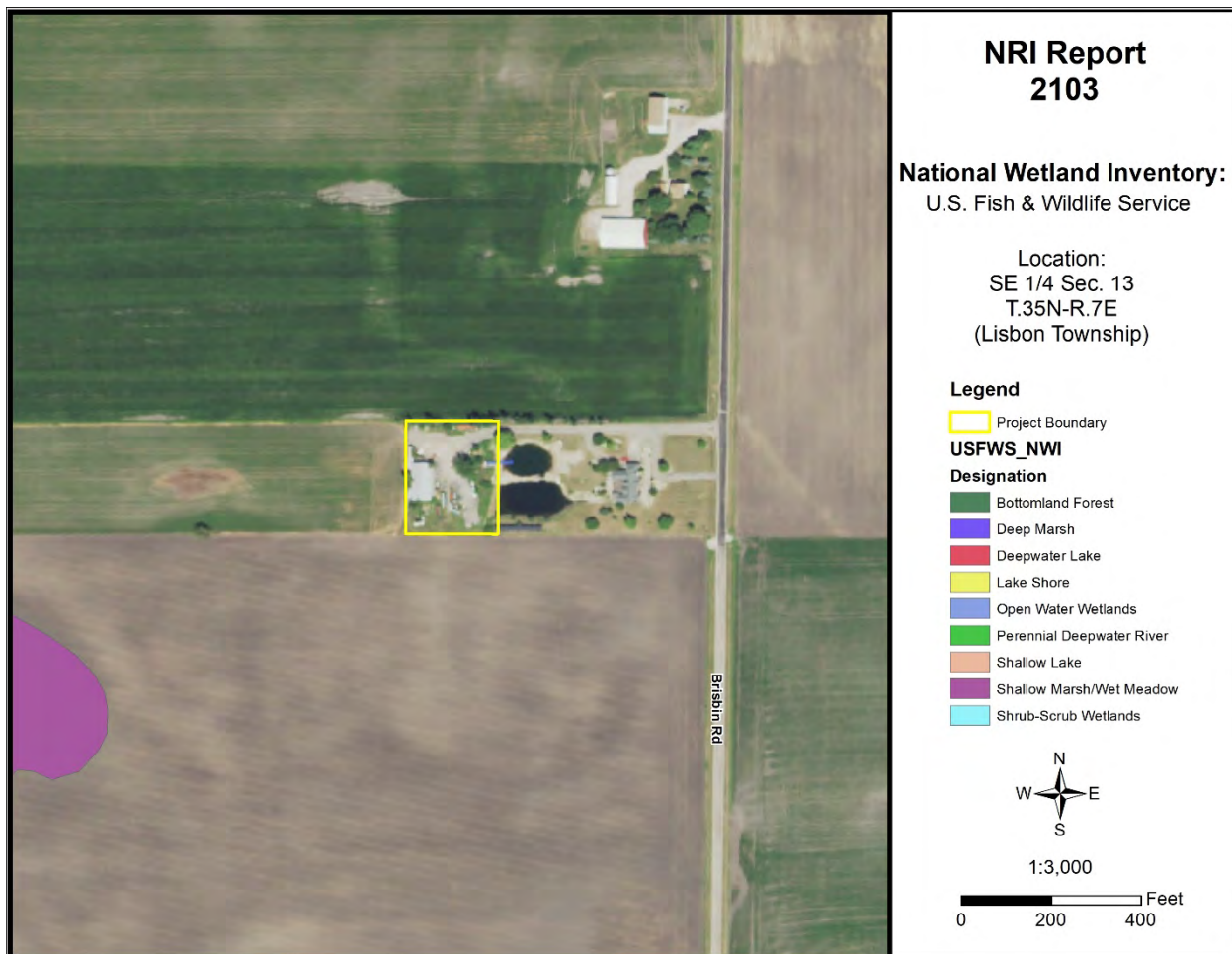


Figure 4: Wetland Map – USFWS National Wetland Inventory

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0140H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map,

the parcel is not located within the floodplain or floodway and is considered an area of minimal flood hazard.

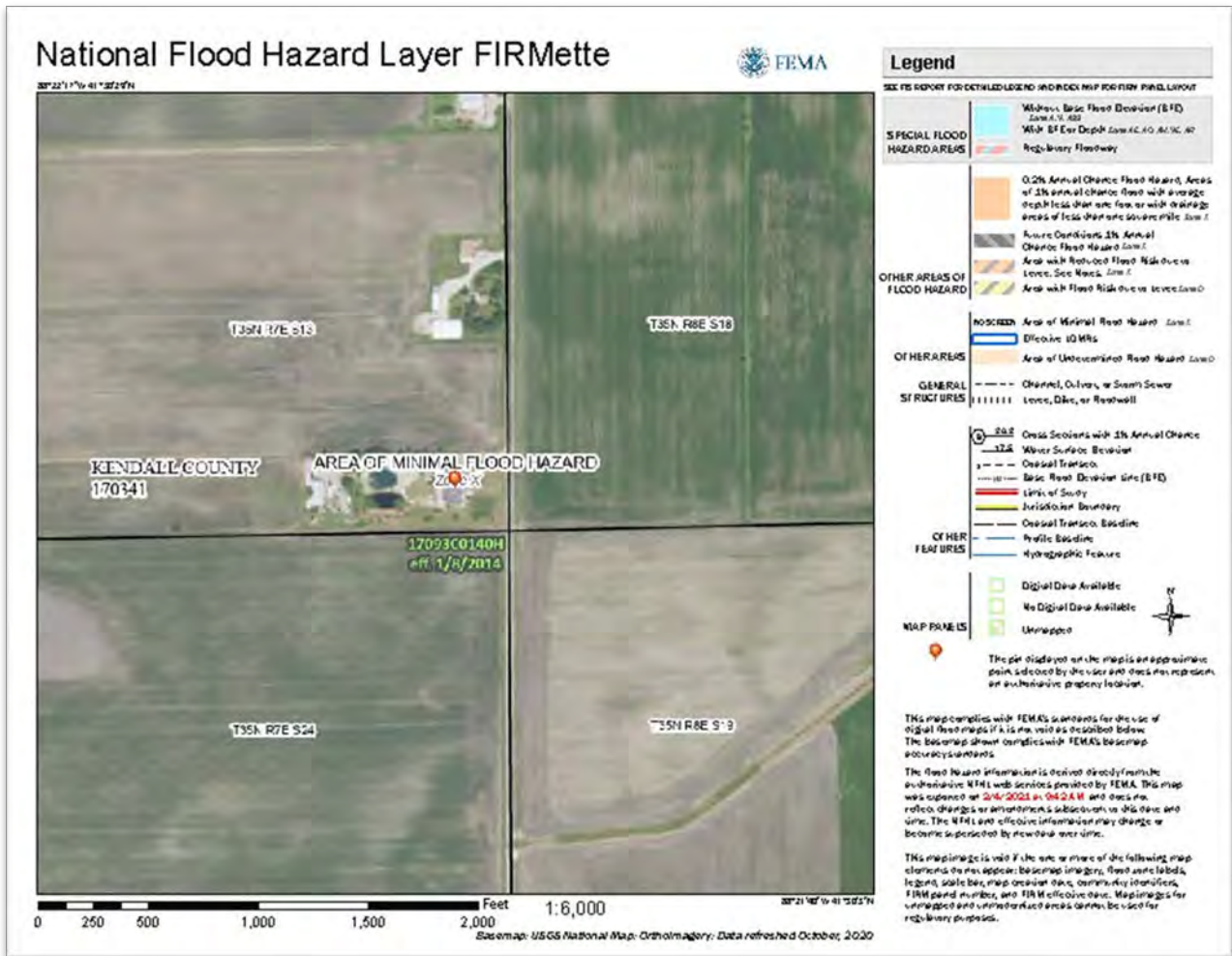


Figure 5: FEMA Floodplain Map

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

LAND USE FINDINGS

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for Petitioner Wanda Hogan for the proposed Hogan’s Haven Country Market (A-1 Special Use Permit request) located in Lisbon Township of Kendall County in the SE ¼ of Section 13, Township 35N, and Range 7E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 28.1% are designated as prime farmland and 71.9% are designated as prime farmland if drained. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 85 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 190 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for shallow excavations, 71.9% are very limited for small commercial buildings and lawns & landscaping, and 71.9% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River Watershed. If development should occur on this site, a soil erosion and sediment control plan should be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that a drainage tile survey be completed on the parcel to locate subsurface drainage tile. That survey should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of the land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statues, Ch. 70, Par 405/22.02a).

[Redacted Signature]

SWCD Board Representative

05-13-2021

Date

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
June 1, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:09 a.m.

Present:

Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department

Audience:

Wanda Hogan and Michael Mattingly

AGENDA

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as presented.

With a voice vote of six (6) ayes, the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the April 6, 2021, meeting minutes.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

Petition 21-19 Thomas and Wanda Hogan

Mr. Asselmeier summarized the request.

In March 2021, the Petitioners submitted an application for a market at the subject property. At the Kendall County Regional Planning Commission meeting, Kendall County Zoning Board of Appeals hearing, and Kendall County Planning, Building and Zoning Committee meeting, concerns were raised about the intensity of the use, the compatibility of the use in relation to adjacent agricultural uses, the impact of the proposed use on property values, safety at the property and along Brisbin Road, and the appearance of the property. After receiving negative recommendations at the above meetings and hearing, the Petitioner withdrew the original Petition.

On May 13, 2021, the Petitioner submitted a revised Petition. According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall market on the subject property with food. The market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises. The Petitioners have removed some items from the property and have agreed to install a four foot (4') snow fence around the ponds when the market is occurring.

The application materials, plat of survey, site plan, and the aerial of the property were provided.

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.

The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

The Future Land Use Map calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's Future Land Use Map calls for the property to be Low Density Residential. The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon's Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

EcoCat submitted on February 2, 2021, and consultation was terminated.

NRI application submitted on January 28, 2021 as part of the original application. A revised application was submitted on May 13, 2021. The LESA Scores from both the original and revised applications was 190 indicating a low level of protection. The revised NRI Report was provided.

Lisbon Township was emailed information on May 18, 2021.

Seward Township was emailed information on May 18, 2021.

The Village of Plattville was emailed information on May 18, 2021.

Lisbon-Seward Fire Protection District was emailed information on May 18, 2021.

According to the plat of survey and the site plan, the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

No new buildings are planned for the site. No existing structures are planned for demolition.

One (1) four foot (4') temporary snow fence will be installed around the ponds when the market is occurring.

Section 7:01.D.48 places several conditions and restrictions on special use permits regarding the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.
4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale must occur in an existing building, unless otherwise approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.

11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10th) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided, the Petitioner would like operate the market a maximum two (2) weekends per month between April and October. The market would be open from 8:00 a.m. until 5:00 p.m. with vendors given additional time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioner and their family, the business will not have any employees.

All vendors will have necessary insurance.

No new structures are planned for the property.

A barrier will be installed by the propane tank.

According to the site plan, two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioner would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

The property drains to the east.

The Petitioner secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

Based on the information provided, no stormwater permits are required.

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and parking in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

The site plan shows two (2) parking areas. The parking area by the existing steel barn consists of eight (8) parking spaces including two (2) handicapped accessible parking spaces. The eight (8) parking stalls would be eight feet by fifteen feet (8'X15'). The two handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional thirteen (13) parking spaces are planned along the north property line. The parking spaces would be gravel with the exception of the two (2) handicapped accessible spaces which would be hard surfaced. Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioner plans to have a sign at Brisbin Road when the market is open. A picture of the sign was provided. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

No additional landscaping is planned.

No information regarding noise control was provided.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. The site plan includes a parking plan. The property previously secured 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. No variances have been requested.

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 3-5 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."

Staff recommends approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed.
2. The owner(s) or operator(s) of the business allowed by this special use permit must ensure the four foot (4') fence is erected around the ponds as shown on the site plan prior to the opening of the business allowed by this special use permit when the business is open to the public.
3. The subject parcel must remain at least (3) acres in size.
4. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
5. Retail and wholesale sales may occur outside existing buildings.
6. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
7. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
8. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for

sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between the months of April and October.

9. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
10. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open. The sign may be placed along Brisbin Road the day before the business allowed by this special use permit is open.
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall be generated by the uses allowed this special use permit.
13. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
14. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. This special use permit and the ordinance granting this special use permit shall be considered revoked on the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or when Thomas or Wanda Hogan no longer own the subject property, whichever occurs first. If Thomas or Wanda Hogan wish to continue the use allowed by this special use permit after the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or if a subsequent owner of the subject property wishes to operate the use allowed by this special use permit, a new special use permit shall be required. This condition shall not be eligible for a minor amendment.
18. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Rybski asked if the food vendor would be a mobile vendor. Michael Mattingly, Attorney for the Petitioner, responded the food vendor would be mobile, similar to a food truck.

Mr. Rybski asked if a hand washing station would be available. Wanda Hogan, Petitioner, responded that she can have a hand washing station near the restrooms.

Mr. Rybski discussed the non-community well program. Based on the information provided, the proposed use would not be active enough times during the year to qualify for the program.

Mr. Gengler asked if there were any other special use permits similar to this proposal. Mr. Asselmeier responded that this use, if approved, would be the tenth (10th) such use in the unincorporated area.

Mr. Gengler asked what concerns were expressed during the previous review of the proposal. Mr. Asselmeier responded that previous concerns included the intensity of the use, compatibility of the use in relation to adjacent agricultural uses, impact of the proposed use on property values, safety at the property and along Brisbin Road, and the appearance of the property.

Mr. Gengler asked the distance to the nearest residence not including the owner. Mr. Mattingly responded approximately one quarter (1/4) mile.

No parking would occur along Brisbin Road.

Mr. Gengler asked about items laying around the property. Mr. Mattingly stated that the Petitioners have been cleaning up and the property and invited everyone to visit the property. If something needed to be removed or stored differently, please let the Petitioners know.

A snow fence will be erected around the ponds during the days when the market is open to the public.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the proposal.

The votes were as follows:

Yeas (6): Asselmeier, Gengler, Guritz, Klaas, Olson, and Rybski

Nays (0): None

Abstain (0): None

Absent (4): Briganti, Chismark, Holdiman, and Langston

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on June 23, 2021.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 20-32, 21-06, 21-08, 21-10, and 21-14 were approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:26 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Matt Asselmeier

From: Tim Wallace <lsfpd202@aol.com>
Sent: Monday, June 21, 2021 9:33 AM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Zoning Petition 21-19

Matt, sorry for the late reply, the only item that the Lisbon Seward Fire Protection District would like to see, would be two strategically placed fire extinguishers along with two basic first aid kits, one at the entrance and one in the middle of the market. Any questions, let me know, thanks, Tim

Attachment 8



Seward Township Highway Commissioner
14719 N. O'Brien Rd.
Minooka, IL 60447
(815)267-1011

June 1, 2021

Matthew H. Asselmeier, AICP,CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 W. Fox St.
Yorkville, IL 60560

RE: Thomas & Wanda Hogan
Approval of Special Use Permit

Mr. Asselmeier,

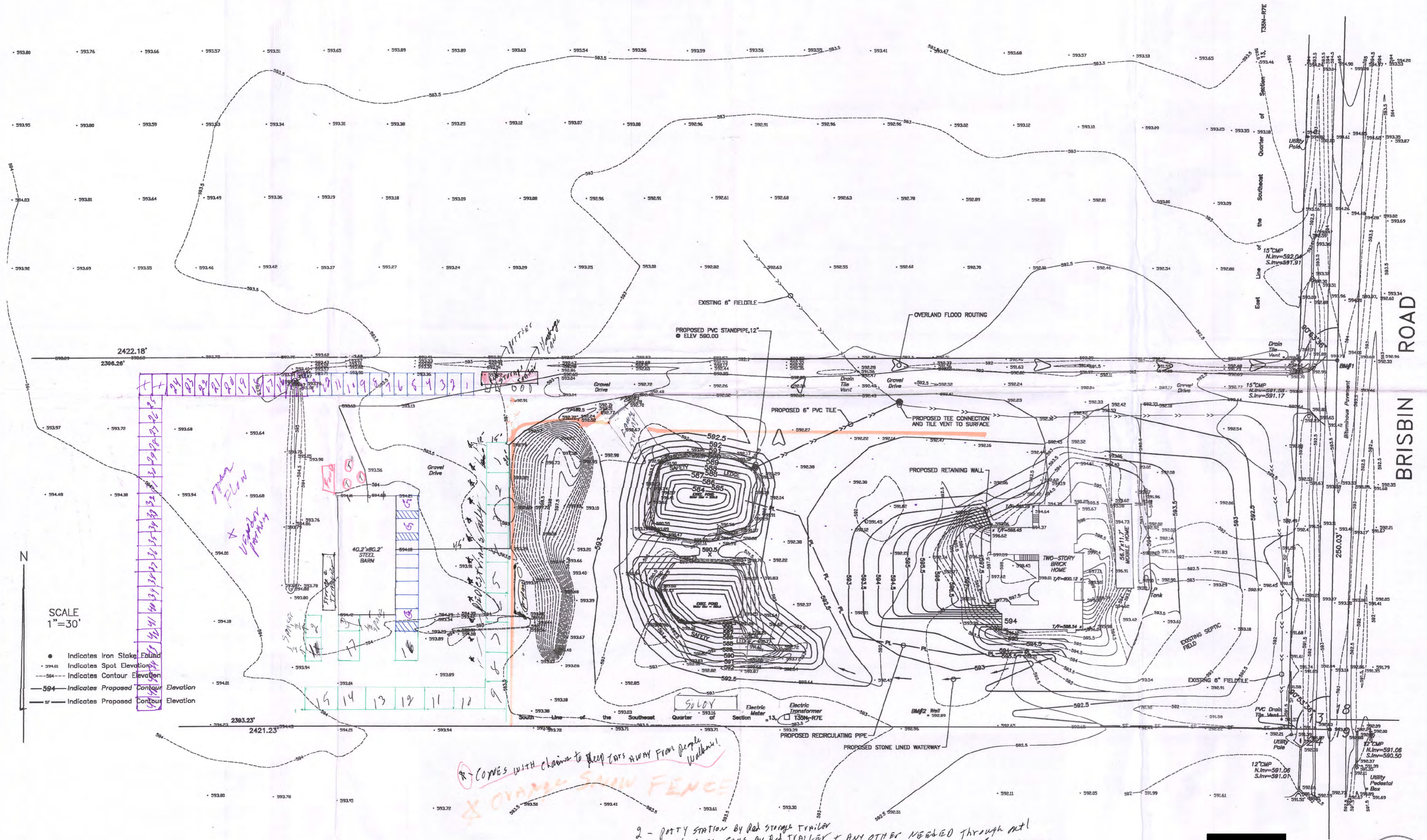
I, Scott Cryder, am the newly elected Seward Township Highway Commissioner. I have reviewed the site plan for the proposed Special Use Permit for Mr. and Mrs. Hogan. My findings indicate that the parking for the Special Use Permit is planned to be on the property site. In no way will this proposed Special Use be a negative impact on Seward Township's road system. All vehicles should be on the homeowners property. Therefore, I withdraw the objection of the former highway commissioner and advise the Kendall County Planning Commission that my office has no objection to the Special Use Permit application for the Hogan property.

Sincerely,

Scott Cryder

SITE PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 13, T35N-R7E, 3rd PM
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1" = 30'

- Indicates Iron Stake Found
- Indicates Spot Elevation
- Indicates Contour Elevation
- 594— Indicates Proposed Contour Elevation
- 59— Indicates Proposed Contour Elevation

BENCHMARKS --- (NGVD29)

BM#1 - Top of Iron Pipe in Center of Pavement at Northeast Corner of Hogan Property. Elevation = 593.91

BM#2 - Top of Well Cap on Hogan Property. Elevation = 594.38

NOTES:
MAX SLOPES = 4:1
GRASSY AREAS DISTURBED BY EXCAVATION ACTIVITIES SHALL BE RESEEDED OR SODDED.

Handwritten notes:

2 - PARTY STATION BY Red Storage Trailer

3rd - VENDOR CANS BY Red TRAILER + ANY OTHER NEEDED THROUGH OUT!

BROWN - VENDOR SPACES - INCLUDING THEIR PARKING 15' X 20' - 17 + 3 HALF SPACES IF NEEDED TOTAL 20

PURPHE - 8 parking including 2 Handicap ALONG BUILDING

15' ON NORTH PROPERTY LINE

33' ON WEST PROPERTY LINE

METAL Guard Rail by property tanks

OWNER:
TOM HOGAN

PREPARED BY:
JEFFREY J. ALLEN, P.E., #062-048873

DATED: 8-15-00



GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
JOLET, ILLINOIS 60435 815/730-1010
1207 CEDARWOOD DRIVE

TOM HOGAN

SITE PLAN

DRAWN BY: J.J.A. JOB # 08/10/00
CHECKED BY: DATE:

DATE BY REVISION

Attachment 11, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of June 23, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:05 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: None

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Wanda Hogan, Michael Mattingly, Tom Anzelc, Cathleen Anzelc, and Joe Slivka

APPROVAL OF AGENDA

Member McCarthy-Lange made a motion, seconded by Member Wilson, to approve the agenda. With a voice of ten (10) ayes, the motion carried.

APPROVAL OF MINUTES

Member Casey made a motion, seconded by Member Hamman, to approve the minutes of the April 28 2021, meeting. With a voice of ten (10) ayes, the motion carried.

PETITIONS

Petition 21-19 Wanda and Thomas Hogan

Mr. Asselmeier summarized the request.

In March 2021, the Petitioners submitted an application for a market at the subject property. At the Kendall County Regional Planning Commission meeting, Kendall County Zoning Board of Appeals hearing, and Kendall County Planning, Building and Zoning Committee meeting, concerns were raised about the intensity of the use, the compatibility of the use in relation to adjacent agricultural uses, the impact of the proposed use on property values, safety at the property and along Brisbin Road, and the appearance of the property. After receiving negative recommendations at the above meetings and hearing, the Petitioner withdrew the original Petition.

On May 13, 2021, the Petitioners submitted a revised Petition. According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall market on the subject property with food. The market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises. The Petitioners have removed some items from the property and have agreed to install a four foot (4') snow fence around the ponds when the market is occurring.

The application materials, plat of survey, site plan, and the aerial of the property were provided.

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.

The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

The Future Land Use Map calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's Future Land Use Map calls for the property to be Low Density Residential. The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon's Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

EcoCat submitted on February 2, 2021, and consultation was terminated.

NRI application submitted on January 28, 2021 as part of the original application. A revised application was submitted on May 13, 2021. The LESA Scores from both the original and revised applications was 190 indicating a low level of protection. The revised NRI Report was provided.

Lisbon Township was emailed information on May 18, 2021.

The property is in Lisbon Township, but Seward Township maintains Brisbin Road in this area. Seward Township was emailed information on May 18, 2021. Mr. Asselmeier read a letter from Seward Township Highway Commissioner Scott Cryder stating that he was withdrawing the objection of the previous Township Highway Commissioner and recommending approval of the requested special use permit.

The Village of Plattville was emailed information on May 18, 2021.

Lisbon-Seward Fire Protection District was emailed information on May 18, 2021. The Fire Protection District requested two (2) fire extinguishers and two (2) basic first aid kits, one (1) at the entrance and one (1) in the middle of the market. The Fire Protection District's email was provided.

ZPAC reviewed this proposal at their meeting on June 1, 2021. The Petitioner stated the food vendor would be similar to a food truck. The Petitioner agreed to install hand washing stations near the restrooms. Given the number of events, the use would not meet the requirements for testing under the State's non-community well program. The Petitioner reiterated that no parking would occur along Brisbin Road. The Petitioner's Attorney invited everyone onto the site and asked if something needed to be removed or relocated, to let the Petitioner know. ZPAC voted to recommend approval of the proposal by a vote of six (6) in favor and zero (0) in opposition; four (4) members were absent. The minutes of the meeting were provided.

According to the plat of survey and the site plan, the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the

existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

No new buildings are planned for the site. No existing structures are planned for demolition.

One (1) four foot (4') temporary snow fence will be installed around the ponds when the market is occurring.

Section 7:01.D.48 places several conditions and restrictions on special use permits regarding the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.
4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale must occur in an existing building, unless otherwise approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.
11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10th) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided, the Petitioner would like to operate the market a maximum two (2) weekends per month between April and October. The market would be open from 8:00 a.m. until 5:00 p.m. with vendors given additional time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioners and their family, the business will not have any employees.

All vendors will have necessary insurance.

No new structures are planned for the property.

A barrier will be installed by the propane tank.

According to the site plan, two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioners would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

The property drains to the east.

The Petitioners secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

Based on the information provided, no stormwater permits are required.

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and parking in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

The site plan shows two (2) parking areas. The parking area by the existing steel barn consists of eight (8) parking spaces including two (2) handicapped accessible parking spaces. The eight (8) parking stalls would be eight feet by fifteen feet (8'X15'). The two handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional thirteen (13) parking spaces are planned along the north property line. The parking spaces would be gravel with the exception of the two (2) handicapped accessible spaces which would be hard surfaced.

Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioners plans to have a sign at Brisbin Road when the market is open. A picture of the sign was provided. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

No additional landscaping is planned.

No information regarding noise control was provided.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. The site plan includes a parking plan. The property previously secured 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. No variances have been requested.

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 3-5 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.”

Staff recommends approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed.
2. The owner(s) or operator(s) of the business allowed by this special use permit must ensure the four foot (4') fence is erected around the ponds as shown on the site plan prior to the opening of the business allowed by this special use permit when the business is open to the public.
3. The subject parcel must remain at least (3) acres in size.
4. The uses allowed by this special use permit must occur in a manner that will preserve the existing

farmhouse, barns, related structures, and the pastoral setting.

5. Retail and wholesale sales may occur outside existing buildings.
6. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
7. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
8. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between the months of April and October.
9. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
10. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open. The sign may be placed along Brisbin Road the day before the business allowed by this special use permit is open.
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall be generated by the uses allowed this special use permit.
13. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
14. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. This special use permit and the ordinance granting this special use permit shall be considered revoked on the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or when Thomas or Wanda Hogan no longer own the subject property, whichever occurs first. If Thomas or Wanda Hogan wish to continue the use allowed by this special use permit after the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or if a subsequent owner of the subject property wishes to operate the use allowed by this special use permit, a new special use permit shall be required. This condition shall not be eligible for a minor amendment.
18. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member McCarthy-Lange asked about the location of the thirteen (13) parking spaces. The parking spaces are located on the north side of the property. The parking spaces are for customers; vendors will park at their vending stations.

Member Rodriguez asked about the differences between the current proposal and the proposal the Petitioner previously submitted. Mr. Asselmeier responded that fencing has been added around the pond, the months of operation were added to the proposal, the condition regarding tying the special use permit with the owner and the special use permit sunset provision.

Member Wilson asked about the location of vendor parking. Michael Mattingly, Attorney for the Petitioners, stated that vendors will park in the vendor area. The vendor area will be fifteen feet by twenty feet (15'X20').

Mr. Mattingly noted that the new Seward Township Highway Commissioner did not object to the proposal.

Mr. Mattingly agreed to the request by the Lisbon-Seward Fire Protection District to install two (2) fire extinguishers and two (2) first aid kits.

Mr. Mattingly noted that Lisbon Township approved the special use request the first time the proposal was submitted. He stated that Lisbon Township did not request a meeting on the proposal.

Chairman Ashton asked about overflow parking, Mr. Mattingly said that the Petitioners will put a chain across the driveway to prevent additional vehicles from entering the site. Discussion occurred about the legality of people parking on Brisbin Road. Further research would be necessary to see if Seward Township can create a no parking/tow away zone. The driveway is wide enough for cars to park and for a fire truck to access the market area.

Member Wormley asked about the progress to clean up the property. Mr. Mattingly reported that the items have been removed. The trees on the side of the hill have been trimmed. The Petitioners were working to get the machinery fixed.

Member Nelson asked if a special use permit can have a sunset provision. Mr. Asselmeier responded yes. Mr. Mattingly stated that the Petitioners were agreeable to that condition. The Petitioners understood that the property could not be sold with the special use permit attached.

Chairman Ashton asked if the Petitioners had an objection to the placement of no parking signs on Brisbin Road, if Seward Township could lawfully place the signs. Wanda Hogan, Petitioner, said she had no objections. Ms. Hogan will count cars and when the parking is full, no one will be allowed onto the property.

Member Nelson stated that it was not usually against the law to park on a public right-of-way. He requested that Seward Township be asked to pass a law preventing parking on Brisbin Road.

Member Wilson asked if it was possible to establish an additional parking area to the west of the market area. Member Rodriguez expressed concerns about vendors having enough space to park in their vending area. The Petitioners own the farmland to the west of market area. The area was currently tilled. Member Wilson suggested turning that area into additional parking starting in 2022. Member Wormley suggested using another acre of the field for farming. The Petitioner was agreeable to this suggestion and would work on a specific site layout. The parking would be grass or hayfield.

Discussion occurred about amending the special use permit in the future. The Petitioner could do a major or minor amendment to the site plan. The Petitioner cannot do a minor amendment regarding the sunset provision only.

Tom Anzelc, Lisbon Township Trustee, said that the Petition has not changed greatly from the previous proposal. He did not believe the proposal was the right fit for the Township.

Cathleen Anzelc expressed concerns about precedent. She noted that another market was in the area. She did not believe property values would increase if this proposal was approved. She questioned the items that would sold at the property. She also questioned who would monitor the site for setup and teardown. She expressed concerns that the use will be incompatible with agricultural uses. She lives in approximately four (4) miles from the subject property.

Joe Slivka, Lisbon Township Supervisor, reviewed the site plan. He did not feel that a snow fence was adequate barrier. He felt that the special use permit placed a liability on Lisbon Township and the County. Member Nelson questioned if the Township or County had liability.

Mr. Asselmeier read letters of support from Don and Jacque Schuck, Brenda and Dustin Walzer, and Carla and Sherman Tweet, Jr.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of the Petition subject to the conditions proposed by Staff and that the Petitioner developed additional parking west of the site plan for overflow or vendor parking within one (1) year of the approval of the special use permit. The Commission also recommends that the applicable Township examine establishing a no parking or tow-away zone along Brisbin Road at the subject property.

The votes were as follows:

Ayes (8): Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley

Nays (2): Ashton and Stewart

Absent (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on June 28, 2021.

Chairman Ashton voted no because he was unsure if the Petitioner would install the extra parking.

Member Stewart voted no because he did not believe the site had been satisfactorily cleaned up. Mr. Mattingly invited Commissioners onto the property.

Member Wilson questioned whether or not the County can deny a special use permit based on the appearance of a property.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 21-14 was approved at the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier said there are two (2) Petitions for the July meeting, the renewal of the special use permit for a billboard at Route 34 and Hafenrichter and the owners of the banquet facility at 10978 Crimmin Road have proposed some amendments related to banquet center operations.

Member Casey asked about the large pile of dirt at 195 Route 52. Mr. Asselmeier reported that agricultural uses are exempt from the Stormwater Management Ordinance. The property owner was claiming to be a forester, which is an agricultural purpose, per State law. State law did not define a forestry business. The County was still exploring its options.

Chairman Ashton expressed concerns about people operating businesses without proper zoning. He was concerned that some people were following the rules, getting proper zoning, and spending money to be in compliance while others are operating illegally. Mr. Asselmeier provided an update on some zoning cases mentioned and the County's policy of voluntary compliance. He also explained the enforcement procedure. The forty (40) acre rule was also discussed.

ADJOURNMENT

Member Casey made a motion, seconded by Member Wilson, to adjourn. With a voice of ten (10) ayes, the motion carried.

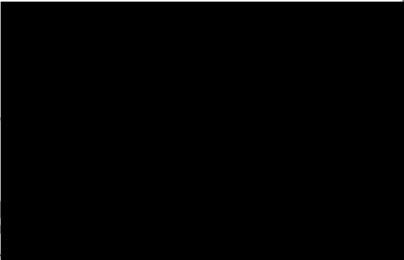
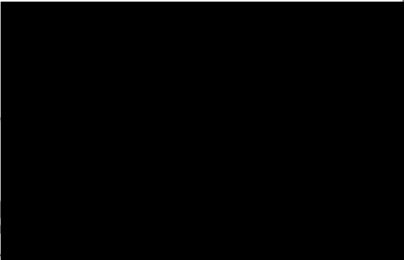
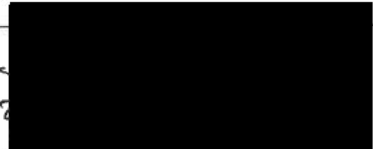
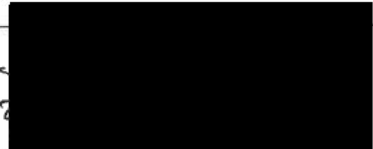


The Kendall County Regional Planning Commission meeting adjourned at 8:28 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Encs.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JUNE 23, 2021**

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)
Michael Muttighy		
Cathleen Orzylek		
Tom Anzic	LISBON TOWNSHIP TRUSTEE	
Joe Shrike	Supervisor	
Wanda Hogg		



Seward Township Highway Commissioner
14719 N. O'Brien Rd.
Minooka, IL 60447
(815)267-1011

June 1, 2021

Matthew H. Asselmeier, AICP,CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 W. Fox St.
Yorkville, IL 60560

RE: Thomas & Wanda Hogan
Approval of Special Use Permit

Mr. Asselmeier,

I, Scott Cryder, am the newly elected Seward Township Highway Commissioner. I have reviewed the site plan for the proposed Special Use Permit for Mr. and Mrs. Hogan. My findings indicate that the parking for the Special Use Permit is planned to be on the property site. In no way will this proposed Special Use be a negative impact on Seward Township's road system. All vehicles should be on the homeowners property. Therefore, I withdraw the objection of the former highway commissioner and advise the Kendall County Planning Commission that my office has no objection to the Special Use Permit application for the Hogan property.

Sincerely,



Scott Cryder



To: Kendall County Plan Commission

I am one of the neighbors of Thomas and Wanda Hogan, 14975 Brisbin Road, Minooka, Illinois. I am writing to you regarding the Hogan's request to acquire a special use permit to hold a country market on their property which shall be called Hogan's Haven Country Market, I do not object to the Hogan's site plan or the proposed special use and would hope the board will consider this letter as proof that their neighbors who live on Brisbin Road near the property do not object to the proposed special use permit.

Because of work schedules or health problems, I may not be able to attend these very important meetings but would like the boards that run Kendall County to take my wishes into consideration when making their decisions.

Signature: 

Jacore Schuck

Printed Name: Don Schuck

Address: 

Subscribed and sworn to this 7th day of June, 2021




Notary Public



To: Kendall County Plan Commission

I am one of the neighbors of Thomas and Wanda Hogan, 14975 Brisbin Road, Minooka, Illinois. I am writing to you regarding the Hogan's request to acquire a special use permit to hold a country market on their property which shall be called Hogan's Haven Country Market, I do not object to the Hogan's site plan or the proposed special use and would hope the board will consider this letter as proof that their neighbors who live on Brisbin Road near the property do not object to the proposed special use permit.

Because of work schedules or health problems, I may not be able to attend these very important meetings but would like the boards that run Kendall County to take my wishes into consideration when making their decisions.

Signature:



Printed Name:

Brenda Walzer and Dustin Walzer

Address:



Subscribed and sworn to this 19th day of June, 2021


Notary Public



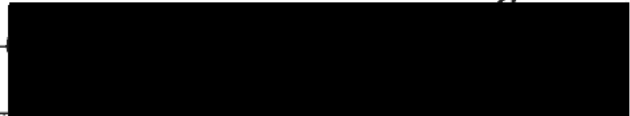
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Because of work schedules or health problems, I may not be able to attend these very important meetings but would like the boards that run Kendall County to take my wishes into consideration when making their decisions.

Signature: 

Printed Name: Sherman Tweet JR.
Carla J. Tweet

Address: 

Subscribed and sworn to this 23rd day of June, 2021




Notary Public

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
June 28, 2021 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Randy Mohr, and Dick Thompson

Members Absent: Dick Whitfield

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Wanda Hogan, Michael Mattingly, Judy Bush, Donna Sawicki, and James Bauler

Chairman Mohr swore in Wanda Hogan, Michael Mattingly, Judy Bush, and Donna Sawicki.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-19 at 7:01 p.m.

Petition 21 – 19 – Wanda and Thomas Hogan

Request: Special Use Permit to Operate a Market (Sale of Agricultural Products, Pottery, Art and Home Décor Not Produced on the Premises)

PIN: 08-13-400-013

Location: 14975 Brisbin Road, Minooka, Lisbon Township

Purpose: Petitioner Wants to Operate a Market on the Property; Property is Zoned A-1 Agricultural

Mr. Asselmeier summarized the requests.

In March 2021, the Petitioners submitted an application for a market at the subject property. At the Kendall County Regional Planning Commission meeting, Kendall County Zoning Board of Appeals hearing, and Kendall County Planning, Building and Zoning Committee meeting, concerns were raised about the intensity of the use, the compatibility of the use in relation to adjacent agricultural uses, the impact of the proposed use on property values, safety at the property and along Brisbin Road, and the appearance of the property. After receiving negative recommendations at the above meetings and hearing, the Petitioners withdrew the original Petition.

On May 13, 2021, the Petitioners submitted a revised Petition. According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall market on the subject property with food. The market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises. The Petitioners have removed

some items from the property and have agreed to install a four foot (4') snow fence around the ponds when the market is occurring.

The application materials, plat of survey, site plan, aerial of the property were provided and updated site plan were provided.

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.

The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

The Future Land Use Map calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's Future Land Use Map calls for the property to be Low Density Residential. The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon's Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

EcoCat submitted on February 2, 2021, and consultation was terminated.

NRI application submitted on January 28, 2021 as part of the original application. A revised application was submitted on May 13, 2021. The LESA Scores from both the original and revised applications was 190 indicating a low level of protection. The revised NRI Report was provided.

Lisbon Township was emailed information on May 18, 2021. To date, no comments were received.

The property is in Lisbon Township, but Seward Township maintains Brisbin Road in this area. Seward Township was emailed information on May 18, 2021. Seward Township Highway Commissioner Scott Cryder sent a letter stating that he was withdrawing the objection of the previous Township Highway Commissioner and recommending approval of the requested special use permit. This letter was provided.

The Village of Plattville was emailed information on May 18, 2021. To date, no comments were received.

Lisbon-Seward Fire Protection District was emailed information on May 18, 2021. The Fire Protection District requested two (2) fire extinguishers and two (2) basic first aid kits, one (1) at the entrance and one (1) in the middle of the market. The Fire Protection District's email was provided.

ZPAC reviewed this proposal at their meeting on June 1, 2021. The Petitioner stated the food vendor would be similar to a food truck. The Petitioner agreed to install hand washing stations near the restrooms. Given the number of events, the use would not meet the requirements for testing under the State's non-community well program. The Petitioner reiterated that no parking would occur along Brisbin Road. The Petitioner's Attorney invited everyone onto the site and asked if something needed to be removed or relocated, to let the Petitioner know. ZPAC voted to recommend approval of the proposal by a vote of six (6) in favor and zero (0) in opposition; four (4) members were absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on June 23, 2021. The Petitioners clarified that the individual vendor stalls would be approximately fifteen feet by twenty feet (15'X20'). The Petitioners agreed that the request by the Lisbon-Seward Fire Protection District be added as a condition of the special use permit. Discussion occurred regarding overflow parking and the Petitioners agreed to amend the site plan showing additional parking to the west of the market area. Commissioners wanted to see no parking/tow zone signs installed by the Township in front of the subject property, if the Township could lawfully install such signs. Tom Anzelc felt the proposal was not the right fit for Lisbon Township. Cathleen Anzelc expressed concerns about precedent, noted that another market was in the area, felt that property values would be negatively impacted, asked who would monitor the property for setup and teardown, and was concerned that the use will be incompatible with agricultural uses. Letters of support from neighbors Don and Jacque Schuck, Brenda and Dustin Walzer, and Carla and Sherman Tweet, Jr. were read. The Kendall County Regional Planning Commission voted to recommend approval of the proposal with the conditions proposed by Staff and that the Petitioners developed additional parking west of the site plan for overflow or vendor parking within one (1) year of the approval of the special use permit. The Commission also recommended that the applicable Township examine establishing a no parking or tow-away zone along Brisbin Road at the subject property. The vote was eight (8) in favor and two (2) in opposition. Chairman Ashton voted no because he was unsure if the Petitioners would install the extra parking. Member Stewart voted no because he did not believe the site had been satisfactorily cleaned up. The minutes of the meeting were provided.

According to the plat of survey, the original site plan, and the revised site plan, the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

No new buildings are planned for the site. No existing structures are planned for demolition.

One (1) four foot (4') temporary snow fence will be installed around the ponds when the market is occurring.

Section 7:01.D.48 places several conditions and restrictions on special use permits regarding the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.
4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale must occur in an existing building, unless otherwise approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.
11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10th) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided, the Petitioner would like to operate the market a maximum two (2) weekends per month between April and October. The market would be open from 8:00 a.m. until 5:00 p.m. with vendors given additional time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioners and their family, the business will not have any employees.

All vendors will have necessary insurance.

No new structures are planned for the property.

A barrier will be installed by the propane tank.

According to the site plan and revised site plan, two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioners would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

The property drains to the east.

The Petitioners secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

Based on the information provided, no stormwater permits are required.

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and parking in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

Following the Regional Planning Commission meeting, the Petitioners updated the parking layout on the site plan. The site plan showed two (2) parking areas. The parking area by the existing steel barn consists of eight (8) parking spaces including three (3) handicapped accessible parking spaces. The eight (8) parking stalls would be eight feet by fifteen feet (8'X15'). The three (3) handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional forty-seven (47) parking spaces were planned along the north and west sides of the site. Originally, the Petitioners planned to install thirteen (13) parking spaces along the north property line, but the Regional Planning Commission was concerned about overflow parking for patrons and vendor parking. The number of available parking spaces could be reduced if vendors with larger vehicles and trailers occupy the parking spaces along the western end of the site. The parking spaces would be gravel, hay, or grass with the exception of the three (3) handicapped accessible spaces which would be hard surfaced.

Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioner plans to have a sign at Brisbin Road when the market is open. A picture of the sign was provided. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

No additional landscaping is planned.

No information regarding noise control was provided.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. The site plan includes a parking plan. The property previously secured 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. No variances have been requested.

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 3-5 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."

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the

special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed.

2. The owner(s) or operator(s) of the business allowed by this special use permit must ensure the four foot (4') fence is erected around the ponds as shown on the site plan prior to the opening of the business allowed by this special use permit when the business is open to the public.
3. The subject parcel must remain at least (3) acres in size.
4. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
5. Retail and wholesale sales may occur outside existing buildings.
6. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
7. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
8. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between the months of April and October.
9. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
10. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open. The sign may be placed along Brisbin Road the day before the business allowed by this special use permit is open.
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall be generated by the uses allowed this special use permit.
13. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
14. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

16. On the days when the uses allowed by this special use permit are open to the public, two (2) fully functioning fire extinguishers and two (2) basic first aid kits shall be available, one (1) set of these items shall be located at the entrance to the market and the other set shall be located in the middle of the market. **(Added at Regional Planning Commission)**
17. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
18. This special use permit and the ordinance granting this special use permit shall be considered revoked on the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or when Thomas or Wanda Hogan no longer own the subject property, whichever occurs first. If Thomas or Wanda Hogan wish to continue the use allowed by this special use permit after the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or if a subsequent owner of the subject property wishes to operate the use allowed by this special use permit, a new special use permit shall be required. This condition shall not be eligible for a minor amendment.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Fox asked about the processes about a major amendment to a special use permit and a new special use permit. Mr. Asselmeier said the processes were the same. The applicant would have to go through all of the meetings. A minor amendment requires only Staff review and review and approval by the Planning, Building and Zoning Committee.

Chairman Mohr opened the public hearing at 7:17 p.m.

Michael Mattingly, Attorney for the Petitioners, thanked the Board for the opportunity to present at the hearing. He stated that concerns were raised at the Regional Planning Commission regarding overflow parking. A revised plat showing overflow parking was provided. He noted the number of parking spaces increased from twenty-one (21) to forty-seven (47). He also noted that the additional parking area was under till and would be installed in 2022. He said both Petitioners live on the property. He also explained that the Petitioners have cleaned up the property. He stated that the new Seward Township Road Commissioner had no objections to the proposal. He said that they tried to meet with the adjoining neighbors and he noted four (4) of those neighbors have submitted letters of support. The Petitioners were looking to start in 2022, but could start in 2021. He noted the location of the snow fence on the site plan. The business would be a country market.

Wanda Hogan, Petitioner, said it was never going to be a flea market. It will be crafts and farmers' market. No junk would be offered for sale. She would review the products offered by vendors.

Chairman Mohr noted that he did not see the property unless he was looking for the property. He felt that the property had been cleaned up.

Member Clementi asked how would the County know that only two (2) per month would occur. Mr. Asselmeier would said that if the County received a complaint about the number of times the market was open, the County would investigate. Also, if the market was advertised as being open more than allowed, the County would investigate.

Ms. Hogan invited Members to the market.

Mr. Mattingly noted that the other advisory boards and Staff have recommended approval of the request.

Mr. Asselmeier noted that condition 1 needed to be amended to reflect that parking spaces labeled 14-47 would need be installed by April 2022. It was the intent at the Regional Planning Commission that these spaces would not be in place in 2021. Mr. Mattingly said that recommended change would be consistent with what was stated at the Regional Planning Commission meeting.

Chairman Mohr requested that the Fire Protection District approve the fire extinguishers. Mr. Asselmeier noted the phrase "fully functioning" was placed in the restriction. Chairman Mohr requested the fire extinguishers be inspected annually.

Chairman Mohr also requested no parking signs erected along Brisbin Road. Mr. Asselmeier said discussion occurred at the Regional Planning Commission meeting regarding whether or not a township had a right to install no parking signs and establish no parking zones. Chairman Mohr acknowledged that it would be a long walk from Brisbin Road to the market area.

Without objection, Mr. Asselmeier read the letter of support from Jose Oliveres Guzman into the record.

Chairman Mohr closed the public hearing at 7:30 p.m.

Member LeCuyer made a motion, seconded by Member Clementi, to approve the Findings of Fact.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (1): Whitfield

The motion passed.

Member Clementi made a motion, seconded by Member LeCuyer to recommend approval of the requested special use permit with the conditions proposed by Staff and an amendment to condition 1 that parking spaces 14-47 be installed by April 2022.

Chairman Mohr said that he would not press the issue with the fire extinguishers.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (1): Whitfield

The motion passed.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, July 12, 2021.

Chairman Mohr suggested increasing the minimum lot size for this type of use be increased from three (3) acres to five (5) acres and having more than one (1) point of ingress and egress. He suggested having the matter discussed at the Annual Meeting.

The Zoning Board of Appeals completed their review of Petition 21-19 at 7:34 p.m.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Clementi made a motion, seconded by Member Fox, to adjourn.

The Zoning Board of Appeals meeting adjourned at 7:54 p.m.

The next hearing/meeting will be on August 2, 2021.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Exhibits

1. June 23, 2021 Letter from Jose Oliveres Guzman
2. Memo on Petition 21-19 Dated June 25, 2021
3. Certificate of Publication for Petition 21-19 (Not Included with Report but on file in Planning, Building and Zoning Office)

**KENDALL COUNTY
ZONING BOARD OF APPEALS
JUNE 28, 2021**

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	
Judy Best Michael Mitchell Wanda Lopez DONNA SAWICKI			



To: Kendall County Plan Commission

I am one of the neighbors of Thomas and Wanda Hogan, 14975 Brisbin Road, Minooka, Illinois. I am writing to you regarding the Hogan's request to acquire a special use permit to hold a country market on their property which shall be called Hogan's Haven Country Market, I do not object to the Hogan's site plan or the proposed special use and would hope the board will consider this letter as proof that their neighbors who live on Brisbin Road near the property do not object to the proposed special use permit.

Because of work schedules or health problems, I may not be able to attend these very important meetings but would like the boards that run Kendall County to take my wishes into consideration when making their decisions.

Signature:



Printed Name: Jose Ornelas Gurmeh

Address:



Subscribed and sworn to this 23rd day of June, 2021



Notary Public



State of Illinois
County of Kendall

Zoning Petition
#21-19

ORDINANCE NUMBER 2021-_____

**GRANTING SPECIAL USE PERMITS FOR THE SALE OF AGRICULTURAL PRODUCTS,
POTTERY, ART, AND HOME DÉCOR NOT PRODUCED ON THE PREMISES AT 14975
BRISBIN ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 08-13-400-013
IN LISBON TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 7:01.D.47 of the Kendall County Zoning Ordinance permits the sale of agricultural products not grown on the premises as a special use in the A-1 Agricultural Zoning District; and

WHEREAS, Section 7:01.D.48 of the Kendall County Zoning Ordinance permits the sale of pottery, art, and home décor as a special use with certain conditions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 3.86 +/- acres located at 14975 Brisbin Road (PIN: 08-13-400-013), in Lisbon Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, the subject property is owned by Wanda and Thomas Hogan and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about May 13, 2021, Petitioner filed a petition for special use permits for the sale of agricultural products, pottery, art, and home décor not produced at the subject property in order to operate a market; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on May 27, 2021, the Kendall County Zoning Board of Appeals held a public hearing on June 28, 2021, at 7:00 p.m., in the County Board Room of the Kendall County Office Building at 111 W. Fox Street in Yorkville at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested special use permits and zero members of the public asked questions or testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the special use permits as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated June 28, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested special use permits; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall

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County Zoning Ordinance; and

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WHEREAS, these special use permits shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for special use permits for the sale of agricultural products, pottery, art, and home décor not produced on the premises subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed. The parking spaces identified as spaces 14-47 on the site plan attached hereto as Exhibit C shall be installed by April 2022.
 - B. The owner(s) or operator(s) of the business allowed by this special use permit must ensure the four foot (4') fence is erected around the ponds as shown on the site plan attached hereto as Exhibit C prior to the opening of the business allowed by this special use permit when the business is open to the public.
 - C. The subject parcel must remain at least (3) acres in size.
 - D. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
 - E. Retail and wholesale sales may occur outside existing buildings.
 - F. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
 - G. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
 - H. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between the months of April and October.
 - I. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
 - J. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign

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shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open. The sign may be placed along Brisbin Road the day before the business allowed by this special use permit is open.

- K. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan attached hereto as Exhibit C. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
 - L. No music shall be generated by the uses allowed this special use permit.
 - M. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
 - N. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - O. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
 - P. On the days when the uses allowed by this special use permit are open to the public, two (2) fully functioning fire extinguishers and two (2) basic first aid kits shall be available, one (1) set of these items shall be located at the entrance to the market and the other set shall be located in the middle of the market.
 - Q. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
 - R. This special use permit and the ordinance granting this special use permit shall be considered revoked on the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or when Thomas or Wanda Hogan no longer own the subject property, whichever occurs first. If Thomas or Wanda Hogan wish to continue the use allowed by this special use permit after the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or if a subsequent owner of the subject property wishes to operate the use allowed by this special use permit, a new special use permit shall be required. This condition shall not be eligible for a minor amendment.
 - S. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. These special use permits shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.
 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect these special use permits.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 20th day of July, 2021.

State of Illinois
County of Kendall

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Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

Legal Description

The South 250 feet, measured at right angles, to the South line of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 7 East of the Third Principal Meridian, except the West 250 feet thereof, in the Township of Lisbon, Kendall County, Illinois

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on June 28, 2021, by a vote of six (6) in favor and zero (0) in opposition. Member Whitfield was absent.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to 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. **True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Utilities are already available at the property. The site plan includes a parking plan. The property previously secured 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. No variances have been requested.**

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 3-5 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.”**

RECOMMENDATION

Approval subject to the following conditions:

1. The site shall be developed substantially in accordance with the submitted site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed. The parking spaces identified as spaces 14-47 on the submitted site plan shall be installed by April 2022.
2. The owner(s) or operator(s) of the business allowed by this special use permit must ensure the four foot (4') fence is erected around the ponds as shown on the submitted site plan prior to the opening of the business allowed by this special use permit when the business is open to the public.

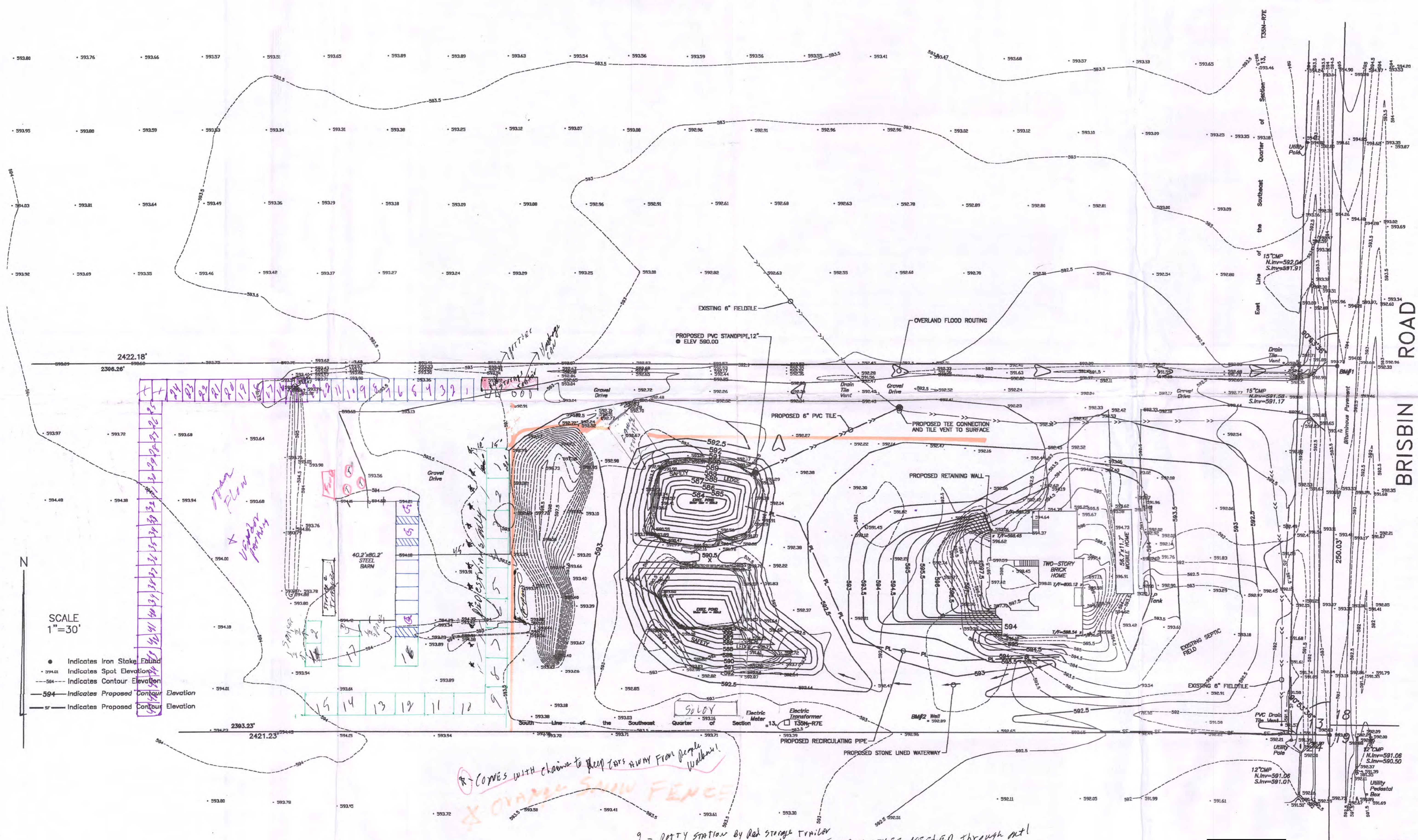
3. The subject parcel must remain at least (3) acres in size.
4. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
5. Retail and wholesale sales may occur outside existing buildings.
6. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
7. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
8. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between the months of April and October.
9. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
10. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open. The sign may be placed along Brisbin Road the day before the business allowed by this special use permit is open.
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall be generated by the uses allowed this special use permit.
13. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
14. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
16. On the days when the uses allowed by this special use permit are open to the public, two (2) fully functioning fire extinguishers and two (2) basic first aid kits shall be available, one (1) set of these items shall be located at the entrance to the market and the other set shall be located in the middle of the market.
17. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
18. This special use permit and the ordinance granting this special use permit shall be considered revoked on the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or when Thomas or Wanda Hogan no longer own the subject property, whichever occurs first. If Thomas or Wanda Hogan wish to continue the use allowed by this special use permit after the tenth (10th) anniversary of the Kendall County Board's approval of this special use permit ordinance or if a subsequent owner of the subject property wishes to operate the use allowed by this special use permit, a new special use permit shall be required. This condition shall not be

eligible for a minor amendment.

19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

SITE PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 13, T35N-R7E, 3rd PM
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS



● Indicates Iron Stake Found
 -594.01 Indicates Spot Elevation
 -584- Indicates Contour Elevation
 -594- Indicates Proposed Contour Elevation
 -57- Indicates Proposed Contour Elevation

SCALE
1"=30'

BENCHMARKS -- (NGVD29)
 BM#1 - Top of Iron Pipe in Center of Pavement at Northeast Corner of Hogan Property. Elevation = 593.91
 BM#2 - Top of Well Cap on Hogan Property. Elevation = 594.38

NOTES:
 MAX SLOPES = 4:1
 GRASSY AREAS DISTURBED BY EXCAVATION ACTIVITIES SHALL BE RESEDED OR SODDED.

*2 - POTTY STATION by Red storage trailer
 3nd - Garbage cans by Red trailer + ANY OTHER NEEDED through out!
 BREEN - Vendor spaces - Enclosing their parking 15' x 20' - 17 +
 3 half spaces if NEEDED TOTAL 20
 Our plot - 8 parking including 2 Handicap along building
 15' on NORTH PROPERTY LINE
 33' on WEST PROPERTY LINE
 METAL Guard rail by property tanks*

OWNER:
TOM HOGAN

PREPARED BY:
JEFFREY J. ALLEN, P.E., #062-048873

DATED: 8-15-00



GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE
 JOLETT, ILLINOIS 60435
 815/730-1010

TOM HOGAN

SITE PLAN
 DRAWN BY: J.J.A.
 CHECKED BY: J.J.A.
 JOB #
 DATE: 08/10/00

DATE BY REVISION

From: Robert Castor
Sent: Monday, June 14, 2021 11:19 AM
To: Pam Herber <pherber@co.kendall.il.us>
Subject: [External]Vivint Solar Refund Request

Hello,

I am sending you this email to request the cancellation and refund for the following permit, as the homeowner no longer wants to move forward with the solar installation project. The permit details are as follows

Homeowner: Curtis Lippold
Permit Number: 24-2021-014
Project Address: 22 Gastville St

Please return the refund check to
Vivint Solar, Inc.
Attn: AR Department
1800 W Ashton Blvd
Lehi, UT 84043

I've also attached a formal copy of this request, as well.

--

Thank you,
Robert Castor

vivint.Solar
A SUNRUN COMPANY

Refund Acquisition Specialist

\$ 200.00



**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING**

Location • Location

• City, IL • ZIP

(630) 553-4141

Fax (630) 553-4179

AGENDA

Day, Month XX, 2021 – X:XX p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

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. Overview of Junk and Debris and Inoperable Vehicle Ordinances
5. 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.

Matt Asselmeier

From: Fran Klaas
Sent: Wednesday, June 23, 2021 3:17 PM
To: Matt Asselmeier
Cc: Scott Koepfel; Scott Gengler; Scott R. Gryder
Subject: RE: Sign Quote

So I was dragging my feet a little bit on this, frankly, because I just don't want to do it. Mostly because, in my opinion, this type of sign stands no chance of changing anyone's behavior, and will simply contribute to sign pollution; additionally, because it will require a mountain of paperwork if you want to install them on State Highways.

IDOT will not allow these signs to be put up on State Highways without filing the necessary permits for every separate location where a sign is desired (we've been down this path before with the Purple Heart Veterans signs). This would actually be quite a bit of work, because IDOT District 3 is unwilling to waive this requirement for counties.

If the county board really feels it is necessary to install these types of signs, I would estimate \$100 per sign for fabrication and installation. This could change slightly based on size and number; but would be a good place to start.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@co.kendall.il.us

From: Matt Asselmeier
Sent: Wednesday, June 23, 2021 2:11 PM
To: Fran Klaas <FKlaas@co.kendall.il.us>
Cc: Scott Koepfel <skoepfel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: RE: Sign Quote

Fran:

Were you able to look into this?

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: Matt Asselmeier
Sent: Tuesday, June 8, 2021 8:44 AM
To: Fran Klaas <FKlaas@co.kendall.il.us>
Cc: Scott Koepfel <skoepfel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: Sign Quote

Fran:

2021 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V21-001	Tanner/CLTLC FNV2871	02-34-253-005			R-3 RV violations- multiple	12/10/2020	6/18/2021			6/22/2021
V21-002	BO Transmissions	03-12-251-001	1214 Route 30 Aurora		Junk & Debris	7/13/2020	1/10/2021			1/11/2021
V21-003	Jeff Crisci	01-05-203-003	16388 Galena Rd. Plano	Vil of Little Rock	Business w/o Zoning	12/10/2020	1/16/2021			2/2/2021
V21-004	VOID									
V21-005	Librado & Sharon Joaquin	03-27-377-015	2543 Simons Rd. Oswego		Building addition w/o permit	1/28/2021	3/5/2021			2/19/2021
V21-006	Antonio & Miriam Villaseor	03-04-408-025	92 Longbeach Rd. Montgomery	Boulder Hill	Multiple Violations	2/16/2021	3/18/2021			3/23/2021
V21-007	Old Second National Bank	02-34-227-001	8027 Van Emmon Rd. Yorkville		Multiple Violations	1/8/2021	5/18/2021 7/16/21			
V21-008	Salvador Gomez	09-27-200-004	2511 Wildy Rd. Minooka		Business w/o Zoning	3/10/2021	4/10/2021			4/12/2021
V21-009	Domingo Padilla	03-12-204-015	46 Gastville St. Aurora	Gastville	Business w/o Zoning	3/26/2021	4/29/2021			4/27/2021
V21-010	Benjamin Aguilar	02-16-226-011	68 Hunter Ln. Bristol		Multiple Violations	3/29/2021	4/29/2021			4/27/2021
V21-011	Mario & Linda Jimenez	09-21-100-010	3579 Bell Rd. Minooka		Shed - No Permit	3/29/2021	4/29/2021			5/18/2021
V21-012	Jeff Matyska	01-25-456-005	4475 Mitchell Ct. Plano	Schaefer Woods	Business w/o Zoning	3/31/2021	4/30/2021			5/3/2021
V21-013	Elroy Ramirez	03-12-203-013	39 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	6/7/2021			6/7/2021
V21-014	Luis Sanchez	03-12-203-011	29 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	5/7/2021			4/28/2021
V21-015	Teofilo Quiroz	09-05-400-018	4080 Van Dyke Rd. Minooka		Fill in Flooplain	4/2/2021	5/7/2021			4/28/2021
V21-016	William & Kevin Graham	03-04-306-004	57 Circle Dr. E. Montgomery	Boulder Hill	Junk & Debris	3/30/2021	5/8/2021			4/19/2021
V21-017	VOID									
V21-018	Sharp Holdings	07-05-400-007	16100 Newark Rd.		Fence co-burning debris	3/31/2021	5/10/2021			6/3/2021
V21-019	Gutierrez, DeJesus,	08-02-300-012	12830 Ashley Rd. Newark		Landscape business	5/4/2021	6/22/2021			6/1/2021
V21-020	Kawulich, Alison & Larry	02-35-380-002	5755 Fields Dr. Yorkville	FOFC	Prohibited Trailer parking	5/5/2021	6/4/2021			6/7/2021
V21-021	Doragon Properties Inc.	09-31-100-005	5681 Whitewillow Rd. Minooka		Special Use violation	5/17/2021	7/17/2021			
V21-022	VOID									
V21-023	Stever, Jason & Brooke	01-19-477-006	3868 Sandy Bluff Rd. Plano	Sugartrock Estates	Obstructing water flow-fill	6/7/2021	7/23/2021			6/30/2021
V21-024	Wolfgang, Dirk & Janice	02-13-479-003	19 Center Dr. Oswego	Riverview Heights	Junk & Debris	3/22/2021				6/30/2021

Health Dept.
Issuing Citations

2

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JR 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 Ridgefield 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	Fransen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Nararro	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	Operating Business in R-2	1/28/2020	3/6/2020			12/3/2020
20-011	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited Commercial truck	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 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Cristi	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERR 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 Ceboid 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			10/29/2020
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	Sugarbrook Estate	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox Lawn	Multiple Violations	6/15/2020	12/31/2020			
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	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	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Anlich	03-27-301-002	3195 Plainfield Rd	Boulder Hill	Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%Jarrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	8/20/2020	10/23/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126	Boulder Hill	Deck - No permit	8/20/2020	10/19/2020			10/20/2020
20-032	Gates / Cox Landscaping	02-27-151-003	9000 Route 34	Bakers	Possible Landscaping Business	8/20/2020	10/19/2020			1/21/2021
20-033	Oliver/Balog	03-26-300-007	Lot 22		Possible Landscaping Business	8/26/2020	9/28/2020			9/28/2020
20-034	Wiesdacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/16/2020	10/19/2020			10/16/2020
20-035	Wiesdacher Family Trust	02-21-200-028	9155 Kennedy Rd		Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Stormwater Violation	10/7/2020	10/21/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			1/11/2021
20-040	Marthez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle Infr-6	10/22/2020	1/8/2021			1/4/2021
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	7/13/2020	11/28/2020			12/3/2020
20-042	Amwoza	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Junk & Debris/Prohibited Parking	9/10/2020	11/28/2020			1/14/2021
20-043	Cushing	03-04-306-007	63 Circle Dr. E	Boulder Hill	Prohibited Boat parking	9/25/2020	11/28/2020			12/3/2020
20-044	Seideman	03-04-303-014	10 Marnel Rd.	Boulder Hill	Inoperable Vehicle	10/26/2020	12/2/2020			11/10/2020
20-045	Voirin	02-35-312-002	7768 Madeline Dr	FOFC	Building w/o permit	8/11/2020	1/15/2021			12/28/2020
20-046	Ratu	02-27-328-007	56 Riverside Dr	Fox River Garden	Junk & Debris	10/23/2020	12/2/2020			12/3/2020
20-047	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited camper parking	10/23/2020	12/2/2020			12/3/2020
20-048	Moran	03-04-476-019	93 Longbeach Rd	Boulder Hill	Inoperable Vehicles	7/7/2020	12/2/2020			2/16/2021

Con'd H112

2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019		2/27/2020	6/3/2019
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	Riddow/Andrews	03-08-253-016	3 Cebold Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019			6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019			5/23/2019
19-055	Henn	03-08-280-008	16 Cebold Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019			6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019			7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-059	Siltes	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	03-04-379-002	51 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	6/19/2019			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	Galgagos	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	Gervias	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 Reathy/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019			9/11/2019
19-082	Cerny/Grzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parked in required front yard	6/12/2019	7/24/2019			7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019			7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019			7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019			7/10/2019
19-086	Wollvert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019			7/11/2019
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	Greenslade	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	03-04-338-013	50 Longbeach Rd	Boulder Hill	Prohibited Boat Parking	7/24/2019	8/7/2019			8/8/2019
19-097	McNelly	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 Wymndham Dr	Boulder Hill	Multiple Violations	7/25/2019	10/25/2019			11/5/2019

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

*Wait'ng for
Mr Hygge
Company*

2021
VIOLATION REPORT

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/p	Closed	Violation Y/N
12/1/2020	03-08-280-022	8 Barclay Ct. Montgomery	Boulder Hill	Animals living in shed	12/3/2020	No evidence of animals		12/3/2020	N
12/13/2020	03-04-454-020	73 Saugatuck Rd	Boulder Hill	House Fire	12/30/2020	Applied for BP #19-2021-016	1/5/2021	1/11/2021	N
12/8/2020	02-34-176-003	34 Riverside St. Yorkville	Fox River Gardens	Remodeling w/o permit-bus out of home	12/8/2020	Remodeling permit not required		12/8/2020	N
12/9/2020	09-33-300-003	3526 Holt Rd. Minooka		Banquet business - Rustic Roots	12/16/2020	Not enough evidence		12/16/2020	N
12/14/2020		8045 Van Emmon Rd. Yorkville	Hideaway Lakes Campground	No water for 4 days		Referred to Ill Dept of Health		12/15/2020	N
1/7/2021	02-27-401-002	8045 Van Emmon Rd. Yorkville		Construction - no permit	1/14/2021	New Owner-cosmetic work		1/14/2021	N
1/12/2021	03-05-433-014	32 Seneca Dr. Montgomery	Boulder Hill	Garage Fire	1/17/2021	Applied for BP 03-2021-020		1/14/2021	N
1/14/2021	02-34-276-003	8042 Van Emmon Rd.		Shed building w/o permit	1/18/2021	2nd shed	2/21/2021	3/24/2021	N
2/5/2021	03-08-202-005	48 Circle Drive W. Montgomery	Boulder Hill	Trailer in driveway	2/11/2021	Trailer not in setback area		2/16/2021	N
2/9/2021	03-04-153-016	53 Fernwood Rd. Montgomery	Boulder Hill	Trailers parked in front yard setback	3/15/2021	Only the Fence encroaches-civil matter		3/15/2021	N
3/2/2021	01-16-401-004	96 N. Linden Dr. Plano	Meyersbrook	Shed-fence encroachment on neighbor	3/12/2021	Hobby - Appr Home Occupation		4/6/2021	N
3/2/2021	01-19-301-005	17879 Frazer Rd. Sandwich	Lett	Autobody shop business	3/9/2021	Trash pit	3/25/2021	4/6/2021	N
3/2/2021	04-31-200-007	11090 Crimmins Rd. Newark		Junk/Trash all over	3/9/2021	Several containers have returned	4/1/2021	5/3/2021	N
3/11/2021	01-05-203-003	16388 Galena Rd. Plano		Midwest Storage business	3/18/2021	Water damage - Cosmetic repair		3/23/2021	N
3/15/2021	02-35-401-001	5617 Fields Dr. Yorkville	FOFC	Possible remodel w/o permit	3/18/2021	Unable to confirm-no sign or website		3/30/2021	N
3/22/2021	03-01-331-001	3842 Grove Rd. Oswego		Possible Business	3/24/2021	City of Aurora		4/8/2021	N
3/23/2021	03-05-326-005	716 Route 25 Oswego	Sunset View Estates	Homeless Camp	4/22/2021	Closed per BIH	4/22/2021	4/22/2021	N
3/25/2021	03-04-428-006	172 Heathgate Rd.	Boulder Hill	Fence in front yard	3/25/2021	Trailer is gone		4/22/2021	N
3/29/2021	03-08-303-001	117 Dolores St. Oswego	Shore Heights	RV Parked in Req f/yard setback	4/2/2021	Trailer and vehicles removed		5/3/2021	N
3/30/2021	08-26-300-006	7645 Whitewill Rd. Minooka		Possible Business-Trailers - Inop Vehicles	4/2/2021	Closed - Incorrect parcel		4/20/2021	N
3/30/2021	09-04-300-005	3610 Van Dyke Rd. Minooka		Barr Addition - No permit	4/2/2021	Meeting w/ Brian	4/14/2021	4/14/2021	N
3/30/2021	03-07-431-008	119 Dolores St. Oswego	Shore Heights	New Structure/Inoperable Vehicle	4/2/2021	See notes- no violations seen	4/21/2021	4/21/2021	N
3/30/2021	03-07-429-014	134 Dolores St. Oswego	Shore Heights	Inoperable Vehicles/Junk & Debris	4/2/2021	Vehicles are operable by definition	4/28/2021	4/28/2021	N
4/5/2021	03-35-451-002	1400 Plainfield Road	County Clerks	Inoperable Camper	4/7/2021	Inoperable Camper	4/19/2021	4/27/2021	N
4/6/2021	05-18-400-011	8756 E. Highpoint Rd.		Rental Unit - Horses in R3	4/27/2021	Renter moved out-closed	4/9/2021	4/27/2021	N
4/8/2021	03-05-404-030	11 Greenfield Rd.	Boulder Hill	Operating a landscaping bus/Junk& Debris	4/8/2021	Inspected property-met w/owner		4/8/2021	N
4/9/2021	02-34-130-004	55 Riverside St	Fox River Gardens	Driveway w/o permit	4/14/2021	Replacement of existing	4/19/2021	4/14/2021	N
4/13/2021	03-04-151-007	56 Fernwood Rd.	Boulder Hill	Fill being placed - Dump trucks	4/15/2021	No piles over 3ft seen	4/19/2021	4/19/2021	N
4/13/2021	02-35-380-012	7584 Madeline Dr.	Fields of Farm Colony	Multiple violations	4/15/2021	Trailers and junk removed	5/24/2021	5/24/2021	N
4/14/2021	03-04-180-002	115 Fernwood Rd.	Boulder Hill	Trailer in driveway	4/15/2021	Left paperwork N/A	5/24/2021	5/24/2021	N
4/14/2021	03-12-204-002	4 Gastville St.	Gastville	Trailer in front yard setback	4/15/2021	Allowed in M-1 zoning	4/28/2021	4/28/2021	N
4/14/2021	03-12-204-009	38 Gastville St.	Gastville Acreage	Business operating out of residence	5/3/2021	No evidence of business	5/4/2021	5/4/2021	N
4/14/2021	03-12-204-006	24 Gastville St.	Gastville	Landscaping business out of residence	4/28/2021	Grandfathered permitted use R-3	4/28/2021	4/28/2021	N
4/14/2021	03-12-203-009	17 Gastville St.	Gastville	Business operating out of residence	4/28/2021	Unable to view chickens	4/28/2021	4/28/2021	N
4/14/2021	03-12-203-015	3 Gastville St.	Gastville	Chickens in R-3 zoned property	4/28/2021	Storage of personal truck in bldg	4/28/2021	4/28/2021	N
4/14/2021	03-12-203-014	47 Gastville St.	Gastville	Painting business in R-3 zoning	4/28/2021	Home Occupation	4/28/2021	4/28/2021	N
4/14/2021	03-12-204-004	22 Gastville St.	Gastville Acreage	Curtis Garage business in R-3 zoning	4/28/2021	Home Occupation	4/28/2021	4/28/2021	N
4/14/2021	09-18-300-016	British Rd. Minooka	Gastville Acreage	Andeles Landscaping business	5/30/2021	Removed from residence	7/2/2021	6/16/2021	N
4/15/2021	02-28-403-005	804 McHughn Rd. Yorkville		Burning landscape business debris	4/15/2021	Gate - Nely Landscaping	5/30/2021	6/28/2021	N
4/15/2021	02-29-300-008	River Rd.		Junk & Debris	4/13/2021	No Junk & Debris seen	4/19/2021	4/19/2021	N
4/20/2021	02-01-300-008	Garza, Oscar & Juanita	Probst	Gunfire at campground	4/13/2021	Not a violation of SU Permit	4/23/2021	4/23/2021	N
4/27/2021	03-07-403-001	100 blk of Heathgate (171)	Boulder Hill	Junk & Debris	4/26/2021	Bristol Township matter	7/1/2021	5/10/2021	N
4/27/2021	02-35-413-021	5847 Audrey Ave Yorkville	FOFC	Structure Fire	5/30/2021	Pics taken	6/3/2021	6/3/2021	N
4/28/2021	04-09-200-002	7119 Fox River Dr.	Millbrook	Deck construction w/o permit	4/28/2021	Scrap metal in driveway - met w Brian	4/28/2021	4/28/2021	N
4/28/2021	03-09-108-005	136 Circle Drive E. Montgomery	Boulder Hill	Granite company	4/30/2021	Remodeling permit not required	5/18/2021	5/18/2021	N
5/4/2021	02-13-478-005	39 W Pleasantview Dr. Oswego	Riverview Hts	Abandoned Property	5/5/2021	Vehicle is operable	6/3/2021	6/3/2021	N
5/4/2021	03-32-131-006	5465 Half Round Rd. Oswego	Old Reserve Hills	Horse in R-3 Zoning	5/9/2021	Referred to Oswego Township	5/5/2021	5/5/2021	N
5/4/2021	03-04-401-003	21 Boulder Hill Pass Montgomery		Building w/o permit	5/9/2021	No Horse observed	5/10/2021	5/10/2021	N
5/4/2021				Junk & Debris	5/6/2021	No visible sign of remodeling	5/13/2021	5/13/2021	N
				Junk & Debris gone-B3 outdoor storage allowed					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	15	3	3	3	0	4	2	0	0	0	0	0	0
Garage	6	1	0	1	2	2	0	0	0	0	0	0	0
Accessory Buildings	38	3	2	3	11	9	10	0	0	0	0	0	0
Additions	12	1	2	2	3	1	3	0	0	0	0	0	0
Remodeling	7	0	1	3	1	0	2	0	0	0	0	0	0
Commercial - M Zone	10	0	0	1	3	6	0	0	0	0	0	0	0
Commercial - B Zone	10	0	0	1	0	1	8	0	0	0	0	0	0
Barns/Farm Buildings	8	0	0	0	2	3	3	0	0	0	0	0	0
Signs	2	0	0	0	0	1	1	0	0	0	0	0	0
Swimming Pools	25	0	3	8	7	2	5	0	0	0	0	0	0
Decks	10	0	0	0	2	3	5	0	0	0	0	0	0
Demolitions	11	2	0	2	3	3	1	0	0	0	0	0	0
Electrical Upgrades	4	1	0	0	1	2	0	0	0	0	0	0	0
Change in Occupancy	2	0	0	2	0	0	0	0	0	0	0	0	0
Driveway	5	0	0	1	1	2	1	0	0	0	0	0	0
Fire Restoration	2	1	0	1	0	0	0	0	0	0	0	0	0
Patio	7	0	0	0	2	4	1	0	0	0	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	9	2	0	4	2	0	1	0	0	0	0	0	0
Solar	9	2	0	2	3	0	2	0	0	0	0	0	0
	194	16	11	34	45	43	45	0	0	0	0	0	0

YTD 2020 Houses 19
 Total Permits 155
 June 2020 4 Houses
 48 total permits

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$820,000	\$7,191	\$3,441
Accessory Buildings	10	\$385,290	\$1,630	\$0
Additions	3	\$166,000	\$370	\$0
Remodeling	2	\$3,119,380	\$6,717	\$0
Commercial - B Zone	8	\$900,000	\$4,760	\$0
Barns/Farm Buildings	3	\$415,000	\$0	\$0
Signs	1	\$400	\$112	\$0
Swimming Pools	5	\$197,904	\$800	\$0
Decks	5	\$63,049	\$800	\$0
Demolitions	1	\$0	\$0	\$0
Driveway	1	\$4,000	\$200	\$0
Patio	1	\$8,200	\$50	\$0
Generator	1	\$8,652	\$110	\$0
Solar	2	\$36,874	\$400	\$0
	45	\$6,124,749	\$23,140	\$3,441

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/24/2021	012021144	01 House	02-35-413-012	GACH MICHAEL P & CHERYL D	7372 GILDA COURT YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	BRAD DRENDEL BUILDERS, INC.
3/9/2021	012021029	01 House	09-21-100-009	WOOLVERTON BRADY & DEVAN	3549 BELL RD MINOOKA, IL 60447-		SAME
2/23/2021	012021030	01 House	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
3/4/2021	012021033	01 House	02-35-414-009	GRUNT DENNIS	7576 THORNHILL CT. YORKVILLE, IL. 60560	ROSEHILL	CL DESIGN BUILD, INC.
3/11/2021	012021051	01 House	04-21-102-004	MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	OWNER
5/11/2021	012021136	01 House	08-19-300-007	REHBERG LOGAN J & DANIELLE A	15924 LISBON ROAD NEWARK, IL. 60541		
1/28/2021	012021023	01 House	06-05-393-002	BRAD & DIANA SELLERS	4565 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	REVOLUTION BUILDERS CONSTRUCTION
5/25/2021	012021143	01 House	05-12-220-005	FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES
6/4/2021	012021154	01 House	06-06-450-002	MCCUE BUILDERS INC.	5613 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
2/11/2021	012021025	01 House	06-08-126-005	MCCUE BUILDERS INC	7206 FITKINS DR OSWEGO, IL 60543-	ESTATES OF FOX CHASE UNIT 3	MCCUE BUILDERS, INC.
6/22/2021	012021198	01 House	06-02-102-002	HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SG HOME BUILDERS

**Permit Approval Date Report
Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/16/2021	012021053	01 House	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	7251 JOYCE CT OSWEGO, IL GROVE ESTATES	
1/21/2021	012021021	01 House	08-03-200-002	PEARCE KIMBERLY A & KENDALL	12307 ASHLEY RD NEWARK, IL 60541-		BUILD SIMPLY MODERN
6/16/2021	012021182	01 House	02-21-200-028	WIESCHHAUS KRISTOPHER T & LILLI ADV M	9261 KENNEDY RD YORKVILLE, IL 60560-		
3/16/2021	012021054	01 House	06-08-101-020	IVEC MARTIN & KATHRYN S	7301 JOYCE CT OSWEGO, IL 60543-		
3/3/2021	022021040	02 Garage	02-14-426-004	BROOKER LISA R	100 RICKARD DR OSWEGO, IL 60543-		COUNTRYSIDE BARNS
6/3/2021	022021162	02 Garage	05-08-352-006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-		REINERT STRUCTURES
1/29/2021	022021026	02 Garage	05-17-200-003	KAYTANA PROPERTIES LLC AMENT	10021 AMENT RD YORKVILLE, IL 60560-		LESTER BUILDINGS
4/23/2021	022021105	02 Garage	04-16-350-009	FORDYCE ANDREW J & GILLA	8855 KIMBALL CT NEWARK, IL 60541-		COACH HOUSE GARAGES
3/3/2021	02202103	02 Garage	03-15-151-001	GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		HOMEOWNER
4/21/2021	022021098	02 Garage	01-16-476-003	WOLF TRENT	39 S LINDEN DR PLANO, IL 60545-		OWNER
6/8/2021	022021141	02 Garage	05-12-226-013	NICHOLS MARK W & LOLAA	6145 WHITETAIL RIDGE DR YORKVILLE, IL 60560-		same

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/23/2021	032021059	03 Accessory Buildings	01-19-426-007	WOODS JEFFREY J & RAQUEL L	25 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	
3/23/2021	032021061	03 Accessory Buildings	01-20-352-007	WHITEIS ROBERT H & SANDRA L LIV TRUST	174 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	
6/29/2021	032020251	03 Accessory Buildings	06-02-102-002	HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	MORTON BUILDINGS INC
6/1/2021	032021156	03 Accessory Buildings	02-14-428-011	MESSENGER NATHAN L & KENDALL P	27 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 3	
4/6/2021	032021078	03 Accessory Buildings	09-05-400-021	PRODEHL JAMIE & JILLIAN	4405 VAN DYKE RD MINOOKA, IL 60447-		WICK BUILDINGS
4/6/2021	032021077	03 Accessory Buildings	04-21-102-004	MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
6/4/2021	032021142	03 Accessory Buildings	06-02-103-007	ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
5/26/2021	032021158	03 Accessory Buildings	02-27-302-003	MILLER THOMAS	118 TUMA RD YORKVILLE, IL 60560-		
3/8/2021	032021049	03 Accessory Buildings	05-19-300-003	CARLSEN BRIDGET A & BLAGG TAMMY	9950 LISBON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
2/23/2021	032021032	03 Accessory Buildings	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		
5/5/2021	032021121	03 Accessory Buildings	04-08-400-002	MILLBROOK HUNTING CLUB	7609 WHITFIELD RD NEWARK, IL 60541-		

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/11/2021	032021028	03 Accessory Buildings	03-17-127-001	SAMBORSKI WAYNE & CANDACE	4670 MILL RD OSWEGO, IL 60543-	HERRENS RIVERVIEW ADDN	TUFF SHED, INC.
5/5/2021	032021120	03 Accessory Buildings	02-29-281-001	SULLIVAN CHARLES P & SHARON P	1204 PRAIRIE LN YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	
5/11/2021	032021130	03 Accessory Buildings	02-35-301-003	GALARZA RICARDO	339 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	TUFF SHED INC.
6/30/2021	032021208	03 Accessory Buildings	02-36-300-015	TODUS JOHN K & THERESA A	5600 MINKLER RD YORKVILLE, IL 60560-	SQUAW VALLEY UNIT 2	
1/14/2021	032021020	03 Accessory Buildings	03-05-432-014	OLD SECOND NATIONAL BANK	32 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BOB LEE CONSTRUCTION
5/4/2021	032021117	03 Accessory Buildings	05-07-451-016	PRIDEMORE CHARLES L & NISHAM	146 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	TUFF SHED
5/11/2021	032021132	03 Accessory Buildings	09-23-400-006	DAVIS CARLOS & TRACY	15875 RIDGE RD MINOOKA, IL 60447-		
4/29/2021	032021118	03 Accessory Buildings	06-06-276-006	WARPINSKI FAMILY 2014 DEC OF TRUST	8 IROQUOIS CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	COACH HOUSE GARAGES
6/15/2021	032021172	03 Accessory Buildings	04-21-127-001	RIZZO ANTHONY C & JANNETTE K	15796 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
6/15/2021	032021171	03 Accessory Buildings	05-07-452-004	HANSEN JEFFREY L & KAY L	11130 C LEGION RD YORKVILLE, IL 60560-		CLEARY BUILDINGS CORP.
4/28/2021	032021112	03 Accessory Buildings	02-16-226-011	AGUILAR BENJAMIN A	68 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	

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6/9/2021	032021170	03 Accessory Buildings	02-31-477-002	BURKE KAREN	18 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	
4/28/2021	032021114	03 Accessory Buildings	03-08-303-004	CHESSER, LLOYD	111 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	TUFF SHED
6/21/2021	032021196	03 Accessory Buildings	02-21-151-002	FELTES JAMES A & RITAL	4 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	CLEAN EDGE CONSTRUCTION
1/13/2021	032021015	03 Accessory Buildings	03-32-352-007	MAECHTLE STEPHEN J & CASINO PAMELA D	63 TOMAHAWK TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
6/4/2021	032021168	03 Accessory Buildings	02-22-126-005	THORSON TODD	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	CLEARY BUILDING CORP.
5/4/2021	032021122	03 Accessory Buildings	03-13-400-005	RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		
5/26/2021	032021161	03 Accessory Buildings	04-36-300-011	TALLEY CHRISTIAN J & NICOLE P	11526 HELMAR RD. NEWARK, IL. 60541		BOB LEE CONSTRUCTION
4/21/2021	032021100	03 Accessory Buildings	03-35-352-003	VAN METER LAWRENCE G & ORTIZ MALI GEDV D	6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TUFF SHED
4/29/2021	032021009	03 Accessory Buildings	08-12-102-008	WEST ROGER J & SUSAN A	6787 CHICAGO RD YORKVILLE, IL 60560-		CLEARY BUILDING CORP.
4/7/2021	032021079	03 Accessory Buildings	03-04-302-003	MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED
4/7/2021	032021080	03 Accessory Buildings	03-04-302-003	MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED

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4/7/2021	032021082	03 Accessory Buildings	03-07-426-001	BIENEMAN RICHARD J & SUSAN M	104 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
5/25/2021	042021152	04 Additions	02-21-151-016	GREITER DAVID F JR & LORI A	14 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	
4/15/2021	042021093	04 Additions	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE DEVELOPMENT
4/21/2021	042021092	04 Additions	05-17-300-011	HANSEN KEVIN & RACHEL	8945 A IMMANUEL RD YORKVILLE, IL 60560-		T4 CONSTRUCTION INC.
4/7/2021	042021081	04 Additions	04-02-226-011	BRUCK RONALD & KATHERINE	6087 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	JOEL. M SPEARS
1/4/2021	042021012	04 Additions	02-35-380-009	PHILLIPS MATT & TONYA	5653 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
6/16/2021	042021181	04 Additions	02-14-426-006	ENTILE MATTHEW R	86 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
6/16/2021	042021175	04 Additions	04-34-100-001	STANDARD BANK & TRUST CO	14905 HUGHES RD NEWARK, IL 60541-		
4/6/2021	042021071	04 Additions	04-30-178-002	COVERT ANDREW L & JESSICA M	10384 FOX RIVER DR NEWARK, IL 60541-		
4/5/2021	042021065	04 Additions	04-21-400-001	THANEPOHN DOUGLAS & GAYLE N	9933 MILLBROOK RD NEWARK, IL 60541-		WATER THRU FIRE HOME RESTORATION
2/23/2021	042021038	04 Additions	02-23-202-021	ARRIAGA JESUS & IMELDA A	7424 ROUTE 34 OSWEGO, IL 60543-		

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2/19/2021	042021036	04 Additions	03-27-377-015	JOAQUIN LIBRADO & SHARON	2543 SIMONS RD OSWEGO, IL 60543-		
6/8/2021	052021165	05 Remodeling	03-06-200-012	REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELY CONSTRUCTION, INC.
4/5/2021	052021073	05 Remodeling	05-08-376-012	ANGELO MICHAEL P & JULIE A	27 JULIUS CT YORKVILLE, IL 60560-		SAME
3/31/2021	052021069	05 Remodeling	01-32-226-007	SMITH, JAMES	16031 BURR OAK RD PLANO, DEER RIDGE PUD IL 60545-		
3/23/2021	052021060	05 Remodeling	02-24-202-002	EICHELBERGER JORDAN S & SKYE R	159 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	TRANQUILITY BUILDERS
2/19/2021	052021037	05 Remodeling	04-01-402-005	GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-	REINERT FOX ROAD SUB	SELF
3/9/2021	052020322	05 Remodeling	07-09-100-009	GEISTLER GREGORY M & STACI J	15697 LISBON CENTER RD NEWARK, IL 60541-		
6/29/2021	052021204	05 Remodeling	02-23-303-023	GLEASON JOHN ROBERT & JODY PATTON	16 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	PHENOMENAL CONSTRUCTION, INC.
1/15/2021	052021010	05 Remodeling	04-16-205-003	OLIVER HOFFMAN FOUNDATION	8225 FOX RIVER DR NEWARK, IL 60541-		MALL BUILDERS
5/26/2021	062021151	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	062021150	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED

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5/26/2021	062021149	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	062021148	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	062021146	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/28/2021	062021113	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/27/2021	062021109	06 Commercial - M Zone	03-06-200-012	325 SOUTH ROUTE 31 LLC / THE GRID	275 ROUTE 31 OSWEGO, IL 60543-		
4/28/2021	062021104	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
3/25/2021	062021039	06 Commercial - M Zone	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
6/16/2021	072021192	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021189	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL 60404		
6/16/2021	072021188	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021187	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		

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6/16/2021	072021186	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021191	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021184	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/15/2021	072021155	07 Commercial - B Zone	09-13-200-007	GOPROBALL, LLC	14285 COUNTY LINE RD SHOREWOOD, IL 60404-		SCI DESIGN. INC/ ROBERT CAIRNATHAN
4/8/2021	072021057	07 Commercial - B Zone	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
6/16/2021	072021185	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/7/2021	082021173	08 Barns/Farm Buildings	06-27-100-005	KELLOGG JOHN	2926 WALKER RD. YORKVILLE, IL. 60560		
6/7/2021	082021166	08 Barns/Farm Buildings	05-09-154-001	JENSEN BRADLEY & NICOLE & RUNKLE	7344 ROUTE 47 YORKVILLE, IL 60560-		
6/1/2021	082021160	08 Barns/Farm Buildings	09-09-300-005	CABRAL FIDENCIO	13724 MCKANNA RD MINOOKA, IL 60447-	BLEUERS SUB	
5/11/2021	082021129	08 Barns/Farm Buildings	08-04-300-003	CENTRAL LAND MANAGEMENT INC	12915 ROUTE 47 NEWARK, IL 60541-		
5/11/2021	082021127	08 Barns/Farm Buildings	09-21-100-010	JIMENEZ MARIO & LINDA	3579 BELL RD MINOOKA, IL 60447-		

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4/15/2021	082021094	08 Barns/Farm Buildings	07-16-200-003	MORSCH DENNIS W & MELISSA J	14360 TOWNHOUSE RD NEWARK, IL 60541-		
4/12/2021	082021084	08 Barns/Farm Buildings	09-13-200-006	BRISCOE JARROD	195 US RT 52 MINOOKA, IL 60447-		
6/28/2021	082021203	08 Barns/Farm Buildings	07-29-200-005	WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		
5/27/2021	082020302	08 Barns/Farm Buildings	09-09-300-002	BARRIOS NICOLAS & SANDRA	13825 MCKANNA RD. MINOOKA, IL. 60447		
6/16/2021	092021178	09 Signs	04-17-300-002	DICKSON VALLEY MINISTRIES	8250 FINNIE RD NEWARK, IL 60541-		AURORA SIGN COMPANY
5/18/2021	092021137	09 Signs	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		
6/16/2021	122021193	12 Swimming Pools	03-04-180-008	MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
5/11/2021	122021131	12 Swimming Pools	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	A & J RECREATIONAL SERVICES
5/11/2021	122021126	12 Swimming Pools	02-35-380-003	REICHERT ANDREW & APRIL	5735 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	SUNCO POOLS INC.
4/30/2021	122021108	12 Swimming Pools	01-03-353-004	MURILLO EDUARDO	29 JACK ST PLANO, IL 60545-	STAINFIELD SUB	
5/5/2021	122021106	12 Swimming Pools	05-07-451-010	JANSEN MEGAN A	76 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	GREAT ESCAPE

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4/22/2021	122021099	12 Swimming Pools	03-05-427-006	NICASIO ADRIANA	36 CIRCLE DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	OWNER
4/6/2021	122021076	12 Swimming Pools	02-15-302-003	SCHNELLER ROBERT J & CAROLA	26 SOUTH ST BRISTOL, IL 60512-		
4/5/2021	122021074	12 Swimming Pools	02-14-251-001	HARVEY HEATHER	185 DAVID CT OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	WETTER WATER POOL INSTALL
4/6/2021	122021072	12 Swimming Pools	03-32-327-008	WACKERLIN ROY & MARGARET	4501 RESERVATION RD OSWEGO, IL 60543-		
3/31/2021	122021070	12 Swimming Pools	04-02-227-002	WARREN BRANDON M	6202 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	AG POOL MASTERS
3/29/2021	122021066	12 Swimming Pools	02-35-387-001	BIESCHKE RACHEL M & GERALDINE T	7503 COLE CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
5/20/2021	122021062	12 Swimming Pools	02-23-352-005	MICK JASON & ERIN	42 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	SWIM SHACK, INC.
4/15/2021	122021088	12 Swimming Pools	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
4/12/2021	122021056	12 Swimming Pools	02-36-106-005	LYNCH KIMBERLY D & PHILIP J	245 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	FOX POOL CHICAGO
3/16/2021	122021052	12 Swimming Pools	06-03-250-005	LARSEN GREGORY L & KRISTINE K	6475 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	PRECISION PROPERTY PROS, INC.
3/8/2021	122021046	12 Swimming Pools	02-35-412-002	PALENCIA DANIEL & CORTNEY	5560 JENNIFER CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	PRECISION PROPERTY PROS INC

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4/27/2021	122021110	12 Swimming Pools	03-04-401-002	VARGAS ALURAN & RETA DOMINGO D LEONARDEZ	71 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	A & J RECREATIONAL SERVICES
3/5/2021	122021042	12 Swimming Pools	06-07-401-001	CATALDO STEVEN A & CATALDO KIMBERLEY	7581 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PLATINUM POOL
2/22/2021	122021035	12 Swimming Pools	03-31-452-017	CHICAGO TITLE LAND TRUST COMPANY	31 CHIPPEWA DR OSWEGO, IL 60543-	NA-AU-SAY WOODS	SIGNATURE POOLS & SPAS, INC.
2/18/2021	122021034	12 Swimming Pools	02-21-177-014	RATOS JAMES C & JENNIFER L	3150 D CANNONBALL TRL BRISTOL, IL 60512-		QUANTUS POOLS CORP
6/16/2021	122021194	12 Swimming Pools	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	IL GROVE ESTATES	SUNSET POOLS AND SPAS
2/23/2021	122021031	12 Swimming Pools	06-02-300-006	TOM AND ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
6/24/2021	122021199	12 Swimming Pools	03-08-176-008	CROSS JAVAN J & SELENA M MONTANEZ	24 MARINA DR OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
6/22/2021	122021195	12 Swimming Pools	02-21-326-008	HILL MICHAEL D & CRISTINA	10 CONCORD CT YORKVILLE, IL 60560-	BLACKBERRY CREEK	A & J RECREATIONAL SERVICES
6/30/2021	132021207	13 Decks	09-05-100-003	KWIATKOWSKI MATTHEW A & DISTINE I	12090 GROVE RD MINOOKA, IL 60447-		DON CARTER BUILDERS
6/4/2021	132021169	13 Decks	02-35-413-004	LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CLEAN EDGE CONSTRUCTION INC.
6/3/2021	132021167	13 Decks	03-09-155-009	SHARP ASHLEY K	139 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	

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6/3/2021	132021164	13 Decks	02-28-152-007	BOSMAN-LOPEZ MARISELA	207 A PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	GREEN T LANDSCAPING
5/13/2021	132021138	13 Decks	03-07-253-004	PRELL THOMAS	127 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
5/18/2021	132021133	13 Decks	02-35-412-005	ONEIL DANIEL & CHRISTIE	5575 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	DDT HOME TRANSFORMATIONS, LLC
5/5/2021	132021119	13 Decks	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	CLEAN EDGE CONSTRUCTION
4/21/2021	132021102	13 Decks	02-11-127-014	KOEHLER AARON P & JENNIFER	45 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	UPPERDECK DESIGN & CONSTRUCTION
4/14/2021	132021085	13 Decks	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
5/25/2021	142021147	14 Demolitions	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/25/2021	142021145	14 Demolitions	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/11/2021	142021128	14 Demolitions	08-04-300-003	CENTRAL LAND MANAGEMENT INC	12915 ROUTE 47 NEWARK, IL 60541-		
4/26/2021	142021107	14 Demolitions	08-04-100-018	FS GRAIN LLC % GENERAL MANAGER	9512 HELMAR RD NEWARK, IL 60541-		MIDWEST DIRT WORKS
4/19/2021	142021096	14 Demolitions	05-24-400-009	STEWART FARMS LAND HOLDING LLC	9618 B HOPKINS RD YORKVILLE, IL 60560-		

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4/13/2021	142021086	14 Demolitions	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		NEXXTGEN CORPORATION
3/4/2021	142021041	14 Demolitions	01-32-226-007	SMITH LAND TRUST % JAMES & SUSAN CAMITTI	16031 BURR OAK RD PLANO, DEER RIDGE PUD IL 60545-		SAME
2/2/2021	142021027	14 Demolitions	05-28-400-004	LW WEIDERT FARMS INC.	9017 CATON FARM RD YORKVILLE, IL 60560-		O'DONNELL EXCAVATING & TRUCKING
2/2/2021	142021024	14 Demolitions	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
3/4/2021	142020301	14 Demolitions	01-17-400-004	YUNDT BARBARA G	2622 CREEK RD PLANO, IL 60545-		
5/19/2021	152021139	15 Electrical Upgrades	01-01-200-002	TMF MANAGEMENT LLC/GREG KUPPLER	12127 B GALENA RD PLANO, IL 60545-		OLSON ELECTRIC
5/5/2021	152021123	15 Electrical Upgrades	05-12-228-006	FERGUSON GREGORY L TR & FERGUSON PENNY A TO	6088 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
4/9/2021	152021083	15 Electrical Upgrades	03-04-283-021	WEIGAND JULIE A & RONALD L JR	9 FALLCREEK CIR MONTGOMERY, IL 60538-		ABC PHCE
1/21/2021	152021022	15 Electrical Upgrades	03-23-276-001	CLP GROUP INC / ROBERT MUNGO	3112 ROTH RD OSWEGO, IL 60543-		
4/6/2021	172021067	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		BOB THOMPSON, TANGENT TECHNOLOGIES
6/28/2021	182021202	18 Driveway	05-02-201-006	BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	

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5/6/2021	182021125	18 Driveway	03-04-477-030	HERNANDEZ ANTONIO & PADILLA MARICELA	64 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	
5/5/2021	182021124	18 Driveway	09-05-400-018	QUIROZ TEOFILO & NORMA	4080 VAN DYKE RD MINOOKA, IL 60447-		
4/14/2021	182021089	18 Driveway	03-09-101-002	CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
2/10/2021	182020329	18 Driveway	02-21-200-028	WIESCHHAUS KRISTOPHER T & LILLI ADVANA	9261 KENNEDY RD YORKVILLE, IL 60560-		
3/8/2021	192021048	19 Fire Restoration	03-04-377-006	CWT REAL ESTATE HOLDINGS LLC	57 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LEADS CONSTRUCTION CORPORATION
1/11/2021	192021016	19 Fire Restoration	03-04-454-020	FELECIANO HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	INVISIO SERVICES
4/14/2021	202021090	20 Patio	03-09-101-002	CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
4/6/2021	202021075	20 Patio	03-08-202-029	CERVANTES GILVERTO	5 GUILFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	
6/21/2021	202021197	20 Patio	03-04-452-004	LOPEZ REYNALDO GARRIDO	61 STRATFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	
6/1/2021	202021163	20 Patio	03-07-229-015	ROWE KEVIN & LEANN	8 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	CRACK ATTACK TEAM
5/25/2021	202021157	20 Patio	03-04-427-018	TRUJILLO JENARO RODRIGUEZ	163 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SERGIOS LANDSCAPING & CONCRETE

Permit Approval Date Report
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Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/18/2021	202021140 20 Patio		03-04-479-005 HURTADO CRISTAL	49 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	F AND J CONSTRUCTION
5/12/2021	202021134 20 Patio		03-04-177-002 GRATON BIANCA & MITCHELL ALEX	79 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TWINS CONCRETE, LTD.
4/27/2021	212021115 21 Wind Turbine		08-14-200-003 MCDONALD THOMAS J & DONNA K	14207 CHURCH RD MINOOKA, IL 60447-		
4/15/2021	212021091 21 Wind Turbine		05-29-200-012 KRABER LOGAN & DENA J	10450 IMMANUEL RD YORKVILLE, IL 60560-		
3/5/2021	232021044 23 Generator		06-02-103-003 BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	LEE LEGLER CONSTRUCTION & FLORIAN
3/5/2021	232021043 23 Generator		05-18-203-006 OTTOSEN JOEL D & NANCY A	42 MAPLE RIDGE CT YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION & FLORIAN
1/14/2021	232021018 23 Generator		02-36-106-006 BAUGHMAN ROBERT & VICKI	233 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	BAKER ELECTRIC
1/14/2021	232021017 23 Generator		06-07-130-001 WILSON CHRISTOPHER E & VEILIPAE	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	NICK MIKENTINAC - NMM INC.
6/28/2021	232021201 23 Generator		04-21-125-034 KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	LEE LEGLER CONSTRUCTION AND FLORIAN
4/21/2021	232021103 23 Generator		06-02-300-018 MARTINEZ ANDRES HERBERT	1585 JOHNSON RD OSWEGO, IL 60543-		ABT ELECTRONICS INCL
4/13/2021	232021087 23 Generator		05-06-351-010 FAMERA GERALD L TRUST	7 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	RITZMAN ELECTRIC INC

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3/23/2021	232021058	23 Generator	05-12-228-021	DENANDO PETER M & LORA	7164 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SATURN
3/5/2021	232021045	23 Generator	02-34-126-002	BAR TEN TRUST	288 TUMA RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION & FINANCIAL
6/16/2021	242021177	24 Solar	03-04-428-016	RAMIREZ JOSEPH E MARQUEZ	34 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION CORPORATION
4/27/2021	242021111	24 Solar	03-08-304-001	VALENCIA RUBEN MARTINEZ & BARBARA DOMINGUEZ DEV TRUST	1438 ROUTE 31 OSWEGO, IL 60543-		SUNRUN INSTALLATION CORPORATION
4/23/2021	242021101	24 Solar	09-22-400-004	IBARRA JOSE A	2068 BELL RD MINOOKA, IL 60447-		PALMETTO SOLAR
4/15/2021	242021095	24 Solar	03-04-329-013	SMITH ANTHONY DEWONE & NORA LADVICE	33 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
3/25/2021	242021064	24 Solar	03-04-256-004	AGUIRRE JUANA M & MOSQUEDA	7 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSTALLATION CORPORATION
3/23/2021	242021063	24 Solar	01-14-300-004	DOMINGUEZ VALERIE MCLEMMEN GREGORY P & SHARON M	2970 ROCK CREEK RD PLANO, IL 60545-		BLISS BROTHERS/BRANDON LADVICE
1/14/2021	242021019	24 Solar	01-10-200-004	WYKES JOHN A & CHRISTINE	14176 SEARS RD PLANO, IL 60545-		TRON SOLAR LLC
6/29/2021	242021200	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-		WINDSOLEIL INCORPORATED
1/4/2021	242021014	24 Solar	03-12-204-004	LIPPOLD CURTIS	22 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	VIVINT SOLAR DEVELOPER, LLC

PLANNING BUILDING & ZONING RECEIPTS 2021

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 21	TOTAL FY 21	MONTHLY FY 20	TOTAL FY 20
December	\$4,495.00	\$2,071.00	\$1,814.10	\$0.00	\$8,380.10	\$8,380.10	\$16,500.43	\$16,500.43
January	\$6,161.78	\$1,966.50	\$5,021.91	\$2,000.00	\$15,150.19	\$23,530.29	\$11,918.63	\$28,419.06
February	\$5,475.00	\$2,759.00	\$6,910.89	\$2,000.00	\$17,144.89	\$40,675.18	\$3,356.00	\$31,775.06
March	\$14,310.80	\$1,987.00	\$18,309.57	\$2,000.00	\$36,607.37	\$77,282.55	\$26,655.13	\$58,430.19
April	\$20,812.72	\$491.00	\$414.41	\$0.00	\$21,718.13	\$99,000.68	\$10,787.73	\$69,217.92
May	\$12,806.06	\$1,679.00	\$8,132.75	\$1,000.00	\$23,617.81	\$122,618.49	\$23,443.29	\$92,661.21
June	\$27,942.04	\$2,584.00	\$11,461.51	\$1,000.00	\$42,987.55	\$165,606.04	\$40,945.81	\$133,607.02
July					\$0.00		\$18,116.22	\$151,723.24
August					\$0.00		\$10,631.62	\$162,354.86
September					\$0.00		\$24,800.06	\$187,154.92
October					\$0.00		\$16,804.62	\$203,959.54
November					\$0.00		\$4,518.96	\$208,478.50
TOTAL	\$92,003.40	\$13,537.50	\$52,065.14	\$8,000.00	\$165,606.04			