



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, January 10, 2022 – 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 December 14, 2021, Meeting (Pages 3-41)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 42-45)

PETITIONS:

1. **Petition 21 – 37 – Kendall County Planning, Building and Zoning Committee (Pages 46-77)**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Garden Act and Roadside Stand Regulations
Purpose: Petitioner Wishes Vegetable Gardens and Roadside Stands To Be Permitted Uses on all Residentially Zoned Properties, Establishes Sight-Line Requirements to Vegetable Gardens, Updates Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

2. **Petition 22 – 02 – Daniel L. Dycus on Behalf of Gospel Assembly Church Oswego (Pages 78-85)**
Request: Revocation of a Special Use Permit Granted by Ordinance 2005-06 for a Church, Parsonage, Church School and Church Daycare at the Subject Property
PIN: 05-03-200-020
Location: South Side of Route 71 West of 8250 Route 71, Yorkville, in Kendall Township
Purpose: Petitioner Wishes to Revoke the Special Use Permit; Property is Zoned A-1

NEW BUSINESS:

1. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road (Page 86)

2. Discussion of a Contract Between Kendall County and Wiss, Janney, Elstner Associates, Inc. Regarding the Historic Structure Survey in Kendall and Bristol Townships; Committee Could Refer the Proposal to the State’s Attorney’s Office (Pages 87-102)

3. Discussion of Future Land Use Along Route 47 in Kendall and Lisbon Townships

4. Kendall County Regional Planning Commission Annual Meeting-February 5, 2022, at 9:00 a.m.

5. Kendall County Historic Preservation Commission Annual Meeting-February 16, 2022, at 6:00 p.m., at the Little White School Museum
6. Approval to Schedule a Second Planning, Building and Zoning Committee Meeting in January 2022

OLD BUSINESS:

1. Review and Approval of Policy Regarding Code Enforcement in Cases Where Parties Are Pursuing Compliance Through Legislative or Administrative Means (Examples Include Text Amendment, Map Amendment, Special Use Permit or Variance Applications) (Pages 40-41 and 111-112)

REVIEW VIOLATION REPORT:

1. Review of Violation Report for December 2021 (Pages 113-115)
2. Review of FY20-21 Inspection Report (Page 116)

REVIEW NON-VIOLATION REPORT:

1. Review of Non-Violation Report for November 2021 (Pages 117-119)
2. Review of Non-Violation Report for December 2021 (Page 120)

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Certified Local Government Annual Report (Pages 121-125)

REVIEW PERMIT REPORT:

1. Review Permit Report for November 2021 (Pages 126-157)
2. Review Permit Report for December 2021 (Page 158)
3. Review of End of Year Permit Report (Pages 159-192)

REVIEW REVENUE REPORT:

1. Review of November 2021 Revenue Report (Page 193)
2. Review of 2009-2021 Revenue Report (Page 194)
3. Review of December 2021 Revenue Report (Page 195)

CORRESPONDENCE:

1. Correspondence Related to the Temporary Use Permit Granted in December 2019 and Renewed in January 2021 (Petitions 19-45 and 20-31) for Portable Concrete Crushing Operations at 9211 Route 126 (PIN: 05-04-400-003) in Kendall Township (Pages 196-204)

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
5:30 p.m.
Meeting Minutes of December 14, 2021 – Unofficial until Approved

CALL TO ORDER

The meeting was called to order by Chairman Gengler at 5:54 p.m.

ROLL CALL

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

Committee Members Absent: Elizabeth Flowers and Robyn Vickers

Also Present: Matt Asselmeier (Senior Planner), Scott Koeppel (County Administrator), Gregg Ingemunson, Greg Dady, and Bob Dehm

APPROVAL OF AGENDA

Member Koukol made a motion, seconded by Member Gilmour, to approve the agenda as presented. With a voice vote of three (3) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Koukol, to approve the minutes of the November 8, 2021, meeting. With a voice vote of three (3) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from November 2021.

The Committee reviewed the end of fiscal year expenditure report. It was noted that the Department operated at a deficit, similar to previous years. Chairman Gengler asked if ways existed to close the gap between revenues and expenses. Mr. Koeppel responded that the intent of the Department has not been to have revenues cover expenses. Mr. Koeppel noted the amount of permits at the former Caterpillar facility; this property probably will be annexed into Montgomery. Mr. Koeppel also noted the work the Department does without revenue sources and without a non-County applicant, like work related to the Historic Preservation Commission or text amendments when the State changes zoning regulations. Mr. Koeppel suggested doing a fee study in 2022; the study would compare the County's fees to the fees of neighboring counties and local municipalities.

The Committee reviewed the end of fiscal year escrow report.

PETITIONS

Petition 21-38 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0492 (formerly House Bill 3650) also known as the Agricultural Experiences Act. A copy of Public Act 102-0492 was provided.

The Agricultural Experiences Act defines an agricultural experience, as “. . . any agricultural-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.” Crucially, the Act forbids a county from requiring conditional use permits, special use permits, or variances for this type of use.

The definition of agricultural experience in State law is similar to the County’s definition of seasonal festivals. Seasonal festivals, as defined in the Zoning Ordinance, are defined as follows:

“A temporary event held during a specified time of the year which is designed to enhance the sales of seasonal crops and related products produced in conjunction with existing agricultural businesses such as orchards, vineyards, nurseries and similar agricultural operations. Related activities may include, but are not limited to, corn mazes, wagon rides, pony rides, farm animal petting zoos, and pumpkin patches. Activities including amusement park rides, live music concerts, truck and tractor pull competitions are specifically prohibited from Seasonal Festivals.”

The Agricultural Experiences Act forbids counties from requiring these types of events from obtaining special use permits, conditional use permits, or variances.

Seasonal festivals are conditional uses in the A-1 Agricultural District and are permitted uses in the B-4 Commercial Recreation District. The conditions for seasonal festivals are as follows:

- a) Adequate parking on site shall be provided in such a way that no on-street parking is necessary.
- b) Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.
- c) The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.
- d) No alcohol shall be sold on the premises.
- e) Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
- f) All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.
- g) Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property.
- h) The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff’s Office.

- i) No event activity shall start earlier than 9:00 a.m. any day of the week, and shall end no later than 10:00 p.m., Monday thru Wednesday and no later than 11:30 p.m. Thursday thru Sunday.
- j) Events shall be permitted once a year unless otherwise approved by the PBZ Committee.
- k) Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year.
- l) Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.
- m) All signage shall comply with Section 12:00 of the Zoning Ordinance.
- n) All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot candles at any property line.
- o) Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate a text amendment adding seasonal festivals to the list of permitted uses in the A-1 Agricultural District without conditions or restrictions, removing the conditions and restrictions on seasonal festivals in the B-4 Commercial Recreation District, deleting seasonal festivals from the list of conditional uses in the A-1 District, updating Appendix 9 Table of Uses to reflect this text amendment, and correcting citation errors caused by this text amendment.

Presently, three (3) special uses are impacted by the Agricultural Experiences Act. The special use permits for Woody's Orchard (Ordinances 2016-21 and 2021-07), Heap's Giant Pumpkins (Ordinance 2015-11), and Keller Farms (Ordinance 2009-18) contain provisions related to Seasonal Festivals. Staff would like to point out that some of these properties have special use permits beyond agricultural experiences (i.e. Woody's Orchard and Heap's Giant Pumpkins have special use permits for banquet facilities).

Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of five (5) in favor, two (2) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. No members of the public spoke regarding this proposal. The Kendall

County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on November 1, 2021. No members of the public testified at the public hearing. The Zoning Board of Appeals recommended approval by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Gilmour made motion, seconded by Member Koukol, to forward the proposal to the County Board.

With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on January 4, 2022, on the consent agenda.

Petitions 21-40 Robert J. Fisher

Mr. Asselmeier summarized the request.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Petition information was sent to Seward Township on September 24, 2021. No comments have been received.

Petition information was sent to the Village of Minooka on September 24, 2021. No comments have been received.

Petition information was sent to the Minooka Fire Protection District on September 24, 2021. No comments have been received.

ZPAC reviewed these proposals at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when

development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on the requested change to the Future Land Use Map on October 27, 2021. No members of the public testified in favor or in opposition to the request. Discussion occurred about the amount of floodplain on the property and the number of houses that could be constructed on the property without a formal subdivision. A maximum of three (3) lots could be created from the subject property without the submittal of a formal subdivision. The Petitioner's Attorney noted that the Petitioner has no plans to build a house; the Petitioner wanted to sell the property and market the property as a residential site. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the hearing were provided.

The Kendall County Zoning Board of Appeals held a meeting on this proposal on November 1, 2021. Other than the Petitioner's Attorney, no other members of the public spoke testified at the meeting. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Future Land Use Map of the Village of Minooka calls for the area to residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

Staff recommended approval of the request.

The draft resolution was provided.

Member Koukol made motion, seconded by Member Gilmour, to recommend approval of the proposal.

With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on January 4, 2022, on the consent agenda.

Petition 21-41 Robert J. Fisher

Mr. Asselmeier summarized the request.

Robert J. Fisher would like to rezone the property R-1 in order to construct one (1) house on the property.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 21, 2021. The LESA Score was 229 indicating a high level of protection. The NRI was provided.

Petition information was sent to Seward Township on September 24, 2021. No comments have been received.

Petition information was sent to the Village of Minooka on September 24, 2021. No comments have been received.

Petition information was sent to the Minooka Fire Protection District on September 24, 2021. No comments have been received.

ZPAC reviewed these proposals at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposed map amendment at their meeting on October 27, 2021. Discussion occurred about the amount of floodplain on the property and the number of houses that could be constructed on the property without a formal subdivision. A maximum of three (3) lots could be created from the subject property without the submittal of a formal subdivision. The Petitioner's Attorney noted that the Petitioner has no plans to build a house; the Petitioner wanted to sell the property and market the property as a residential site. No other members of the public spoke at the meeting. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with two (3) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on November 1, 2021. Other than the Petitioner's Attorney, no other members of the public testified at the hearing. The Kendall County Zoning Board of Appeals recommended approval of both requests by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

Any new homes or accessory structures would be required to meet applicable building codes.

There is electricity along O'Brien Road. No other public or private utilities are onsite.

The property fronts O'Brien Road. Staff has no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single-family residential uses found in rural settings.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential.

The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential was approved, Staff recommended approval of the proposed map amendment.

The draft ordinance was provided.

Chairman Gengler made motion, seconded by Member Gilmour, to forward the proposals map amendment to the County Board.

With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on January 4, 2022, on the consent agenda.

Petition 21-46 Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc.

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials, aerial of the property, aerial with the flood zone, plat of survey, site plan, the court order regarding a previous excavating business at the property, and the special use permit for a landscaping business previously granted by Ordinance 2007-10 were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection.

Petition information was sent to Na-Au-Say Township on October 26, 2021. No comments have been received.

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary. No comments have been received.

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield. No comments have been received.

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The Petitioners were agreeable to these requests.

ZPAC reviewed this proposal at their meeting on November 2, 2021. The Petitioners stated that only trailers would be parked in the floodplain. No turning lanes off of Route 126 would be required. However, the Illinois Department of Transportation could review the need for turning lanes in the future. The Petitioners were agreeable to setting the maximum number of employees at fifteen (15). ZPAC recommended approval of the request with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 8, 2021. The Petitioner was asked if the building in the floodplain would be used for the proposed business and if they would be agreeable to a restriction to not use this building as part of the special use. The Petitioner was agreeable to this condition. The Kendall County Regional Planning Commission recommended approval of this special use permit with the condition that the building on the northeast corner of the property in the floodplain not be used as part of the business allowed by the special use permit by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on December 13, 2021. Gregg Ingemunson said that Baish Excavating does more landscaping than excavating work. Dan Koukol, on behalf of his father Philip R. Koukol, requested definitions of landscaping and excavating businesses and requested that all operations occur indoors. Anne Vickery did not think Baish Excavating was a landscaping business and questioned the County's ability to enforce existing regulations on existing special use permits. The Kendall County Zoning Board of Appeals recommended approval of the request with the conditions proposed by Staff by a vote of six (6) in favor and one (1) in opposition. The minutes of the hearing were provided.

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the business plan, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According to the site plan, the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" was provided.

Member Gilmour asked what would be stored in the tents. Mr. Asselmeier responded landscaping materials, salts, and similar items.

Member Gilmour asked how many tents would be on the property. Mr. Asselmeier noted the dimensions of the storage area, but did not say the number of tents.

Member Koukol noted that Na-Au-Say Township Board and the Na-Au-Say Township Planning Commission had not reviewed the proposal. He requested input from the Township. Gregg Ingemunson, Attorney for the Petitioner, said that he appeared before the Na-Au-Say Township Board, but the Board did not vote. The Petition was not reviewed by the Township Planning Commission; no vote occurred.

Member Koukol questioned if Baish Excavating was a landscaping business. Mr. Ingemunson said that the business morphed into a landscaping business in 2008; more revenue was

generated from landscaping than excavating. The Petitioners did maintenance contracts. Member Koukol noted the equipment at the Petitioner's existing property.

Member Koukol said other excavating companies will be approaching the County for zoning in the near future. Mr. Ingemunson suggested changing the company's name, but he did not think that the company would like that idea. Mr. Ingemunson said the company still does some excavating work.

Member Gilmour asked if Member Koukol objected to an excavating business at the property. Member Koukol said that he supported the project as long as everything was kept indoors.

Mr. Asselmeier noted that the property already had a special use permit for a landscaping business, but indoor storage was required. He restated the four (4) amendments requested by the Petitioner.

Member Koukol noted the new residential development in the area and the need for the Oswego School District to build a school in the area. Chairman Gengler said that infrastructure would need to run a great distance to reach the area.

Member Koukol said his family would like to see indoor storage only.

Member Gilmour asked how many pieces of equipment would be kept outdoors. Bob Dehm, Operations Manager with Baish Excavating, responded that they do not favor equipment in the yard because that means that the equipment was not on a job site. Occasionally, equipment will be parked on the property waiting for approval to start work on a job site. They do have trailers parked on the property. The other equipment would be kept indoors. Chairmen Gengler said there was very little equipment at the Petitioner's current site.

Member Gilmour expressed concerns about trucks backing out onto Route 126. No trucks would be backed onto Route 126.

Mr. Dehm said the company has one (1) medium and one (1) large machine. He did not know if all of the company's equipment could fit indoors.

Mr. Dehm listed all of the unions associated with the business.

Mr. Dehm said that the company has diversified their operations, but excavating was a small element of their operations.

Chairman Gengler made motion, seconded by Member Gilmour, to forward the proposal to the County Board.

The votes were as follows:

Ayes (2): Gengler and Gilmour
Nays (0): None
Abstain (1): Koukol
Absent (2): Flowers and Vickers

The motion failed. The recommendation will be considered negative.

The proposal goes to the County Board on January 4, 2022, on the regular agenda.

Member Koukol requested that definitions of landscaping and excavating business be added to the Zoning Ordinance. He also requested the Township's input.

NEW BUSINESS

Request for Guidance Regarding Enforcement of Special Use Provisions

Mr. Asselmeier summarized the request.

Until the last few years, the policy of the Planning, Building and Zoning Department was solely complaint based. The Department was not given permission to issue citations without a complaint until 2018.

With this policy in mind, Staff is aware of the following violations to existing special use permits and requests guidance as to how to proceed with the following cases:

1. Ordinance 2004-24-Special Use Permit for a Church at 748 Jones Road
Issue: Condition 3 requires an annexation agreement with Shorewood
How Department Became Aware of Violation: Property is for sale
Current Status: Troy Fire Protection District is considering purchasing the property; Department is waiting for a decision from the Troy Fire Protection District.
2. Ordinance 2005-06-Special Use Permit for a Church West of 8250 Route 71
Issue: Condition 2 requires a pre-annexation agreement with Yorkville
How Department Became Aware of Violation: Property is for sale
Current Status: Property owner is still deciding whether or not to pursue agreement or revoke the special use permit; church was never constructed
On December 10, 2021, the church submitted a request to revoke the special use permit.
3. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow Road
Issue: Condition 6 requires a right-of-way dedication
How Department Became Aware of Violation: Property owner submitted a special use permit for a craft fair
Current Status: Property owner's Attorney is working on the research and paperwork for the dedication; the Petitioner was also working with Fran Klaas on the dedication.
4. Ordinance 2006-19-Special Use Permit for a Church at 8 West Rickard Drive
Issue: Site to be developed in accordance with site plan, including a three foot (3') tall berm
How Department Became Aware of Violation: Church wanted to construct a fence on the property
Current Status: Church no longer wants to construct a fence.
5. Ordinance 2012-26-Special Use Permit for YPAC
Issue: Condition 6 requires paved parking lot by 2014 with 28 parking spaces
How Department Became Aware of Violation: YPAC approached County for financial assistance in 2018
Current Status: Parking lot is not paved per Ordinance requirements.

The applicable ordinances were provided.

The Committee reviewed the location for the berm at the church at 8 West Rickard Drive. The church was operational. There have been no complaints against the church. Mr. Asselmeier suggested that the church do a new site plan to match the layout of the property. He also noted the church would have costs associated with preparing plans and noticing for the hearing. Committee members questioned the need for a berm. Member Koukol suggested that the church be sent a letter requesting the church to build a berm or amend their special use permit; he suggested giving the church twelve (12) months to come into compliance. The property is a polling place. The Committee requested Mr. Asselmeier to contact the church and see if the church could make an effort to install a berm or amend the site plan to match their current layout.

The Committee reviewed the parking lot layout at YPAC. Member Koukol noted the business was impacted by COVID. There were no complaints against the property. They had pursued a loan through the County; the business is for-profit. Improving a parking lot probably would not qualify for federal funds or County revolving loan funds. The Committee requested that YPAC be sent a letter asking for a timeline for compliance.

The Committee requested the Department to hold-off on enforcement on the special use permit at 5681 Whitewillow Road to see how their work with Fran Klaas progressed.

The Committee requested the Department hold-off on enforcement on the special use permit next 8250 Route 71 while the revocation request moved through the process.

The Committee requested the Department hold-off on enforcement on the special use permit at 748 Jones Road pending a new special use permit application from the Troy Fire Protection District.

Review and Approval of Policy Regarding Code Enforcement in Cases Where Parties Are Pursuing Compliance Through Legislative or Administrative Means (Examples Include Text Amendments, Map Amendments, Special Use Permits or Variance Applications)

Mr. Asselmeier summarized the request.

Since at least 2017, the Planning, Building and Zoning Department's understanding was that, in cases where parties were pursuing text amendments, map amendments, variances, special use permits, or other legislative or administrative approvals, the Department would not issue citations against these parties until a final legislative or administrative decision was made. The Department was aware that several months may be necessary in order reach final legislative or administrative decisions. The Department was also aware that courts historically layover such cases until final legislative or administrative decisions are made before rendering verdicts.

Since 2016, the following businesses and activities were allowed to operate while waiting for zoning approvals:

1. Delaney Gun Range at 16502 Church Road (Ceased After Special Use Permit was Withdrawn)
2. Jet's Towing at 790 Eldmain Road
3. Billboard at 34 and Hafenrichter (Special Use Permit Not Renewed Between 2004 and 2017)
4. 15331 Burr Oak Road (Special Use Permit Not Renewed Prior to 2018)

5. TZ Landscaping at 276 Route 52
6. Temporary Use Permit Renewal at 9211 Route 126
7. Pipe Strong at 17854 N. Wabena Road
8. Driveway in the Setback at 9261 Kennedy
9. Cox Landscaping at 9000 Route 34
10. Trucking Business at 3485 Route 126
11. Fence at 68 Saugatuck (Lowered after ZBA Denial)
12. Craft Fair at 5681 Whitewillow Road
13. Brighter Daze at 10978 Crimmin Road

A proposed policy outlining enforcement actions and warning period was provided.

Mr. Asselmeier presented an email from Dan Kramer.

Member Koukol agreed with the majority of the information contained in Mr. Kramer's letter. He noted that previous zoning administrators drove around looking for violations. He also noted the County no-showed for court on a case against him. Member Koukol noted that the Department has a good reputation.

Member Gilmour requested additional communication from the Department and that the Department bring information to the Committee for possible action when Petitioners are operating in violation of existing or requested special use permits.

Chairman Gengler noted that Baish Excavating could have started operations, asked for proper zoning after-the-fact, and could have continued operating while their request worked through the system. Member Koukol said that type of action occurred with the trucking company.

Chairman Gengler said the Department does a good job with the complaint based system.

Chairman Gengler discussed the special use for landscaping on Ashley Road north of Plattville Road. He felt that Brighter Daze should have followed the rules under their existing special use permit and should not have been operating under the new, proposed special use permit rules.

Mr. Asselmeier discussed the Petition for a landscaping business at 1038 Harvey; that property owner has been operating without a special use permit, has been found guilty, and fined by the court.

Mr. Koepfel asked if Brighter Daze should have been cited. Member Gilmour requested that the Committee be informed and possibly take action on the matter. Mr. Koepfel noted that previous Planning, Building and Zoning Chairmen directed the Department not take action against parties if they were trying to secure compliance. The purpose of the proposed policy was to keep everyone informed and to get clear direction from the Committee.

Chairman Gengler tabled the discussion to the next meeting.

Approval to Allow the Planning, Building and Zoning Department to Modify the Citation and Notice to Appear Form on an As-Needed Basis

Mr. Asselmeier summarized the request.

On May 19, 2020, the County Board approved the Citation and Notice to Appear form, which was provided.

The first paragraph of the form references an inspection of property by the Code Enforcement Officer.

The Planning, Building and Zoning Department recently had a case where someone was operating a banquet facility out of their property and the Sheriff's Department was called. The party confessed to the Deputy that they had rented their property out for an event. The Planning, Building and Zoning Department relied on the statement to the Deputy, the Deputy's Report, and witnesses interviewed by the Sheriff's Department in preparing the case; no inspection of the property occurred.

The Department requests the ability to amend the Citation and Notice to Appear form on as needed basis in order to be adaptable as different cases are investigated.

Mr. Koepfel noted a similar situation could occur if the Sheriff's Department responded to noise violations of special use permits.

Chairman Gengler made motion, seconded by Member Gilmour, to forward the request to the County Board.

With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on January 4, 2022, on the regular agenda.

ADJOURNMENT

Member Koukol made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of three (3) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 7:26 p.m.

The Planning, Building and Zoning Committee did not review the following items that were on the agenda and these items will be on the Committee's agenda in January 2022:

Discussion Regarding Establishing a Policy Requiring Applicants to the Planning, Building and Zoning Department to be Free of Debt to the County at the Time of Application Submittal

Discussion of a Contract Between Kendall County and Wiss, Janney, Elstner Associates, Inc. Regarding the Historic Structure Survey in Kendall and Bristol Townships; Committee Could Refer the Proposal to the State's Attorney's Office

Discussion of Future Land Use Along Route 47 in Kendall and Lisbon Townships

Review of Violation Report

Review of Non-Violation Report

Review of Permit Report

Review of November 2021 Revenue Report

Review of 2009-2021 Revenue Report

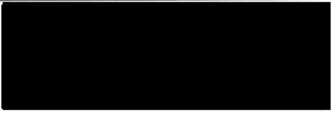
Correspondence Related to the Temporary Use Permit Granted in December 2019 and Renewed in January 2021 (Petitions 19-45 and 20-31) for Portable Concrete Crushing Operations at 9211 Route 126 (PIN: 05-04-400-003) in Kendall Township

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

Encs.

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
DECEMBER 14, 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)
Gregg Ingemson		

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
December 13, 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, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Anne Vickery, and Dick Whitfield

Members Absent: None

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

Others Present: Gregg Ingemunson, Dan Koukol, Brian Henrichs, and Rick Porter

Chairman Mohr swore in Gregg Ingemunson, Dan Koukol, Brian Henrichs, and Rick Porter prior to the start of the public hearings.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-46 at 7:02 p.m.

Petition 21 – 46 – Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc.

Request: Major Amendments to a Special Use Permit for a Landscaping Business Granted by Ordinance 2007-10 by Changing the Number of Employees Reporting to the Property, Amending the Site Plan, and Removing the Restrictions Forbidding the Parking and Storing of Vehicles, Equipment, and Landscaping Materials Outdoors

PIN: 06-09-400-005

Location: 3485 Route 126, Na-Au-Say Township

Purpose: Petitioner Wants to Operate Landscaping Business at the Property; Property is Zoned A-1 Agricultural District

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials, aerial of the property, aerial with the flood zone, plat of survey, site plan, the court order regarding a previous excavating business at the property, and the special use permit for a landscaping business previously granted by Ordinance 2007-10 were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection.

Petition information was sent to Na-Au-Say Township on October 26, 2021. No comments have been received.

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary. No comments have been received.

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield. No comments have been received.

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The Petitioners were agreeable to these requests.

ZPAC reviewed this proposal at their meeting on November 2, 2021. The Petitioners stated that only trailers would be parked in the floodplain. No turning lanes off of Route 126 would be required. However, the Illinois Department of Transportation could review the need for turning lanes in the future. The Petitioners were agreeable to setting the maximum number of employees at fifteen (15). ZPAC recommended approval of the request with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 8, 2021. The Petitioner was asked if the building in the floodplain would be used for the proposed business and if they would be agreeable to a restriction to not use this building as part of the special use. The Petitioner was agreeable to this condition. The Kendall County Regional Planning Commission recommended approval of this special use permit with the condition that the building on the northeast corner of the property in the floodplain not be used as part of the business allowed by the special use permit by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the business plan, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According the to the site plan, the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" was provided.

The existing special use permit for a landscaping business was granted on March 20, 2007, and included the following conditions and restrictions:

1. The maximum number of employees reporting to the site is 40.
2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision of date of March 9, 2007.
3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.
4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.
5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100C) will not exceed the existing elevations of the existing grades on the site.
6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject property located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.
7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.
8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.
9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.
10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

The Petitioner is requesting that conditions 1, 2, 3, and 8 be amended or repealed. Conditions 4, 6, and 7 have previously been met. The FEMA FIRM maps have been updated since the original special use permit was granted in 2007.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property as shown on the flood zone aerial and plat of survey. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway.

On October 26, 2021, the Petitioners and their engineer met with the Senior Planner, a representative of WBK, and the Planning, Building and Zoning Committee Chairman at the property. The Petitioners agreed that no hazardous or flammable materials would be stored in the floodway. The Kendall County Stormwater Management Ordinance forbids the storage of such materials in the floodway.

The property has two accesses off of Route 126. The western access would be used by the existing house and the eastern access would be used by the business operating out of the metal building.

According to the site plan, a parking area is shown north of the metal building. The parking area is gravel.

Contrary to the business plan, no additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

There is one (1) existing four foot by eight foot (4'X8') freestanding sign. A light exists next to the sign. A picture of the sign was provided.

There is an existing wooden fence around the property and a single gate east of the metal building.

A berm and several mature trees are between the metal building and Route 126. Pictures of the landscaping were provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

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. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site

according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and Kendall County Stormwater Management Ordinance, and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities exist on the site based upon the number of proposed employees at the property. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic. The Petitioners are aware that floodplain exists on the property and certain materials cannot be stored in the floodplain per the Kendall County Stormwater Management Ordinance.

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 because the Petitioners are not asking for any variances.

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 10-11 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industry 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 major amendment to an existing special use permit subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
2. The site shall be developed substantially in accordance with the site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the site plan. The

parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.

4. The building located on the northeast corner of the property inside the floodplain as shown on the site plan shall not be used as part of the business allowed by this special use permit. **(Added at RPC)**
5. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
6. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
7. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
10. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the site plan. The maximum height of the bins or "tents" shall be thirty feet (30') and shall look substantial like the structures shown in the pictures. The maximum storage heights inside the storage bins shall be capped at twenty-five feet (25'). No miscellaneous storage of vehicles, machinery, or equipment shall occur in the storage bins.
11. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
12. No landscape waste generated off the property can be burned on the subject property.
13. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
14. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
15. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business

allowed by this special use permit may reduce these hours of operation.

16. The noise regulations are as follows:

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

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

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

17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
18. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
19. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
21. 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.
22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
23. This special use permit 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.

Chairman Mohr asked about the difference between a landscaping business and an excavating company. Mr. Asselmeier responded that excavating companies were not allowed in the A-1 district. Landscaping business were not defined in the Zoning Ordinance; it was unclear where the line existed

between a landscaping business and an excavating business.

Member LeCuyer made a motion, seconded by Member Thompson, to accept the Staff Report into evidence.

With a voice vote of seven (7) ayes, the motion carried.

Chairman Mohr opened the public hearing at 7:16 p.m.

Gregg Ingemunson, Attorney for the Petitioner, said Baish Excavating does more landscaping work than excavating work.

Dan Koukol, on behalf of his father, Philip R. Koukol, said that his family owns the neighboring farm. He felt the business would be a good fit. He noted that the property had a well and pump business without anyone's knowledge previously. An excavating business moved in, but everything was required to be indoors. He requested that excavator and landscaper be defined and that operations be kept indoors. He questioned the materials available at the Petitioner's current operations.

Member Vickery said she did not know Baish Excavating to be a landscaping business. She felt the special use was proposed for change as a matter of convenience and not truly what they do as a business. She also questioned the County's ability to enforce the existing regulations on the existing landscaping businesses and related special use permits. She did not believe that the proposal would be a good use. She favored indoor storage.

Chairman Mohr closed the public hearing at 7:21 p.m.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the findings of fact.

The votes were as follows:

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

The motion passed.

Member Whitfield made a motion, seconded by Member LeCuyer, to approve the conditions proposed by Staff.

The votes were as follows:

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

The motion passed.

Member LeCuyer made a motion, seconded by Member Whitfield, to recommend approval of the

special use permit.

The votes were as follows:

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

The motion passed.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Tuesday, December 14, 2021.

The Zoning Board of Appeals completed their review of Petitions 21-46 at 7:24 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated a special use permit and variance for landscaping business at 1038 Harvey Road and Petition 21-49 would be on the agenda on January 31, 2022.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Vickery, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:55 p.m.

The next hearing/meeting will be on January 31, 2022.

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

Exhibits

1. Memo on Petition 21-46 Dated December 9, 2021
2. Certificate of Publication and Certified Mail Receipts for Petition 21-46 (Not Included with Report but on file in Planning, Building and Zoning Office)

ORDINANCE NUMBER 2022-_____

GRANTING MAJOR AMENDMENTS TO A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS GRANTED BY ORDINANCE 2007-10 PERTAINING TO THE NUMBER OF EMPLOYEES, OUTSIDE STORAGE REQUIREMENTS, AND SITE PLAN ON PROPERTY ZONED A-1 AGRICULTURAL AT 3485 ROUTE 126 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 06-09-400-005 IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits, place conditions on special use permits, amend special use permits, and provides the procedure through which special use permits are granted and amended; 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 5.5 acres located at 3485 Route 126 (PIN: 06-09-400-005) in Na-Au-Say 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, on March 20, 2007, the Kendall Board adopted Ordinance 2007-10 which granted a special use permit for the operation of a landscaping business at the subject property; and

WHEREAS, condition 1 of Ordinance 2007-10 set the maximum number of employees reporting to the subject property at 40; and

WHEREAS, condition 2 of Ordinance 2007-10 required that the site be developed in conformance with a site plan; and

WHEREAS, conditions 3 and 8 of Ordinance 2007-10 required that no equipment, vehicles, and non-growing landscaping materials be stored outdoors; and

WHEREAS, on or about October 19, 2021, Greg Dady on Behalf of DTG Investments, LLC, hereinafter be referred to as “Petitioner”, submitted a request for a major amendment to the special use permit granted by Ordinance 2007-10 by changing the number of employees reporting to the site, amending the site plan, and removing the requirement forbidding the storage of equipment, vehicles, and non-growing landscaping outdoors at the subject property; and

WHEREAS, on or about October 7, 2014, the Kendall County Board granted a special use permit for the operation of a cleanup restoration/service business at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 18, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on December 13, 2021, at 7:00 p.m., in the County Boardroom, at the Kendall County Office Building located at 111 W. Fox Street in Yorkville, at which the Petitioner’s attorney presented evidence, testimony, and exhibits in support of the requested major amendment to an existing special use permit and zero members of the public testified in favor of the request and one member of the public testified in opposition; 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 major amendment to an existing special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning

Board of Appeals, dated December 13, 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 major amendment to an existing special use permit with conditions; 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 County Zoning Ordinance; and

WHEREAS, this major amendment to an existing special use permit 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 major amendments to an existing special use permit allowing the operation of a landscaping business on the subject property subject to the following conditions:
 - A. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
 - B. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
 - C. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the site plan attached hereto as Exhibit C. The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.
 - D. The building located on the northeast corner of the property inside the floodplain as shown on the site plan attached hereto as Exhibit C shall not be used as part of the business allowed by this special use permit.
 - E. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.

- F. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
- G. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
- H. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
- I. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
- J. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the site plan attached hereto as Exhibit C. The maximum height of the bins or "tents" shall be thirty feet (30') and shall look substantial like the structures shown in Exhibit D. The maximum storage heights inside the storage bins shall be capped at twenty-five feet (25'). No miscellaneous storage of vehicles, machinery, or equipment shall occur in the storage bins.
- K. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
- L. No landscape waste generated off the property can be burned on the subject property.
- M. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
- N. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
- O. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
- P. The noise regulations are as follows:
 - Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.
 - Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

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

- Q. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
 - R. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - S. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
 - T. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
 - U. 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.
 - V. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 3. This major amendment to an existing special use permit 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 this special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 4th day of January, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

9

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 ALL IN TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.

(PERMANENT INDEX NUMBER 06-09-400-005-0000)

Exhibit B

The Kendall County Zoning Board of Appeals reviewed the Petition on December 13, 2021. Zero (0) members of the public testified in favor of the request and one (1) member of the public testified in opposition to the request. On the same date, the Kendall County Zoning Board of Appeals approved the following findings of fact by a vote of six (6) in favor and zero (0) in opposition with Member Vickery abstaining.

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and Kendall County Stormwater Management Ordinance, and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities exist on the site based upon the number of proposed employees at the property. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic. The Petitioners are aware that floodplain exists on the property and certain materials cannot be stored in the floodplain per the Kendall County Stormwater Management Ordinance.

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 because the Petitioners are not asking for any variances.

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 10-11 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

RECOMMENDATION

On December 13, 2021, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of six (6) in favor and one (1) in opposition.

Approval subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
2. The site shall be developed substantially in accordance with the submitted site plan. The property owner or operators of the business allowed by this special use permit may remove the frame

residence, garage, wood frame machine shed, and corn crib without amending the site plan.

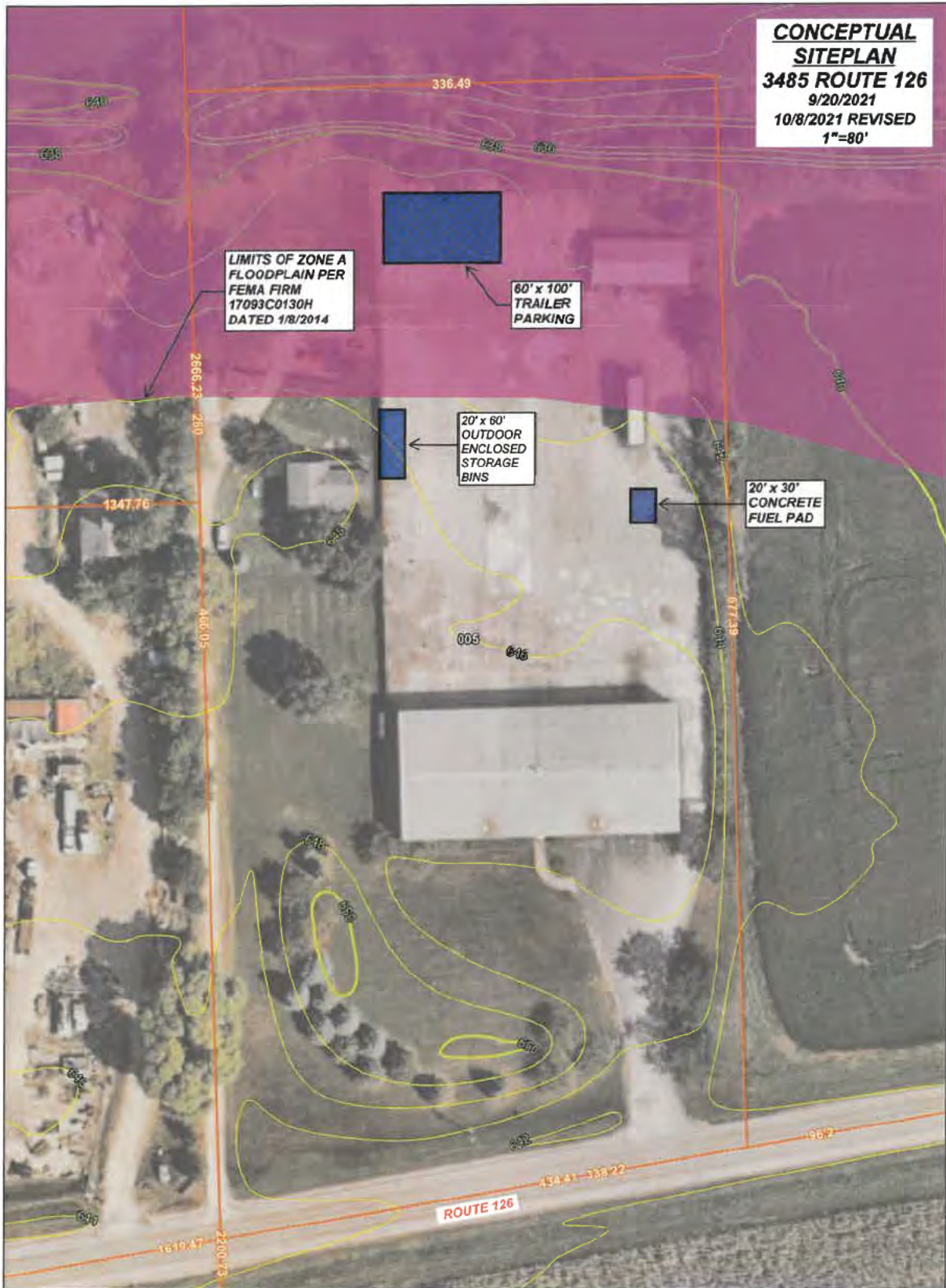
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the submitted site plan. The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.
4. The building located on the northeast corner of the property inside the floodplain as shown on the submitted site plan shall not be used as part of the business allowed by this special use permit.
5. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
6. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
7. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
10. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the submitted site plan. The maximum height of the bins or "tents" shall be thirty feet (30') and shall look substantial like the structures shown in submitted picture. The maximum storage heights inside the storage bins shall be capped at twenty-five feet (25'). No miscellaneous storage of vehicles, machinery, or equipment shall occur in the storage bins.
11. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
12. No landscape waste generated off the property can be burned on the subject property.
13. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
14. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
15. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
16. The noise regulations are as follows:
Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65)

dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

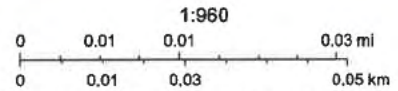
17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
18. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
19. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
21. 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.
22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
23. This special use permit 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.



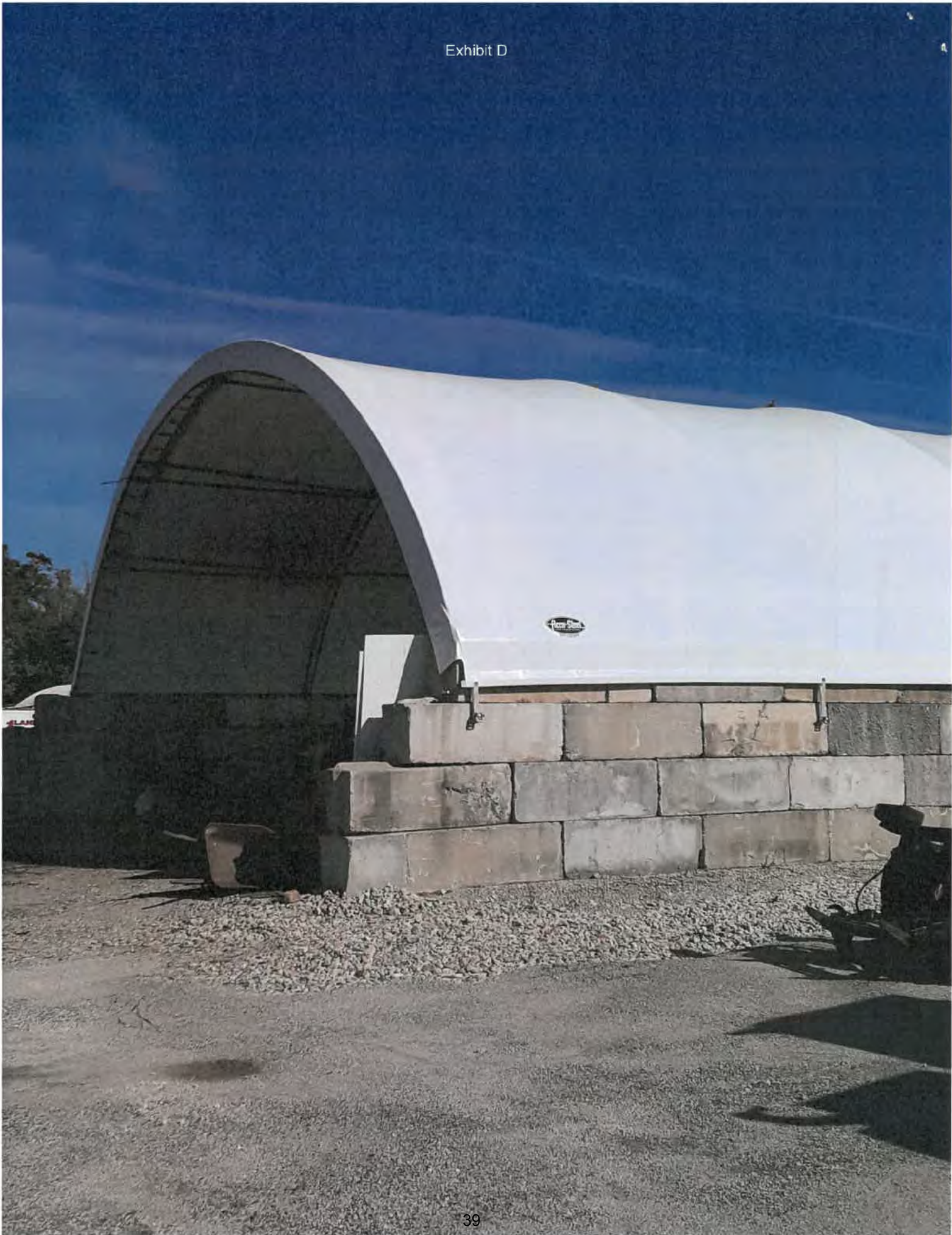
September 20, 2021

- Parcel Lines
- Parcels
- Ownership Parcel
- USA Flood Hazard Areas
- 1% Annual Chance Flood Hazard

- 2018 Contours
- Contour
- Index Line



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 Maps contributors, Map layer by Esri



LAW OFFICES
OF

Daniel J. Kramer

DANIEL J. KRAMER

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(630) 553-9500
Fax: (630) 553-5764

KELLY A. HELLAND
D.J. KRAMER

December 14, 2021

Scott Koepel
Kendall County Building, Planning and Zoning

Matt Asselmeier
Kendall County Planning, Building & Zoning

Scott Gengler, Chairman
Kendall County Planning Building & Zoning Committee

Gentlemen:

I know tonight you have three items on New Business labeled #1, 2 & 3 which I have discussed with your Planner, Matt Asselmeier. I can give you some prospective of having dealt with the Planning, Building and Zoning Office for in excess of 40 years.

I by no means intend to step on any toes, but a brief history of how enforcement has worked in the County may shed some light that would be helpful for the current County Board as well as Staff. Right now you have two excellent people in that office in Matt Asselmeier and Brian Holdiman. Brian has had years of work in the County before Matt came and has seen many different personalities with the change of Zoning and Planning Officers within that office.

Currently when there is a complaint made as to an alleged zoning or building violation they have vigorously followed up and I have found them to be very fair to work with. The key is not my perception but that of your tax paying public who pays their salaries and elects you as County Board members. I generally get very positive feed back even if the Client/Tax Payer is in violation working with the County to bring them in compliance. I think you are to be commended on how that process has worked and frankly it has worked very well since Matt has come.

Prior to Matt being hired you had two young Zoning Officers there on a daily basis, Angela and John Sterrette who both worked in Kendall County for a good bit of time. Both have moved onto Suburban Communities where they are heads of office given the experience they gained in Kendall County. Again I can tell you they ran a positive ship, and County Board Members received very few complaints about their conduct. I think this is important because during the

tenure of those two young Officers they would even send out Questionnaires after every re-zoning or contact in regard to enforcement of a Complaint and ask for feedback.

I can take you back before the two young Offices when we had two Zoning Officers who worked during the years that the County was extremely busy with growth, and the experience was totally the opposite. You might want to talk to some of your old, retired County Board Members like Bob Davidson, or others who served as Chairman of the Planning, Building and Zoning Committee. These two prior Officers without me impugning their reputations would often times spend their afternoons driving around the County and then issuing Violation Notices to Farmers and other Citizens for building setback violations on buildings that were built decades ago before roads were widened for Kendall County and even passed its first Comprehensive Zoning Ordinance in 1973. To say the perception of the Planning, Building and Zoning Office was not only not positive, but we had a constant stream of cases where we spent time defending Citizens Tax Payers in Court that more often than not resulted in the actions being dismissed because people had not committed violations or they were easily remedied once Notice was sent out. The County Board Members during that period rarely heard anything complementary or positive about the Office and the conduct of initiating enforcement when no complaints were made stirred up a hornets nest in the farm community.

I would strongly recommend that you continue allowing Staff discretion of how to enforce violations and keep the complaint based system. Once you start going you looking for trouble without complaints, you will find that you will spend an awful lot of time that is not a productive as County Board Members and slip back into the past that was not a positive chapter in Kendall County.

I take the time to write this not to blow smoke to curry favor with current Staff or Board Members, but just to give you some depth of experience. Again we've gone through probably a dozen Zoning Officers since I have worked with the County and things are running as smooth right now as they have ever done. I appreciate your circulating these comments among the Member of the Planning, Building and Zoning Committee and sharing them with the other County Board Members.

Very truly yours,

Daniel J. Kramer

Daniel J. Kramer
Attorney at Law

DJK/rg

12/07/2021 12:55
pherber

Kendall County
PBZ 12072021

1P
apl invent 1



CLERK: pherber BATCH: 2078 NEW INVOICES
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1153 00000 KENDALL CO HIGHW NOVEMBER 2021 121521 158.46 .00 .00
 CASH 000008 2022/01 INV 12/06/2021 SEP-CHK: N DISC: .00 11001902 62170 158.46 1099:
 ACCT 1Y210 DEPT 19 DUE 12/06/2021 DESC:PBZ TRUCK FUEL NOVEMBER 2021
 CONDITIONS THAT PREVENT POSTING INVOICE 1153/23157

* Invoice must be approved or voided to post.
 1849 00001 VERIZON 9893292300 1 121521 84.64 .00 .00
 CASH 000008 2022/01 INV 12/06/2021 SEP-CHK: Y DISC: .00 11001902 62070 84.64 1099:
 ACCT 1Y210 DEPT 19 DUE 12/06/2021 DESC:PBZ CELL PHONES
 CONDITIONS THAT PREVENT POSTING INVOICE 1849/23153

* Invoice must be approved or voided to post.
 1849 00001 VERIZON 9893292300 1 121521 25.06 .00 .00
 CASH 000008 2022/01 INV 12/06/2021 SEP-CHK: N DISC: .00 11001902 62070 25.06 1099:
 ACCT 1Y210 DEPT 19 DUE 12/06/2021 DESC:ZONING CELL PHONE
 CONDITIONS THAT PREVENT POSTING INVOICE 1849/23155

* Invoice must be approved or voided to post.
 1962 00000 RANDY ERICKSON NOVEMBER 2021 121521 1,200.00 .00 .00
 CASH 000008 2022/01 INV 12/06/2021 SEP-CHK: N DISC: .00 11001902 63610 1,200.00 1099:7
 ACCT 1Y210 DEPT 19 DUE 12/06/2021 DESC:PLUMBING INSPECTION NOVEMBER 2021
 CONDITIONS THAT PREVENT POSTING INVOICE 1962/23156

* Invoice must be approved or voided to post.
 4 PENDING UNPAID INVOICES TOTAL 1,468.16

0 INVOICE(S) REPORT POST TOTAL .00
 REPORT TOTALS .00

12/27/2021 08:37 | Kendall County
 Pherber | PBZ 12272021

| P 1
 | apinvent



CLERK: Pherber BATCH: 2137 NEW INVOICES
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1165 00000 KENDALL COUNTY R 295 123121 134.00 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:NOVEMBER 2021 RECORDINGS
 CONDITIONS THAT PREVENT POSTING INVOICE 1165/23796 134.00 1099:

* Invoice must be approved or voided to post.
 1172 00000 KENDALL PRINTING 21-1221-2 123121 49.25 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:Office Supplies
 CONDITIONS THAT PREVENT POSTING INVOICE 1172/23888 49.25 1099:

* Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 22639 123121 537.50 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:3549 BELL ROAD
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23798 537.50 1099:

* Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 22639 123121 107.50 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:10744 ROUTE 47 PET# 21-31
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23799 107.50 1099:

* Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 22623 123121 215.00 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:PROF SRVCS 10.31 - 11.27.2021
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23800 215.00 1099:

* Invoice must be approved or voided to post.

CLERK: pherber BATCH: 2137 NEW INVOICES
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1928 00000 WBK ENGINEERING, 22641 123121 752.50 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00 180119 63150 752.50 1099:
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:BRISTOL SANITARY DISTRICT 21-47 -CONTSVC -002 WBK -
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23801

* Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 22638 123121 107.50 .00 .00
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 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23802

* Invoice must be approved or voided to post.
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 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00 180119 63150 531.14 1099:
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:NICOR GAS PIPELINE - MILLER & CREEK RD 18-05 -CONTSVC -002 WBK -
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23803

* Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 22642 123121 215.00 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00 180119 63150 215.00 1099:
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:CENTRAL LIMESTONE 21-05 -CONTSVC -002 WBK -
 CONDITIONS THAT PREVENT POSTING INVOICE 1928/23804

* Invoice must be approved or voided to post.
 2063 00000 RUNCO OFFICE SUP 851297-0 123121 16.68 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: N DISC: .00 11001902 62000 16.68 1099:
 ACCT 1Y210 DEPT 19 DUE 12/21/2021 DESC:Office Supplies 2063/23889
 CONDITIONS THAT PREVENT POSTING INVOICE 2063/23889

* Invoice must be approved or voided to post.

12/27/2021 08:37 | Kendall County
 pherber | PBZ 12272021

1P
 |apinvent
 3



CLERK: pherber BATCH: 2137 NEW INVOICES
 VENDOR REMITT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

3397 00000 NICOR GAS Refund Pet# 18-05 123121 161.25 .00 .00
 CASH 000008 2022/01 INV 12/21/2021 SEP-CHK: Y DISC: .00 180119.63150 161.25 1099:
 ACCT 1Y210 / DEPT 19 DUE 12/21/2021 DESC:Escrow Refund Pet# 18-05 18-05 -REFUND -003 -
 CONDITIONS THAT PREVENT POSTING INVOICE 3397/23890

11 PENDING UNPAID INVOICES TOTAL 2,827.32

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

* Invoice must be approved or voided to post.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM Senior Planner
Date: January 3, 2022
Re: Public Act 102-0180-Garden Act (Petition 21-37)

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

The Garden Act allows people to plant vegetable gardens as the primary use on residential pieces of property. Further, no county in Illinois can prevent people from using residential property for the purpose of vegetable gardens. The Garden Act becomes effective January 1, 2022. A copy of Public Act 102-0180 is attached.

Presently, farming is a permitted use on A-1, RPD-1, RPD-2, and RPD-3 zoned property in unincorporated Kendall County.

Also, per Section 4:05.B of the Kendall County Zoning Ordinance, gardens may encroach up to all property lines.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Zoning Ordinance to allow vegetable gardening as a primary use on R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zoned property, allow roadside stands selling agricultural products grown on the premises in the same residential zoning districts, and to restrict gardens from forty foot (40') sight triangles where two (2) public streets meet. Roadside stands must be setback at least ten feet (10') from the nearest right-of-way.

Below please find the original redlined version of the proposal:

8:02.A Permitted Uses in the R-1

5. Lands and buildings used for horticulture or farm purposes **including vegetable gardens as defined by the Garden Act.**

8:06.A Permitted Uses in the R-2

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**

~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~

~~c. b.~~ Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.

8:07.A Permitted Uses in the R-3

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**

~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~

~~c. b.~~ Farm-type animals shall be prohibited in the R-3 District with the exception of chickens.

8:08.A Permitted Uses in the R-4, R-5, R-6, and R-7 Districts

6. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet (10') back from the nearest right-of-way line.

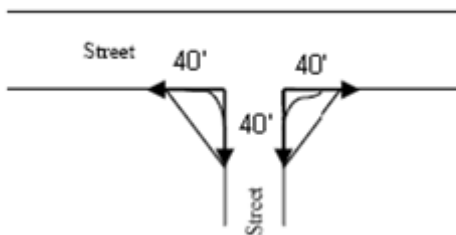
7. Vegetable Gardens as defined by the Garden Act.

Remaining Permitted Uses to be Renumbered.

Amendment to Appendix 9, Table of Uses to reflect the addition of Vegetable Gardens and Roadside Stands as Permitted Use in all Residential Zoning Districts.

Section 11:02.F.11 should be clarified as follows regarding sight triangles:

11. Landscape sight triangle. No landscaping including berms **and vegetable gardens as defined by the Garden Act** shall be planted within a forty foot (40') sight triangle measured at the intersection of two public streets.



Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor, zero (0) in opposition, and one (1) present with two (2) members absent. The minutes are attached.

At the October 27, 2021, Kendall County Regional Planning Commission meeting, the consensus of the Commission was to establish a setback larger than ten feet (10') in the front yards and side yards of corner lots for Boulder Hill. The minutes are attached.

The Kendall County Zoning Board of Appeals started their review of the proposal on November 1, 2021. The discussion centered on increased traffic. They noted that existing garage sales, which are not regulated, caused additional traffic and parking issues. The Zoning Board also noted that the size of lots in Boulder Hill will restrict the amount of produce available to be sold. The minutes of the hearing are attached.

Per the Zoning Ordinance, the required front yard setbacks in the R-4, R-5, and R-6 Districts are forty feet (40') from the right-of-way from freeway and arterial roads, thirty feet (30') for major and minor collector roads, and twenty-five feet (25') from all other roads. For the R-7 District, the front yard setbacks are fifty feet (50') for freeway and arterial roads, forty feet (40') from major and minor collector roads, and thirty feet (30') from all other roads. The side yard setback for corner lots in the R-4, R-5, R-6, and R-7 Districts is thirty feet (30').

A map showing the areas zoned R-4, R-5, R-6, and R-7 is also attached.

The proposal could be amended to restrict roadside stands from the front yard and side yards of corner lots in the R-4, R-5, R-6, and R-7 Districts with the setbacks as noted in the previous paragraph. This would cause roadside stands to be placed closer to the house, including on porches and inside garages, on smaller lots.

Staff would like to point out that accessory structures are presently not allowed in the front yard or side yards of corner lot setbacks and that lawn furniture can be placed within two point five feet (2.5') of any property line. Staff has also been directed not to strictly enforce setback restrictions related to lemonade and similar stands in residential areas.

With the above information in mind, the Kendall County Regional Planning Commission met on December 8, 2021, and recommended that roadside stands be restricted from required front yard setbacks and side yard setbacks for corner lots in the R-4, R-5, R-6, and R-7 Districts by vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes are attached.

The Kendall County Zoning Board of Appeals concluded the public hearing on December 13, 2021. The Zoning Board of Appeals felt the County would have difficulty enforcing setbacks and there were questions regarding the number of houses that would have roadside stands in Boulder Hill. The Kendall County Zoning Board of Appeals recommended approval of the text amendment with the original proposal to allow roadside stands up to ten feet (10') of the nearest right-of-way by a vote of seven (7) in favor and zero in opposition. The minutes are attached.

The draft ordinance is attached.

If you have any questions, please let me know.

MHA

Encs.: Public Act 102-0180

October 5, 2021 ZPAC Minutes (This Petition Only)

October 27, 2021 Kendall County Regional Planning Commission Minutes (This Petition Only)

November 1, 2021 Kendall County Zoning Board of Appeals Minutes (This Petition Only)

R-4, R-5, R-6, and R-7 Map

December 8, 2021 Kendall County Regional Planning Commission Minutes (This Petition Only)

December 13, 2021 Kendall County Zoning Board of Appeals Minutes (This Petition Only)

Draft Ordinance

AN ACT concerning vegetable garden protection.

**Be it enacted by the People of the State of Illinois,
represented in the General Assembly:**

Section 1. Short title. This Act may be cited as the Garden Act.

Section 5. Purpose. The Act's purpose is to encourage and protect the sustainable cultivation of fresh produce at all levels of production, including on residential property for personal consumption or non-commercial sharing.

Section 10. Vegetable garden defined. As used in this Act, the term "vegetable garden" means any plot of ground or elevated soil bed on residential property where vegetables, herbs, fruits, flowers, pollinator plants, leafy greens, or other edible plants are cultivated.

Section 15. Right to cultivate vegetable gardens. Notwithstanding any other law, any person may cultivate vegetable gardens on their own property, or on the private property of another with the permission of the owner, in any county, municipality, or other political subdivision of this state.

Section 20. Home rule. A home rule unit may not regulate gardens in a manner inconsistent with this Act. This Section is a limitation under subsection (i) of Section 6 of Article VII of the Illinois Constitution on the concurrent exercise by home rule units of powers and functions exercised by the State.

Section 25. State and local regulation still permitted. Section 20 of this Act notwithstanding, this Act does not preclude the adoption of a regulation or local ordinance of general nature that does not specifically regulate vegetable gardens, including, but not limited to, regulations and ordinances relating to height, setback, water use, fertilizer use, or control of invasive or unlawful species, provided that any such regulation or ordinance does not have the effect of precluding vegetable gardens.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 5, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Sergeant Dave Lawson – Sheriff’s Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve

Audience:

Brenda Zeiter, Gregg Ingemunson, Greg Dady, Boyd Ingemunson, and John Tebrugge

PETITIONS

Petition 21-37 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

The Garden Act allows people to plant vegetable gardens as the primary use on residential pieces of property. Further, no county in Illinois can prevent people from using residential property for the purpose of vegetable gardens. The Garden Act becomes effective January 1, 2022. A copy of Public Act 102-0180 was provided.

Presently, farming is a permitted use on A-1, RPD-1, RPD-2, and RPD-3 zoned property in unincorporated Kendall County.

Also, per Section 4:05.B of the Kendall County Zoning Ordinance, gardens may encroach up to all property lines.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Zoning Ordinance to allow vegetable gardening as a primary use on R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zoned property, allow roadside stands selling agricultural products grown on the premises in the same residential zoning districts, and to restrict gardens from forty foot (40’) sight triangles where two (2) public streets meet. Roadside stands must be setback at least ten feet (10’) from the nearest right-of-way.

Below please find the redlined version of the proposal:

8:02.A Permitted Uses in the R-1

5. Lands and buildings used for horticulture or farm purposes **including vegetable gardens as defined by the Garden Act.**

8:06.A Permitted Uses in the R-2

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**
~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~

~~c. b.~~ Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.

8:07.A Permitted Uses in the R-3

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

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- ~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~
- ~~c. b.~~ Farm-type animals shall be prohibited in the R-3 District with the exception of chickens.

8:08.A Permitted Uses in the R-4, R-5, R-6, and R-7 Districts

6. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet back from the nearest right-of-way line.

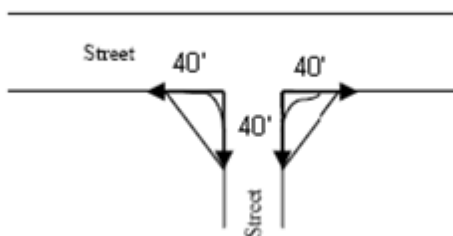
10. Vegetable Gardens as defined by the Garden Act.

Remaining Permitted Uses to be Renumbered.

Amendment to Appendix 9, Table of Uses to reflect the addition of Vegetable Gardens and Roadside Stands as Permitted Use in all Residential Zoning Districts.

Section 11:02.F.11 should be clarified as follows regarding sight triangles:

11. Landscape sight triangle. No landscaping including berms **and vegetable gardens as defined by the Garden Act** shall be planted within a forty foot (40') sight triangle measured at the intersection of two public streets.



Mr. Asselmeier was unaware of any complaints against vegetable gardens in Kendall County.

Chairman Gengler asked what happens if the County does not approve this proposal. Mr. Asselmeier said State law supersedes County law. If the County tried to prosecute someone for violating regulation in conflict with State law, the court probably would rule against the County.

Discussion occurred regarding the threshold to meet the agricultural zoning exemption in State law.

Ms. Briganti made a motion, seconded by Mr. Rybski, to recommend approval of the text amendment.

The votes were as follows:

- Yeas (7): Asselmeier, Briganti, Gengler, Holdiman, Lawson, Olson, and Rybski
- Nays (0): None
- Present (1): Klaas
- Absent (2): Chismark and Guritz

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on October 27, 2021.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 10:44 a.m., adjourned.

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

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved - Meeting Minutes of October 27, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:28 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Larry Nelson, Claire Wilson, and Seth Wormley

Members Absent: Karin McCarthy-Lange, Ruben Rodriguez, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, Fran Miller, and Dan Koukol

PETITIONS

Petition 21-37 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

The Garden Act allows people to plant vegetable gardens as the primary use on residential pieces of property. Further, no county in Illinois can prevent people from using residential property for the purpose of vegetable gardens. The Garden Act becomes effective January 1, 2022. A copy of Public Act 102-0180 was provided.

Presently, farming is a permitted use on A-1, RPD-1, RPD-2, and RPD-3 zoned property in unincorporated Kendall County.

Also, per Section 4:05.B of the Kendall County Zoning Ordinance, gardens may encroach up to all property lines.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Zoning Ordinance to allow vegetable gardening as a primary use on R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zoned property, allow roadside stands selling agricultural products grown on the premises in the same residential zoning districts, and to restrict gardens from forty foot (40') sight triangles where two (2) public streets meet. Roadside stands must be setback at least ten feet (10') from the nearest right-of-way.

Below please find the redlined version of the proposal:

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- 1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:
 - a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**
 - ~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~
 - ~~e. b.~~ Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.

8:07.A Permitted Uses in the R-3

- 1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:
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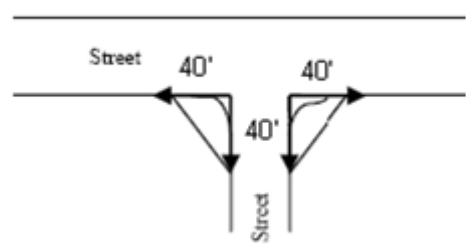
- 6. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet back from the nearest right-of-way line.**
- 10. Vegetable Gardens as defined by the Garden Act.**

Remaining Permitted Uses to be Renumbered.

Amendment to Appendix 9, Table of Uses to reflect the addition of Vegetable Gardens and Roadside Stands as Permitted Use in all Residential Zoning Districts.

Section 11:02.F.11 should be clarified as follows regarding sight triangles:

- 11. Landscape sight triangle. No landscaping including berms **and vegetable gardens as defined by the Garden Act** shall be planted within a forty foot (40') sight triangle measured at the intersection of two public streets.



Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor, zero (0) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

Chairman Ashton asked about having vegetable stands in Boulder Hill. Mr. Asselmeier said yes, if they were located at least ten feet (10') from the right-of-way. The produce would be required to be grown on the property where it was sold. The stands could be on both vacant and improved lots.

Member Nelson asked about the imposition of setbacks for the sale produce. He had concerns regarding the ten foot (10') setback as being too small.

Discussion occurred regarding the location of the right-of-way in Boulder Hill in relation to sidewalks.

Accessory structures would have to follow setback requirements.

Discussion occurred the State's agricultural zoning regulations on lots five (5) acres or less.

Member Nelson made a motion to have Mr. Asselmeier research restricting roadside sides in the front yard and street side yard setbacks in the R-6 and R-7 Districts. The motion was not seconded, but the consensus of the Commission was to Mr. Asselmeier research this item.

The Commission had no objections to the general growing requirements and the requirement restricting growing of gardens in the forty foot (40') sight triangles where two (2) or more public streets meet.

This proposal will go back to the Regional Planning Commission on December 8, 2021.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Member Wilson asked if any special use permits had to be rescinded due to the Agricultural Experiences Act. Mr. Asselmeier responded that several of the entities that have seasonal festivals also have special use permits for other activities. The special use permits for other activities could still be enforced. Any restrictions on a seasonal festival specifically would no longer be enforceable.

Dan Koukol, as a County Board Member, thanked all of the Commissioners for their time and work on the Commission. He noted all of the experience of the Commissioners. He stated that the issues raised by the Regional Planning do not always get enough time and attention at the Planning, Building and Zoning Committee. He also discussed the complaints that he received regarding agricultural special uses.

Dan Koukol, as a citizen, noted that he has a special use permit. He noted that he communicated with a landscaper in McCook that wanted to move to Kendall County because the zoning was easy and he could just purchase land and start operations. He expressed concerns about companies claiming to be landscaping businesses with large amounts of heavy equipment. He discussed the floodplain and requested special use permit amendment at 3485 Route 126. He suggested weight restriction for equipment for landscaping businesses. He also discussed the pallet factory near Ashley Road and Plattville Road. Member Nelson suggested having a boiler plate restriction for landscaping businesses.

Chairman Ashton discussed a conversation he had regarding an industrial zone along Route 126. After the October 27, 2021, Comprehensive Land Plan and Ordinance Committee meeting he did not think a conversation like that along Route 126 would occur. He noted a future exodus from the County because of taxes.

Mr. Asselmeier noted that only a small number of special use permits have periodic reviews.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.



The Kendall County Regional Planning Commission meeting adjourned at 8:47 p.m.

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



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 27, 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)
Ron & Fern MILLER		

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
November 1, 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: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Scott Cherry and Karen Clementi

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

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller

Chairman Mohr swore in Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-37 at 7:33 p.m.

Petition 21 – 37 – Kendall County Planning, Building and Zoning Committee

Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Garden Act and Roadside Stand Regulations

Purpose: Petitioner Wishes Vegetable Gardens and Roadside Stands To Be Permitted Uses on all Residentially Zoned Properties, Establishes Sight-Line Requirements to Vegetable Gardens, Updates Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

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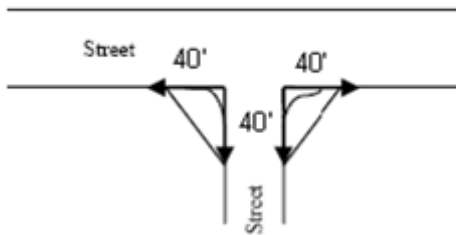
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Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor, zero (0) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

Mr. Asselmeier noted that the Regional Planning Commission reviewed this proposal on October 27, 2021, and voted to lay over the proposal because of concerns regarding roadside stands in Boulder Hill in the front yard and street side yard setback.

Mr. Asselmeier noted that the County does not strictly enforce setbacks related to lemonade stands.

Member Whitfield asked if the setbacks were different for garage sales. Mr. Asselmeier said there was no difference. If people were not allowed to have roadside stands in their front yards, the stands would be moved to garages to porches.

Member Whitfield noted that freewill offer vegetable stands already exist in the County.

Member Whitfield expressed concerns about parking and pedestrians at garage sales.

Chairman Mohr noted that the amount of garden space available on the average parcel in Boulder Hill was small.

Chairman Mohr suggested revisiting the subject, if roadside stands became a nuisance.

Mr. Asselmeier noted that the growing season and season during which people would sell products grown in the garden would not be the entire year.

Member Whitfield concurred that most lots in Boulder Hill lacked space to have large gardens.

Mr. Asselmeier provided a background of the bill.

Mr. Asselmeier has not received a garage sale complaint.

Chairman Mohr noted there were existing produce sales in Yorkville.

Roadside stands would only allow for products grown on the premises.

Member Whitfield said that some kids would plant a garden for 4H or scouting.

Member Thompson questioned the number cars a roadside stand in Boulder Hill would generate.

The proposal will go back to the Kendall County Regional Planning Commission on Wednesday, December 8, 2021.

The Zoning Board of Appeals completed their review of Petitions 21-37 at 7:45 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that a request for a major amendment to a special use permit for a landscaping business at 3485 Route 126 had been submitted. The major amendment changes the site plan to have outdoor storage of equipment and materials and changes the number of employees that can report to the property. This item will be on the December 13, 2021, Zoning Board of Appeals agenda. The application deadline for that meeting is November 12, 2021.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Thompson, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:57 p.m.

The next hearing/meeting will be on December 13, 2021.

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

Exhibits

1. Memo on Petition 21-37 Dated October 20, 2021
2. Certificate of Publication for Petition 21-37 (Not Included with Report but on file in Planning, Building and Zoning Office)

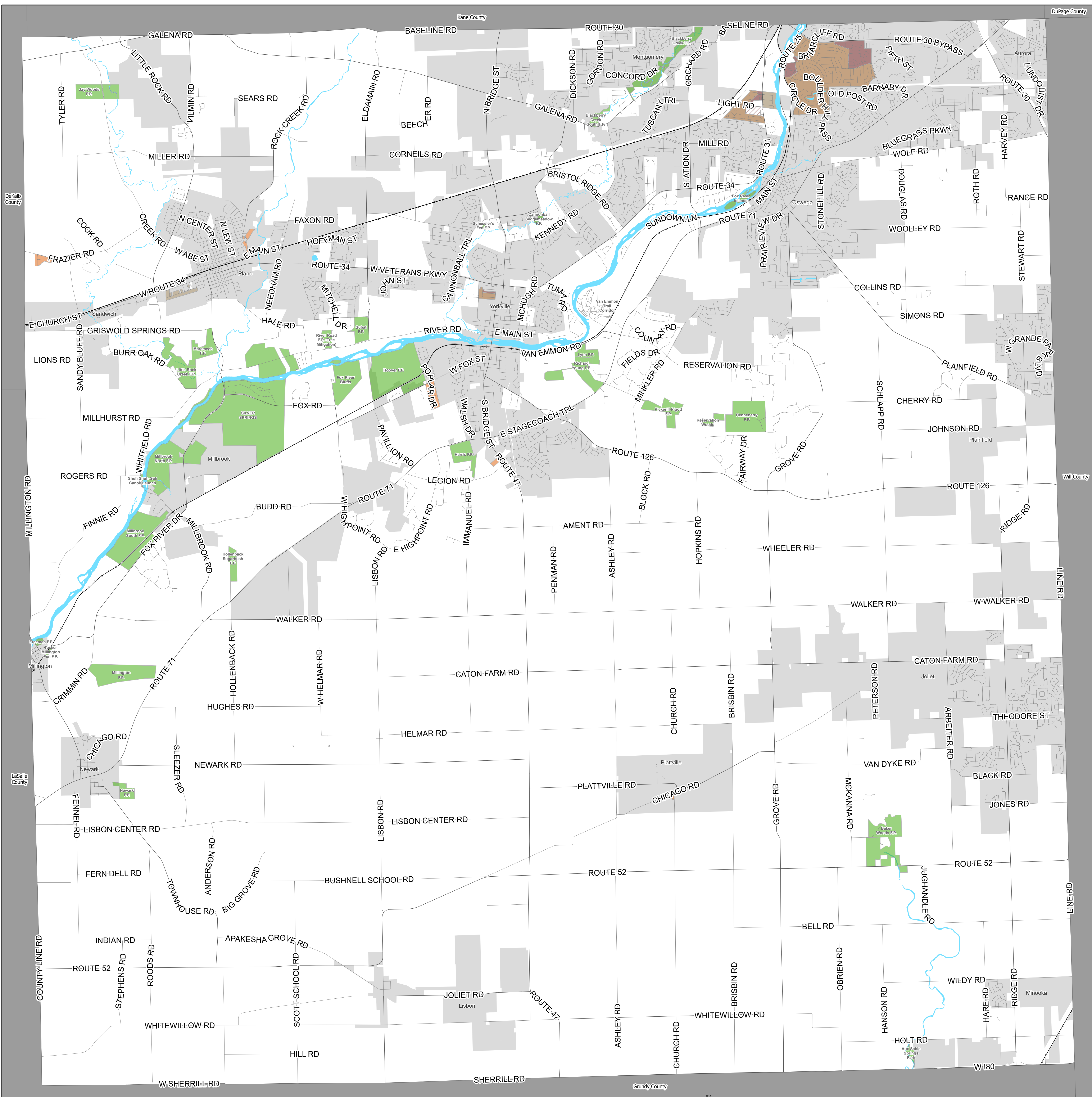


**KENDALL COUNTY
ZONING BOARD OF APPEALS
NOVEMBER 1, 2021**

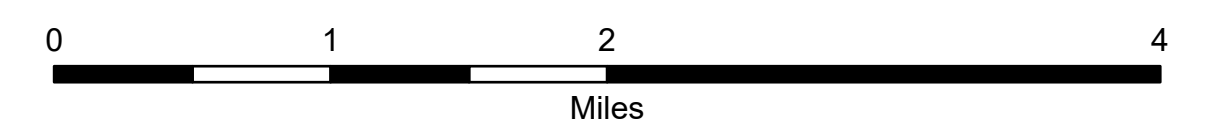
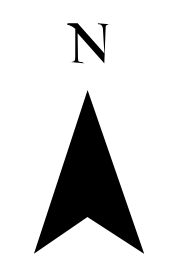
In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree 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
<i>Ken Miller</i>	[REDACTED]	[REDACTED]

Properties zoned R-4, R-5, R-6, and R-7



- R4
- R5
- R6
- R7
- R7-SU
- Forest Preserves



Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560
 630.553.4212

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved - Meeting Minutes of December 8, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

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

Members Absent: Dave Hamman

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Greg Dady, Gregg Ingemunson, Brian Henrichs, Rick Porter, Chris Lannert, Pat Kelsey, Rick Porter, James Kohout, James Clune, Shabbir Shamsuddin, and Gerald Chase

PETITIONS

Petition 21-37 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

The Garden Act allows people to plant vegetable gardens as the primary use on residential pieces of property. Further, no county in Illinois can prevent people from using residential property for the purpose of vegetable gardens. The Garden Act becomes effective January 1, 2022. A copy of Public Act 102-0180 was provided.

Presently, farming is a permitted use on A-1, RPD-1, RPD-2, and RPD-3 zoned property in unincorporated Kendall County.

Also, per Section 4:05.B of the Kendall County Zoning Ordinance, gardens may encroach up to all property lines.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Zoning Ordinance to allow vegetable gardening as a primary use on R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zoned property, allow roadside stands selling agricultural products grown on the premises in the same residential zoning districts, and to restrict gardens from forty foot (40') sight triangles where two (2) public streets meet. Roadside stands must be setback at least ten feet (10') from the nearest right-of-way.

Below please find the original redlined version of the proposal:

8:02.A Permitted Uses in the R-1

5. Lands and buildings used for horticulture or farm purposes **including vegetable gardens as defined by the Garden Act.**

8:06.A Permitted Uses in the R-2

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:
 - a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**
 - ~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~
 - ~~e. b.~~ Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.

8:07.A Permitted Uses in the R-3

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:
 - a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**
 - ~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~
 - ~~e. b.~~ Farm-type animals shall be prohibited in the R-3 District with the exception of chickens.

8:08.A Permitted Uses in the R-4, R-5, R-6, and R-7 Districts

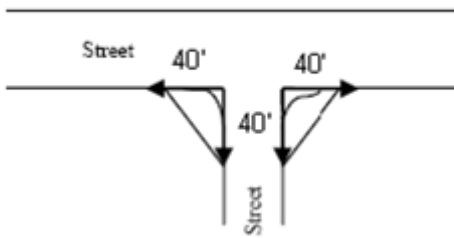
- 6. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet (10') back from the nearest right-of-way line.**
- 10. Vegetable Gardens as defined by the Garden Act.**

Remaining Permitted Uses to be Renumbered.

Amendment to Appendix 9, Table of Uses to reflect the addition of Vegetable Gardens and Roadside Stands as Permitted Use in all Residential Zoning Districts.

Section 11:02.F.11 should be clarified as follows regarding sight triangles:

11. Landscape sight triangle. No landscaping including berms **and vegetable gardens as defined by the Garden Act** shall be planted within a forty foot (40') sight triangle measured at the intersection of two public streets.



Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor, zero (0) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

At the October 27, 2021, Kendall County Regional Planning Commission meeting, the consensus of the Commission was to establish a setback larger than ten feet (10') in the front yards and side yards of corner lots for Boulder Hill. The minutes were provided.

The Kendall County Zoning Board of Appeals started their review of the proposal on November 1, 2021. The discussion centered on increased traffic. They noted that existing garage sales, which are not regulated, caused additional traffic and parking issues. The Zoning Board also noted that the size of lots in Boulder Hill will restrict the amount produce available to be sold. The minutes of the hearing were provided.

Per the Zoning Ordinance, the required front yard setbacks in the R-4, R-5, and R-6 Districts are forty feet (40') from the right-of-way from freeway and arterial roads, thirty feet (30') for major and minor collector roads, and twenty-five feet (25') from all other roads. For the R-7 District, the front yard setbacks are fifty feet (50') for freeway and arterial roads, forty feet (40') from major and minor collector roads, and thirty feet (30') from all other roads. The side yard setback for corner lots in the R-4, R-5, R-6, and R-7 Districts is thirty feet (30').

A map showing the areas zoned R-4, R-5, R-6, and R-7 was provided.

The proposal could be amended to restrict roadside stands from the front yard and side yards of corner lots in the R-4, R-5, R-6, and R-7 Districts with the setbacks as noted in the previous paragraph. This would cause roadside stands to be placed closer to the house, including on porches and inside garages, on smaller lots.

Staff would like to point out that accessory structures are presently not allowed in the front yard or side yards of corner lot setbacks and that lawn furniture can be placed within two point five feet (2.5') of any property line. Staff has also been directed not to strictly enforce setback restrictions related to lemonade and similar stands in residential areas.

Member Wormley said there was not much the Commission could do regarding changing the proposal.

Mr. Henrichs asked about the procedure considering the Land Resource Management Plan calls for the area to be zoned R-3. Member Nelson said the Petitioner had a pretty good chance of winning in court. Member Nelson also felt that there would be difficulties get septic permits.

Member Wormley made a motion, seconded by Member McCarthy-Lange, to recommend approval of the text amendment to restrict roadside stands from the required front yard and corner yard setbacks in the R-4, R-5, R-6, and R-7 zoning districts.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
Nays (0): None
Absent (1): Hamman
Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on December 13, 2021.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member Wilson, to adjourn. With a voice of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:53 p.m.

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

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 8, 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)
Gregg Ingemans		
Boyd Ingemans		
CHRIS LANNERT		
PAT KELSEY		
Rick Porter		
James Kohout		
James Cunniff		
SHABIR SHAMSUDDIN		

Gerald Chase

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
December 13, 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, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Anne Vickery, and Dick Whitfield

Members Absent: None

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

Others Present: Gregg Ingemunson, Dan Koukol, Brian Henrichs, and Rick Porter

Chairman Mohr swore in Gregg Ingemunson, Dan Koukol, Brian Henrichs, and Rick Porter prior to the start of the public hearings.

PETITIONS

Petition 21 – 37 – Kendall County Planning, Building and Zoning Committee

Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Garden Act and Roadside Stand Regulations

Purpose: Petitioner Wishes Vegetable Gardens and Roadside Stands To Be Permitted Uses on all Residentially Zoned Properties, Establishes Sight-Line Requirements to Vegetable Gardens, Updates Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

The Garden Act allows people to plant vegetable gardens as the primary use on residential pieces of property. Further, no county in Illinois can prevent people from using residential property for the purpose of vegetable gardens. The Garden Act becomes effective January 1, 2022. A copy of Public Act 102-0180 was provided.

Presently, farming is a permitted use on A-1, RPD-1, RPD-2, and RPD-3 zoned property in unincorporated Kendall County.

Also, per Section 4:05.B of the Kendall County Zoning Ordinance, gardens may encroach up to all property lines.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Zoning Ordinance to allow vegetable gardening as a primary use on R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zoned property, allow roadside stands selling agricultural products grown on the premises in the same residential zoning districts, and to restrict gardens from forty foot (40') sight triangles where two (2) public streets meet. Roadside stands must be setback at least ten feet (10') from the nearest right-of-way.

Below please find the original redlined version of the proposal:

8:02.A Permitted Uses in the R-1

5. Lands and buildings used for horticulture or farm purposes **including vegetable gardens as defined by the Garden Act.**

8:06.A Permitted Uses in the R-2

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**

~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~

~~c. b.~~ Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.

8:07.A Permitted Uses in the R-3

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**

~~b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and~~

~~c. b.~~ Farm-type animals shall be prohibited in the R-3 District with the exception of chickens.

8:08.A Permitted Uses in the R-4, R-5, R-6, and R-7 Districts

6. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet (10') back from the nearest right-of-way line.

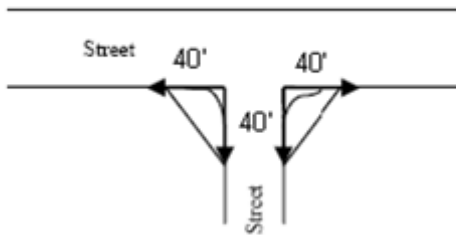
10. Vegetable Gardens as defined by the Garden Act.

Remaining Permitted Uses to be Renumbered.

Amendment to Appendix 9, Table of Uses to reflect the addition of Vegetable Gardens and Roadside Stands as Permitted Use in all Residential Zoning Districts.

Section 11:02.F.11 should be clarified as follows regarding sight triangles:

11. Landscape sight triangle. No landscaping including berms **and vegetable gardens as defined by the Garden Act** shall be planted within a forty foot (40') sight triangle measured at the intersection of two public streets.



Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor, zero (0) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

At the October 27, 2021, Kendall County Regional Planning Commission meeting, the consensus of the Commission was to establish a setback larger than ten feet (10') in the front yards and side yards of corner lots for Boulder Hill. The minutes were provided.

The Kendall County Zoning Board of Appeals started their review of the proposal on November 1, 2021. The discussion centered on increased traffic. They noted that existing garage sales, which are not regulated, caused additional traffic and parking issues. The Zoning Board also noted that the size of lots in Boulder Hill will restrict the amount produce available to be sold. The minutes of the hearing were provided.

Per the Zoning Ordinance, the required front yard setbacks in the R-4, R-5, and R-6 Districts are forty feet (40') from the right-of-way from freeway and arterial roads, thirty feet (30') for major and minor collector roads, and twenty-five feet (25') from all other roads. For the R-7 District, the front yard setbacks are fifty feet (50') for freeway and arterial roads, forty feet (40') from major and minor collector roads, and thirty feet (30') from all other roads. The side yard setback for corner lots in the R-4, R-5, R-6, and R-7 Districts is thirty feet (30').

A map showing the areas zoned R-4, R-5, R-6, and R-7 was provided.

The proposal could be amended to restrict roadside stands from the front yard and side yards of corner lots in the R-4, R-5, R-6, and R-7 Districts with the setbacks as noted in the previous paragraph. This would cause roadside stands to be placed closer to the house, including on porches and inside garages, on smaller lots.

Staff would like to point out that accessory structures are presently not allowed in the front yard or side yards of corner lot setbacks and that lawn furniture can be placed within two point five feet (2.5') of any property line. Staff has also been directed not to strictly enforce setback restrictions related to lemonade and similar stands in residential areas.

With the above information in mind, the Kendall County Regional Planning Commission met on December 8, 2021, and recommended that roadside stands be restricted from required front yard setbacks and side yard setbacks for corner lots in the R-4, R-5, R-6, and R-7 Districts by vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

Member Vickery asked who would be impacted by this proposal. Mr. Asselmeier responded the proposal would impact people zoned residential and not agricultural; properties in Boulder Hill for example.

Chairman Mohr opened the public hearing at 7:44 p.m.

The consensus of the Board was that the County would have difficulty enforcing setbacks.

Mr. Asselmeier provided a history of the State law.

Member Whitfield questioned the number of houses that would have roadside stands.

Chairman Mohr closed the public hearing at 7:50 p.m.

Member Whitfield made a motion, seconded by Member Cherry, to recommend approval of the text amendment as originally proposed with roadsides stands allowed up to ten feet (10') of the nearest right-of-way line.

The votes were as follows:

Ayes (7):	Cherry, Fox, LeCuyer, Mohr, Thompson, Vickery, and Whitfield
Nays (0):	None
Abstain (0):	None
Absent (0):	None

The motion passed.

The townships will be notified of the results of the public hearing and will have thirty (30) days to object.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, January 10, 2022.

The Zoning Board of Appeals completed their review of Petitions 21-37 at 7:51 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated a special use permit and variance for landscaping business at 1038 Harvey Road and Petition 21-49 would be on the agenda on January 31, 2022.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Vickery, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:55 p.m.

The next hearing/meeting will be on January 31, 2022.

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

Exhibits

1. Memo on Petition 21-37 Dated December 9, 2021
2. Certificate of Publication for Petition 21-37 (Not Included with Report but on file in Planning, Building and Zoning Office)

ORDINANCE NUMBER 2022-_____

TEXT AMENDMENTS PERTAINING TO THE ILLINOIS GARDEN ACT, ROADSIDE STANDS, AND RELATED CITATION CORRECTIONS

WHEREAS, on January 1, 2022, Illinois Public Act 102-0180, also known as the Garden Act, became effective; and

WHEREAS, Section 5 of the Garden Act states that the purpose of the Act is to encourage and protect sustainable cultivation of fresh produce at all levels of production, including on residential property for personal consumption or non-commercial sharing; and

WHEREAS, Section 10 of the Garden Act establishes a definition for the term vegetable garden; and

WHEREAS, Section 15 of the Garden Act allows any person to cultivate vegetable gardens on their own property or on any property with the permission of the owner in any county within the State of Illinois; and

WHEREAS, vegetable gardens as a primary use of property are only permitted on properties zoned A-1 Agricultural District, RPD-1 Residential Planned Development District-One, RPD-2 Residential Planned Development District-Two, and RPD-3 Residential Planned Development District-Three; and

WHEREAS, Section 13:07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve text amendments and provides the procedure through which text amendments are granted; and

WHEREAS, On September 13, 2021, the Kendall County Planning, Building and Zoning Committee, hereinafter be referred to as "Petitioner", submitted text amendments to the Kendall County Zoning Ordinance amending Sections 8:02.A, 8:06.A, 8:07.A, and 8:08.A of the Kendall County Zoning Ordinance to add vegetable gardens and roadside to the list of permitted uses, non-accessory uses on properties zoned R-1 One Family Residence District, R-2 One Family Residential District, R-3 One Family Residential District, R-4 One Family Residence District, R-5 One Family Residence District, R-6 One Family Residence District, and R-7 General Residence District, establish setback for roadside stands in these zoning districts, amending Section 11:02.F.11 by restricting vegetable gardens from forty foot sight triangles where two public streets meet, updating Appendix 9 to reflect the text amendment, correcting citation error caused by this text amendment; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on October 7, 2021, the Kendall County Zoning Board of Appeals initiated a public hearing on November 1, 2021, at 7:00 p.m., and recessed the public hearing to December 13, 2021, at 7:00 p.m. in the 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 text amendment and zero members of the public 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 recommended approval of the text amendments on December 13, 2021; 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 forwarded to the Kendall County Board a recommendation **approval/denial/neutral** of the requested text amendments; and

WHEREAS, the Kendall County Board has considered the recommendations of the Planning, Building and Zoning Committee and the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, that the Kendall County Zoning Ordinance be amended as follows:

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: The present language in Section 8:02.A.5 is deleted in its entirety and replaced with the following:

“5. Lands and buildings used for horticulture or farm purposes including vegetable gardens as defined by the Garden Act.”
- III. Amended Text: The present language in Section 8:06.A.1.a is deleted in its entirety and replaced with the following:

“a. Lands and buildings used for horticulture or farm purposes not including vegetable gardens as defined by the Garden Act and roadside stands following the setbacks requirements in Section 8:02.A.”
- IV. Amended Text: The present language in Section 8:06.A.1.b is deleted in its entirety and replaced with the following:

“b. Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.”
- V. Amended Text: The present language in Section 8:07.A.1.a is deleted in its entirety and replaced with the following:

“a. Lands and buildings used for horticulture or farm purposes not including vegetable gardens as defined by the Garden Act and roadside stands following the setbacks requirements in Section 8:02.A.”
- VI. Amended Text: The present language in Section 8:07.A.1.b is deleted in its entirety and replaced with the following:

“b. Farm-type animals shall be prohibited in the R-3 District with the exception of chickens.”

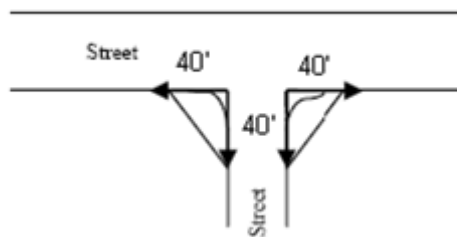
VII. Amended Text: The present language in Section 8:08.A is amended by adding the following uses in the appropriate places alphabetically:

“3. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet (10’) back from the nearest right-of-way line.

7. Vegetable Gardens as defined by the Garden Act.”

VIII. Amended Text: The present language in Section 11:02.F.11 is deleted in its entirety and replaced with the following:

“11. Landscape sight triangle. No landscaping including berms and vegetable gardens as defined by the Garden Act shall be planted within a forty foot (40’) sight triangle measured at the intersection of two public streets.



”

IX. Appendix 9-Table of Uses is amended to reflect the addition of Roadside Stands and Vegetable Gardens as a permitted use in the applicable zoning districts.

IX. Any reference citation errors created by the above text amendments to the Zoning Ordinance shall be corrected.

IN WITNESS OE, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18th day of January, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-02

West of 8250 Route 71, Yorkville

Revocation of Special Use Permit for Church, Parsonage, Church School, and Church Daycare

INTRODUCTION AND BACKGROUND

On March 15, 2005, the Kendall County Board granted a special use permit for a church, parsonage, church school, and church daycare at the subject property. Ordinance 2005-06 is included as Attachment 1.

Condition 2 of Ordinance 2005-06 required the church to file a pre-annexation agreement with Yorkville. No pre-annexation agreement was executed. The property was for sale and the lack of a pre-annexation agreement created confusion regarding the types of uses that could be placed on the property.

On December 10, 2021, a representative of the church filed a request for voluntary revocation of the special use permit. This request is included as Attachment 2.

The draft revocation ordinance is included as Attachment 3.

The subject property is zoned A-1. If the special use permit is revoked, the property will retain its A-1 zoning classification.

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

1. Ordinance 2005-06
2. Revocation Request
3. Draft Revocation Ordinance

Pt 05-03-200-020/6/20/08

State of Illinois
County of Kendall

Zoning Petition
#04-62

ORDINANCE NUMBER 2005 - 06

**GRANTING A SPECIAL USE
GOSPEL ASSEMBLY CHURCH**

WHEREAS, Gospel Assembly Church filed a Special Use Permit within the A-1 district for 6.99 acres of a 26 acre property located on Route 71, Yorkville in Kendall Township as depicted in 'Exhibit A' and legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.68 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTE 04 SECONDS WEST, 264.70 FEET; THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 121.20 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 350 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 24 MINUTES 12 SECONDS EAST, 500.69 FEET; THENCE SOUTH 58 DEGREES 35 MINUTES 35 SECONDS WEST, 647.13 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 17 SECONDS WEST, 84.70 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 43 SECONDS WEST, 528.43 FEET TO THE SOUTHERLY LINE OF STATE ROUTE 71; THENCE NORTH 58 DEGREES 35 MINUTES 35 SECONDS EAST, 482.55 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(CONTAINING 6.99 ACRES, PLUS OR MINUS)

WHEREAS, said petition is to allow construction and operation of a church, parsonage, church school and church day care; and

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

State of Illinois
County of Kendall

Zoning Petition
#04-62

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of the special use zoning permit to permit construction and operation of a church, parsonage, church day care and church school subject to the following conditions:

1. Prior to the issuance of any permits, each phase of the project will be subject to site plan review and approval as illustrated in Section 13.09 of the Kendall County Zoning Ordinance.
2. The church will file a pre-annexation agreement with the City of Yorkville.
3. The church's site plan will illustrate utility easements for water, sewer, and storm water.
4. The church will provide buffering for the adjoining property as agreed upon by the church and property owner Mary Block.
5. The church will acquire an access permit from IDOT and submit it to the PBZ department prior to issuance of a building permit.
6. The church will obtain approval of its engineering plans, prior to the issuance of any permits.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of the special use zoning permit to allow the construction of a church, parsonage, church school and church daycare on 6.99 acres of the church's 26 acre property. Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on March 15th, 2005.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Month Day, Year

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630-553-4179

I, DANIEL DYCUS, on behalf of Gospel Assembly Church Oswego, am the owner of
(First & Last Name)

the property currently identified by Parcel Identification Number 05-03-200-020 which consists of approximately 26 acres located on the south side of Route 71 west of S250 Route 71, Yorkville, in Kendall Township.

On March 15, 2005, the property was granted a special use (Ordinance 2005-06). The special use granted in 2005 was granted for the operation of a church, parsonage, church school, and church daycare on the subject property.

Pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, I hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.

[Redacted Signature]

11-22-2021

(Signature)

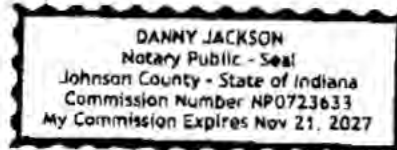
(Date)

DANIEL L. DYCUS
(Printed Name)

Attest:

[Redacted Notary Signature]

Notary Public



State of Illinois
County of Kendall

Zoning Petition
#22-02

ORDINANCE NUMBER 2022-_____

**REVOKING A SPECIAL USE PERMIT FOR A CHURCH, PARSONAGE, CHURCH SCHOOL,
AND CHURCH DAYCARE GRANTED BY ORDINANCE 2005-06 ON APPROXIMATELY 6.99
ACRES ON THE SOUTH SIDE OF ROUTE 71 WEST OF 8250 ROUTE 71 (PIN: 05-03-200-020)
IN KENDALL 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 13:08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; 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 District and consists of approximately 26.19 acres of which approximately 6.99 acres has a special use permit and is identified by Parcel Identification Number 05-03-200-020 in Kendall Township and is located on the south side of Route 71 west of 8250 Route 71. 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 Gospel Assembly Church petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for a church, parsonage, church school, and church daycare in 2004; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 2005-06 on the subject property on March 15, 2005, for a church, parsonage, church school, and church daycare; and

WHEREAS, the Gospel Assembly Church Oswego, as represented by Daniel L. Dycus, is the owner of record of the subject property and shall hereinafter be referred to as “The Petitioner”; and

WHEREAS, The Petitioner no longer desires the special use permit and has stated in a letter as provided in attached Exhibit “B” that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

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

1. The Kendall County Board hereby revokes the special use permit for a church, parsonage, church school, and church daycare granted by Ordinance 2005-06.
2. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect the revocation of the special use permit granted by Ordinance 2005-06.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18th day of January, 2022.

State of Illinois
County of Kendall

Zoning Petition
#22-02

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.68 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTE 04 SECONDS WEST, 264.70 FEET; THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 121.20 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 350 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 24 MINUTES 12 SECONDS EAST, 500.69 FEET; THENCE SOUTH 58 DEGREES 35 MINUTES 35 SECONDS WEST, 647.13 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 17 SECONDS WEST, 84.70 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 43 SECONDS WEST, 528.43 FEET TO THE SOUTHERLY LINE OF STATE ROUTE 71; THENCE NORTH 58 DEGREES 35 MINUTES 35 SECONDS EAST, 482.55 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(CONTAINING 6.99 ACRES, PLUS OR MINUS)

Month Day, Year

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630-553-4179

I, DANIEL DYCUS, on behalf of Gospel Assembly Church Oswego, am the owner of
(First & Last Name)

the property currently identified by Parcel Identification Number 05-03-200-020 which consists of approximately 26 acres located on the south side of Route 71 west of S250 Route 71, Yorkville, in Kendall Township.

On March 15, 2005, the property was granted a special use (Ordinance 2005-06). The special use granted in 2005 was granted for the operation of a church, parsonage, church school, and church daycare on the subject property.

Pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, I hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.

[Redacted Signature]

11-22-2021

(Signature)

(Date)

DANIEL L. DYCUS
(Printed Name)

Attest: [Redacted Notary Signature]
Notary Public

DANNY JACKSON
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0723633
My Commission Expires Nov 21, 2027



DEPARTMENT OF PLANNING, BUILDING & ZONING
 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179
MOBILE HOME APPLICATION

PERMIT #: 13-18 and 19-18

APPLICANT INFORMATION		
NAME OF APPLICANT	MAILING ADDRESS	CITY, STATE - ZIP
Maria Serrano	[REDACTED]	[REDACTED]
PHONE #		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER
5 ACRES	13443 Fennel Road	07-07-200-020
EXISTING LAND USE	CURRENT ZONING	
Residential and Agricultural	A-1 Conditional Use	
CHECK ONE:		
<input checked="" type="checkbox"/> Needs Medical Care (Attach Affidavit from Physician)		
<input type="checkbox"/> Building House on Same Lot		
<input type="checkbox"/> Emergency		
<input type="checkbox"/> Residence for Agricultural Employee on the Same Lot		
1) Months Occupied (ie. May to August, 2001): _____		
2) Name(s) and Phone Number of Occupant(s): _____		
3) Primary Occupation of Occupant(s): _____		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		12-16-21
SIGNATURE OF ATTORNEY/AGENT		DATE

AIA® Document B102™ – 2017

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the --- day of January in the year 2022
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

Kendall County Planning, Building, and Zoning
111 West Fox Street
Yorkville, IL 60560

and the Architect:
(Name, legal status, address and other information)

Wiss, Janney, Elstner Associates, Inc
330 Pfingsten Road
Northbrook, IL 60062
(847) 272-7400

for the following (hereinafter referred to as "the Project"):
(Insert information related to types of services, location, facilities, or other descriptive information as appropriate.)

Kendall and Bristol Townships Rural Historic Structures Survey
WJE No. 2021.5052

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

TABLE OF ARTICLES

1	ARCHITECT'S RESPONSIBILITIES
2	OWNER'S RESPONSIBILITIES
3	COPYRIGHTS AND LICENSES
4	CLAIMS AND DISPUTES
5	TERMINATION OR SUSPENSION
6	COMPENSATION
7	MISCELLANEOUS PROVISIONS
8	SPECIAL TERMS AND CONDITIONS
9	SCOPE OF THE AGREEMENT

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide the following professional services:

(Describe the scope of the Architect's services or identify an exhibit or scope of services document setting forth the Architect's services and incorporated into this document in Section 9.2.)

Refer to the attached WJE proposal, dated August 10, 2021.

§ 1.1.1 The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 1.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 1.3 The Architect identifies the following representative authorized to act on behalf of the Architect with respect to the Project.

(List name, address, and other contact information.)

Kenneth M. Itle
Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, IL 60062
kitle@wje.com
(847) 272-7400

§ 1.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 6.2.3.

§ 1.5.1 Commercial General Liability with policy limits of not less than one million dollars (\$1,000,000) for each occurrence and two million dollars (\$2,000,000) in the aggregate for bodily injury and property damage.

§ 1.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than two million dollars (\$ 2,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 1.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 1.5.1 and 1.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 1.5.4 Workers' Compensation at statutory limits.

§ 1.5.5 Employers' Liability with policy limits not less than one million dollars (\$ 1,000,000) each accident, one million dollars (\$ 1,000,000) each employee, and one million dollars (\$ 1,000,000) policy limit.

§ 1.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than one million dollars (\$ 1,000,000) per claim and one million dollars (\$ 1,000,000) in the aggregate.

§ 1.5.7 **Additional Insured Obligations.** If requested by the Owner, to the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 1.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 1.5.

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 2.2 The Owner identifies the following representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

(List name, address, and other contact information.)

Matthew H. Asselmeier, Senior Planner
Kendall County Planning, Building and Zoning
111 West Fox Street
Yorkville, IL 60560
masselmeier@co.kendall.il.us
(630) 553-4139

§ 2.3 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of

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User Notes:

the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 2.4 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 2.5 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 2.6 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 3.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 3.3 Kendall County may use the documents prepared under this agreement as it determines, but Wiss, Janney, Elstner Associates, Inc. (WJE) shall be credited as the author and incur no liability for Kendall County's use of the documents after completion of the survey project.

§ 3.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 3.3.1. The terms of this Section 3.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 5.4.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 3.5 Except as otherwise stated in Section 3.3, the provisions of this Article 3 shall survive the termination of this Agreement.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 General

§ 4.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

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User Notes:

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§ 4.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 Mediation

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

- Arbitration pursuant to Section 4.3 of this Agreement
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 4.3 Arbitration

§ 4.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 4.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 4.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.4 Consolidation or Joinder

§ 4.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 4.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 4.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 4.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 4.4 The provisions of this Article 4 shall survive the termination of this Agreement.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 5.6 If the Owner terminates this Agreement for its convenience pursuant to Section 5.5, or the Architect terminates this Agreement pursuant to Section 5.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 5.7 In addition to any amounts paid under Section 5.6, if the Owner terminates this Agreement for its convenience pursuant to Section 5.5, or the Architect terminates this Agreement pursuant to Section 5.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 Termination Fee:

zero

.2 Licensing Fee, if the Owner intends to continue using the Architect's Instruments of Service:

zero

§ 5.8 Except as otherwise expressly provided herein, this Agreement shall terminate
(Check the appropriate box.)

One year from the date of commencement of the Architect's services

One year from the date of Substantial Completion

Other
(Insert another termination date or refer to a termination provision in an attached document or scope of service.)

Three months after submission of the final documentation.

If the Owner and Architect do not select a termination date, this Agreement shall terminate one year from the date of commencement of the Architect's services.

§ 5.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 3 and Section 5.7.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Architect as set forth below for services described in Section 1.1, or in the attached exhibit or scope document incorporated into this Agreement in Section 9.2.

(Insert amount of, or basis for, compensation or indicate the exhibit or scope document in which compensation is provided for.)

\$42,500

§ 6.2 Compensation for Reimbursable Expenses

§ 6.2.1 Reimbursable Expenses are in addition to compensation set forth in Section 6.1 and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;

- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses;
- .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
- .12 Other similar Project-related expenditures.

§ 6.2.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10 %) of the expenses incurred.

§ 6.2.3 **Architect's Insurance.** If the types and limits of coverage required in Section 1.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:
(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 1.5, and for which the Owner shall reimburse the Architect.)

N/A

§ 6.3 **Payments to the Architect**

§ 6.3.1 **Initial Payments**

§ 6.3.1.1 An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 6.3.2 **Progress Payments**

§ 6.3.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

2 % two percent

§ 6.3.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 6.3.2.3 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 4.3.

§ 7.2 Except as separately defined herein, terms in this Agreement shall have the same meaning as those in AIA Document A201™-2017, General Conditions of the Contract for Construction.

§ 7.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 7.4 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 7.4.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

§ 7.5 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 7.6 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 7.7 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 7.8 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 7.8 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 5.4.

§ 7.9 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 7.9.1. This Section 7.9 shall survive the termination of this Agreement.

§ 7.9.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 7.9.

§ 7.10 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

Refer to the attached WJE proposal, dated August 10, 2021.

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 9.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B102™–2017, Standard Form Agreement Between Owner and Architect
- .2 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203–2013 incorporated into this Agreement.)

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204–2017 incorporated into this Agreement.)

Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement.)

WJE proposal dated August 10, 2021.

.4 Other documents:
(List other documents, including the Architect's scope of services document, hereby incorporated into the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

(Printed name and title)

ARCHITECT *(Signature)*

Kenneth M. Itle, AIA Associate Principal

(Printed name, title, and license number, if required)

Additions and Deletions Report for **AIA® Document B102™ – 2017**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:30:06 ET on 12/10/2021.

PAGE 1

AGREEMENT made as of the ~~---~~ day of January in the year 2022

...

Kendall County Planning, Building, and Zoning
111 West Fox Street
Yorkville, IL 60560

...

Wiss, Janney, Elstner Associates, Inc
330 Pfingsten Road
Northbrook, IL 60062
(847) 272-7400

...

Kendall and Bristol Townships Rural Historic Structures Survey
WJE No. 2021.5052

PAGE 2

Refer to the attached WJE proposal, dated August 10, 2021.

...

Kenneth M. Itle
Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, IL 60062
kitle@wje.com
(847) 272-7400

PAGE 3

§ **1.5.1** Commercial General Liability with policy limits of not less than ~~(\$)~~one million dollars (\$1,000,000) for each occurrence and ~~(\$)~~two million dollars (\$2,000,000) in the aggregate for bodily injury and property damage.

§ **1.5.2** Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than two million dollars (\$ 2,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

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User Notes:

§ 1.5.5 Employers' Liability with policy limits not less than one million dollars (\$ 1,000,000) each accident, one million dollars (\$ 1,000,000) each employee, and one million dollars (\$ 1,000,000) policy limit.

§ 1.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than one million dollars (\$ 1,000,000) per claim and one million dollars (\$ 1,000,000) in the aggregate.

...

Matthew H. Asselmeier, Senior Planner
Kendall County Planning, Building and Zoning
111 West Fox Street
Yorkville, IL 60560
masselmeier@co.kendall.il.us
(630) 553-4139

PAGE 4

§ 3.3 ~~The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the purposes of evaluating, constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 5 and Article 6. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 5.4, the license granted in this Section 3.3 shall terminate.~~ Kendall County may use the documents prepared under this agreement as it determines, but Wiss, Janney, Elstner Associates, Inc. (WJE) shall be credited as the author and incur no liability for Kendall County's use of the documents after completion of the survey project.

PAGE 5

Litigation in a court of competent jurisdiction

PAGE 7

zero

...

zero

...

Other

...

Three months after submission of the final documentation.

...

\$42,500

PAGE 8

§ 6.2.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10 %) of the expenses incurred.

...

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User Notes:

N/A

...

§ 6.3.1.1 An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

...

§ 6.3.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

2 % two percent

PAGE 9

Refer to the attached WJE proposal, dated August 10, 2021.

PAGE 10

WJE proposal dated August 10, 2021.

...

Kenneth M. Itle, AIA Associate Principal

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Kenneth M. Itle, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:30:06 ET on 12/10/2021 under Order No. 3104236190 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B102™ – 2017, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

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User Notes:

(1751540048)

Matt Asselmeier

From: Itle, Ken <kitle@wje.com>
Sent: Wednesday, December 29, 2021 8:53 PM
To: Matt Asselmeier
Cc: Scott Koeppel; Scott Gengler; Jeff Wehrli
Subject: RE: [External]RE: Survey Agreement

Hello Matt:

A few responses and clarifications, below.

-Ken

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Tuesday, December 28, 2021 2:26 PM
To: Itle, Ken <kitle@wje.com>
Cc: Scott Koeppel <skoeppl@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Jeff Wehrli <jwexcinc@gmail.com>
Subject: RE: [External]RE: Survey Agreement

Ken:

The Kendall County Historic Preservation reviewed the proposed contract on December 20th and offered the following comments and questions:

1. The Commission wanted to make sure that the portion of Helmar located in Kendall Township would not be part of the survey. Correct, Helmar is not included. Based on my preliminary review, the Kendall Township portion of Helmar appears to consist of only a single house at 11951 Lisbon Road, which may be the parsonage for the church across the street. The vast majority of the Helmar community is in other townships. Let me know if the commission means to exclude something more than that.
2. In Section 4.2.4, the Commission favored the court of competent jurisdiction be the Kendall County courts. We will edit the AIA document to reflect this.
3. The Commission wanted to reiterate that the maximum cost of the project would be \$42,500. There was discussion about travel, printing, and other expenses and the Commission wanted to make sure those costs were incorporated into the \$42,500 figure and not extra costs. Correct, the \$42,500 fee includes all expenses; there are no separate reimbursables.
4. What is the minimum number of volunteers needed for this project? I recommend identifying at least 4 and up to 10 volunteers. We will need approximately twenty person-days of volunteer field survey time. With 4 volunteers, that would be about 5 days each person, which is probably the most that it is feasible for the average person to commit to. But with more than 10 volunteers, the training of new people becomes too complicated.
5. How many binders would be produced and what are the costs of these binders? I had assumed only electronic deliverables. We can print & spiral bind a limited number of copies of the report and survey forms in-house on regular paper. If needed, we can work with a print shop to produce a larger volume of printed copies, or to print the reports or survey forms on archival paper, but we would need to work out a cost for that. Let's talk about what you need in terms of printed copies, and I'll figure it out.
6. Would the information in the binders be compatible with GIS? I typically prepare the maps using QGIS software. The properties are mapped using a shapefile (.shp) and the database information is referenced using a comma-

separated Excel file (.csv). I believe these files are compatible with other GIS software. The survey database with photos is in Microsoft Access (.mdb)

The proposed contract will go to the Kendall County Planning, Building and Zoning Committee on January 10th with a request for referral to the State's Attorney's Office for legal review. This is our normal operating procedure for contracts. Let me know if there are any additional comments from legal, and we will finalize the AIA contract.

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: Itle, Ken [mailto:kitle@wje.com]
Sent: Friday, December 10, 2021 10:44 AM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Scott Koepfel <skoepfel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: [External]RE: Survey Agreement

Hello Matt:

We would typically use an AIA-format contract for this type of work, with our proposal letter included as an attachment. Please see attached, for your review.

Let me know if questions, and have a good weekend,
Ken

Kenneth M. Itle
Associate Principal

Wiss, Janney, Elstner Associates, Inc.
Engineers | Architects | Materials Scientists
330 Pflingsten Road, Northbrook, Illinois 60062
tel 847.272.7400 | direct 847.753.6465
www.wje.com
kitle@wje.com

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Thursday, December 2, 2021 10:16 AM
To: Itle, Ken <kitle@wje.com>
Cc: Scott Koepfel <skoepfel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: Survey Agreement

Ken:



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 11/22/2021

Subject: Potential Future Land Use Map Changes Along Route 47 in Kendall and Lisbon Townships

At the October 2021 Kendall County Economic Development Committee meeting, the Committee started a discussion about updating the Future Land Use Map along Route 47 in Kendall and Lisbon Townships. At their November meeting, the Committee voted to forward the discussion to the Committee of the Whole.

Attached is an email from the City of Morris' engineers noting the locations of municipal water and sewer services. As noted in the email, sanitary sewers have been extended to Airport Road while water service has been extended to Minooka Road.

The City of Morris' Future Land Use Map, the Village of Plattville's Future Land Use Map, the Village of Lisbon's Future Land Use Map, the current Future Land Use Map for Lisbon Township, and the final proposed Future Land Use Map for Lisbon Township from 2019 are also attached.

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

Thanks,

MHA

Encs.: November 15 Email from Ryan Hansen
City of Morris Future Land Use Map
Village of Plattville Future Land Use Map
Village of Lisbon Future Land Use Map
Lisbon Township Future Land Use Map
Proposed Lisbon Township Future Land Use Map from 2019

Matt Asselmeier

From: Ryan Hansen <ryanhansen@chamlin.com>
Sent: Monday, November 15, 2021 9:10 AM
To: Matt Asselmeier
Cc: Chris Brown
Subject: [External]RE: Morris Questions

Matt, the water main currently extends to Minooka Road as shown on the below image. The sanitary sewer line has been recently extended to Airport Road to service the Proctor and Gamble facility. The City's master plan for sewer and water has utilities being extended up to the Kendall/Grundy County Line. It has been discussed that if the right user were to want to locate in Kendall County and it made financial sense to extend services then the City would not be averse to doing so.

I have copied Mayor Brown on this email also to keep him in the loop.

Please let me know if you need anything.

Thanks

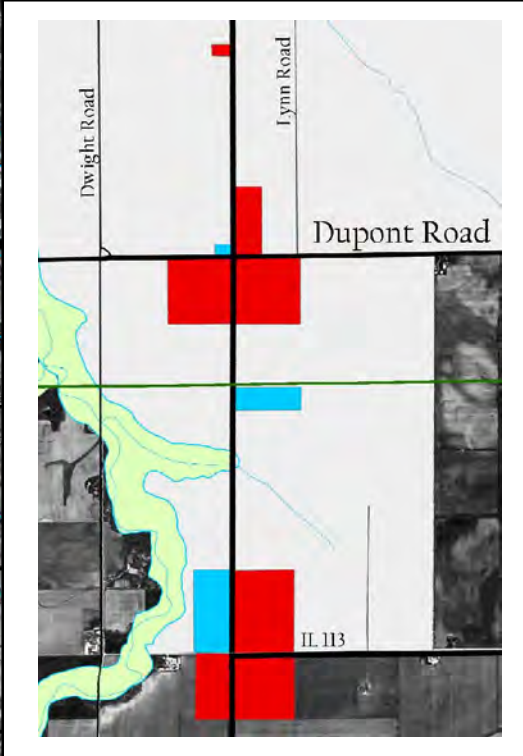
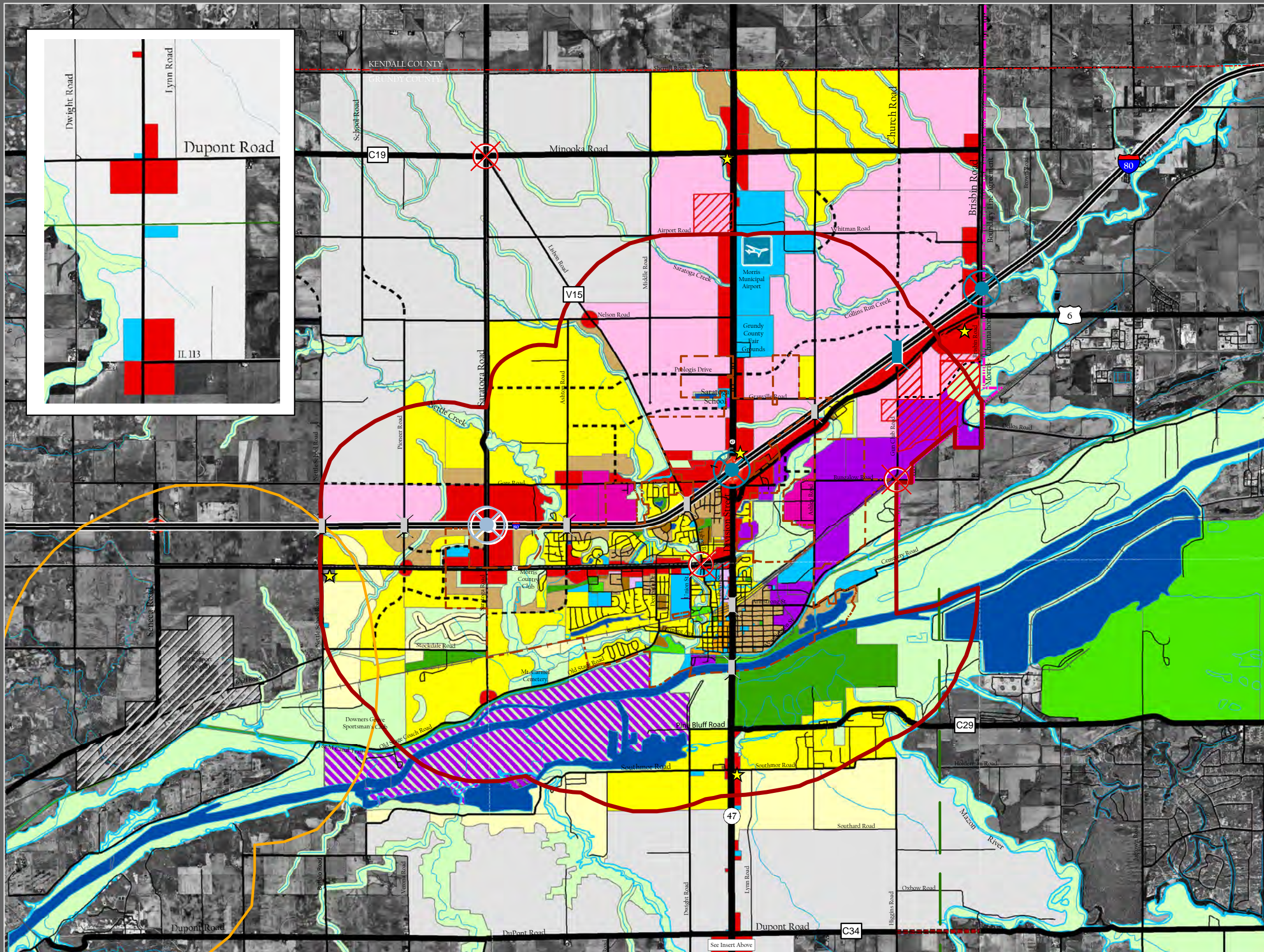
Ryan



From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Wednesday, November 10, 2021 11:52 AM

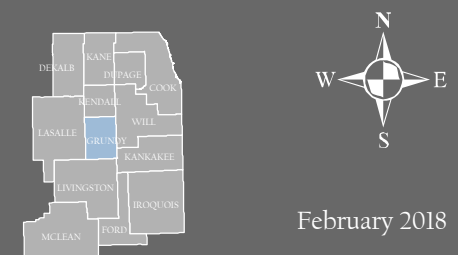
City of Morris

Future Land Use Map

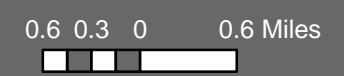


Legend

- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- Interchange
- New Arterial
- New Collector
- Railroad
- Open Space (Private)
- Existing Floodplain
- Open Space (Public)
- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Downtown
- Business Park
- Business Transition
- Industrial
- Industrial/Private Open Space
- Limited Industrial
- Morris (Incorporated Area)
- Pre-Annexation Areas
- Seneca I-80 Railport (proposed)

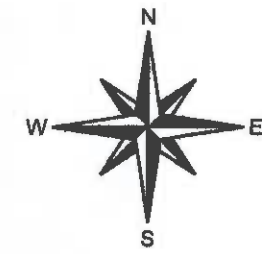
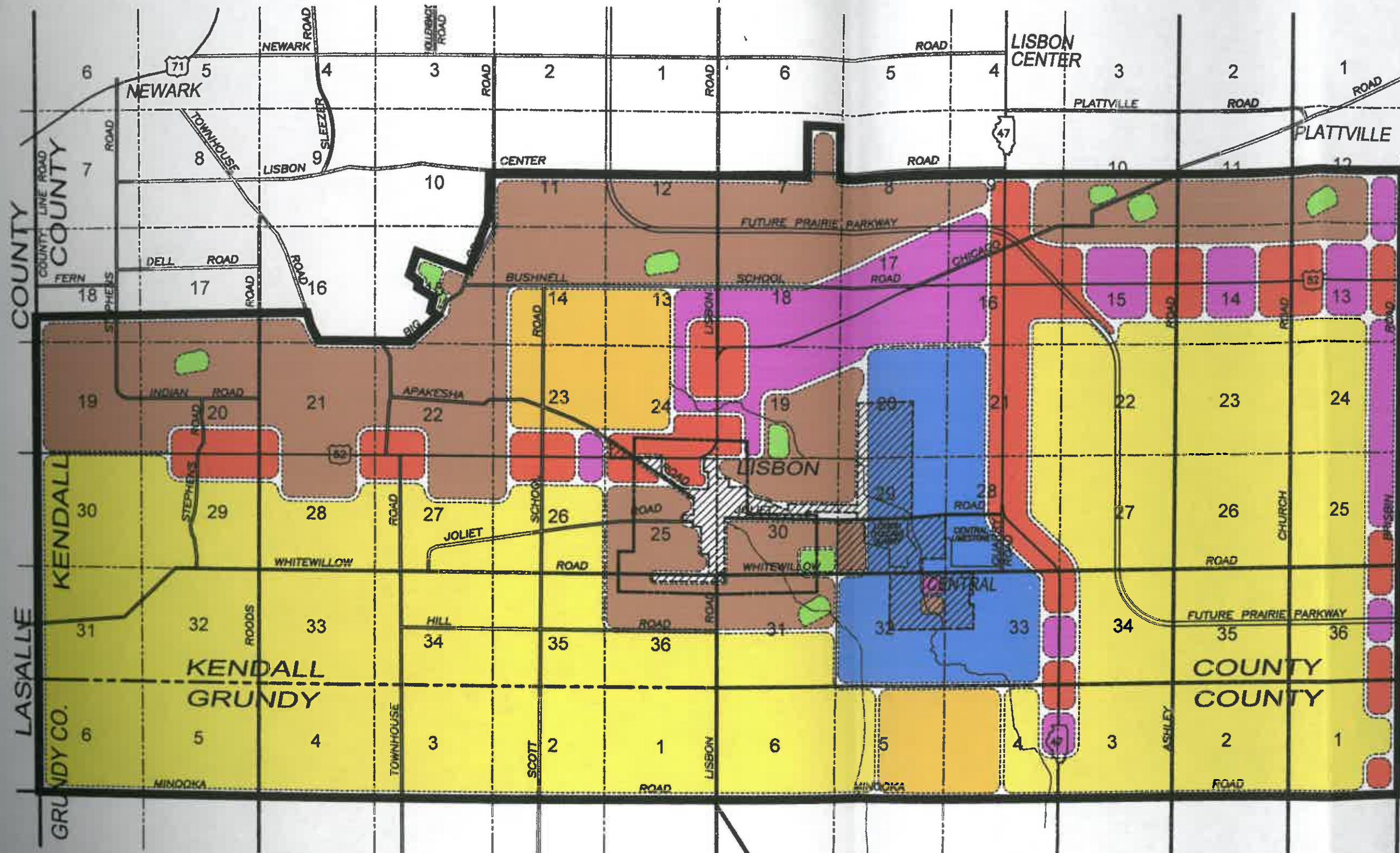


February 2018













Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey

RANGE 6 EAST RANGE 7 EAST



LEGEND

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAB
CHECKED BY: GRC
DATE: 8/14/07

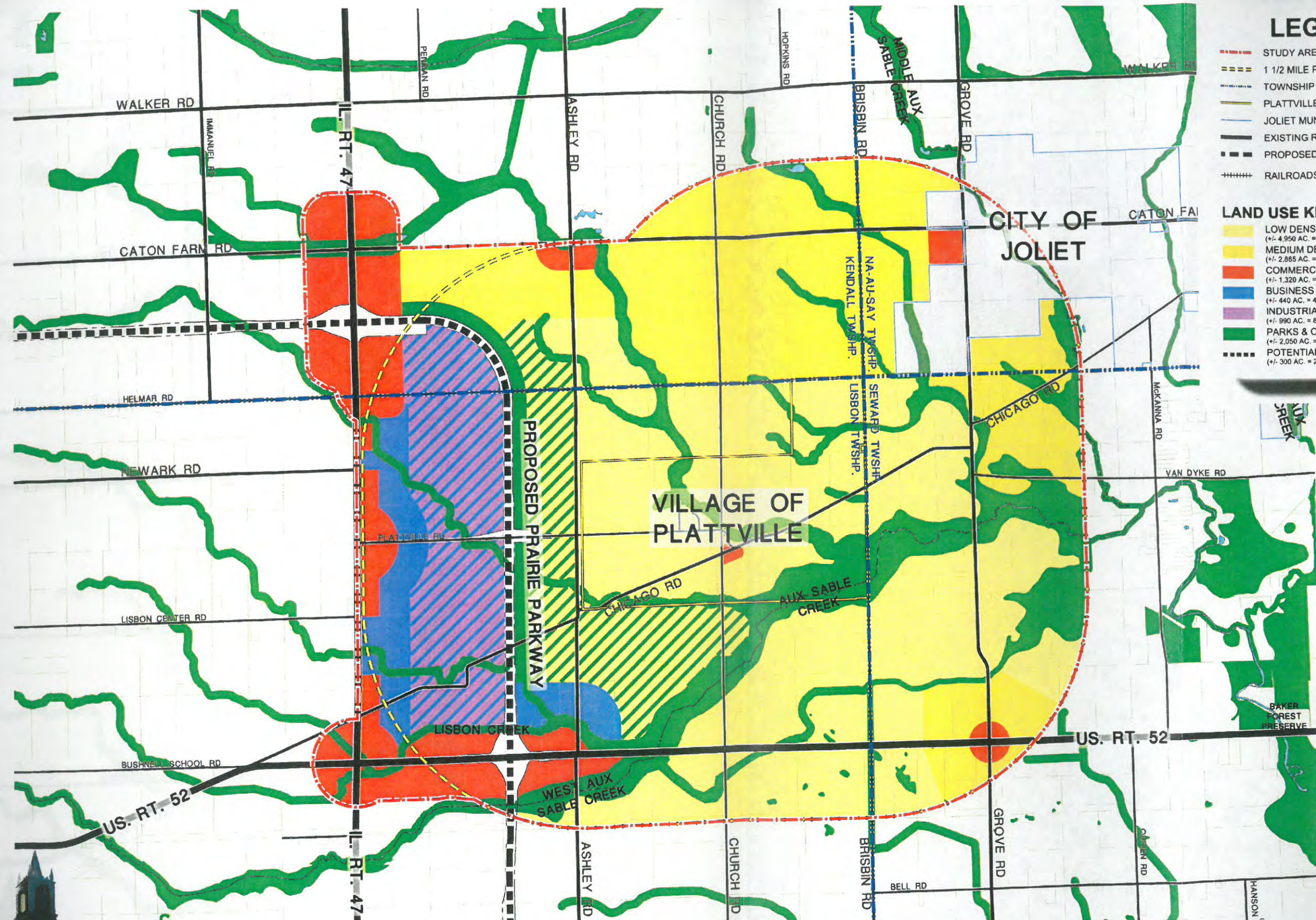
REVISIONS	
DATE	BY
10/25/06	MAB
11/13/06	MAB
11/20/06	MAB

CHAMLIN ASSOCIATES
PERU MORRIS ILLINOIS

COMPREHENSIVE PLANNING MAP
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700
FILE NO.:
SHEET OF



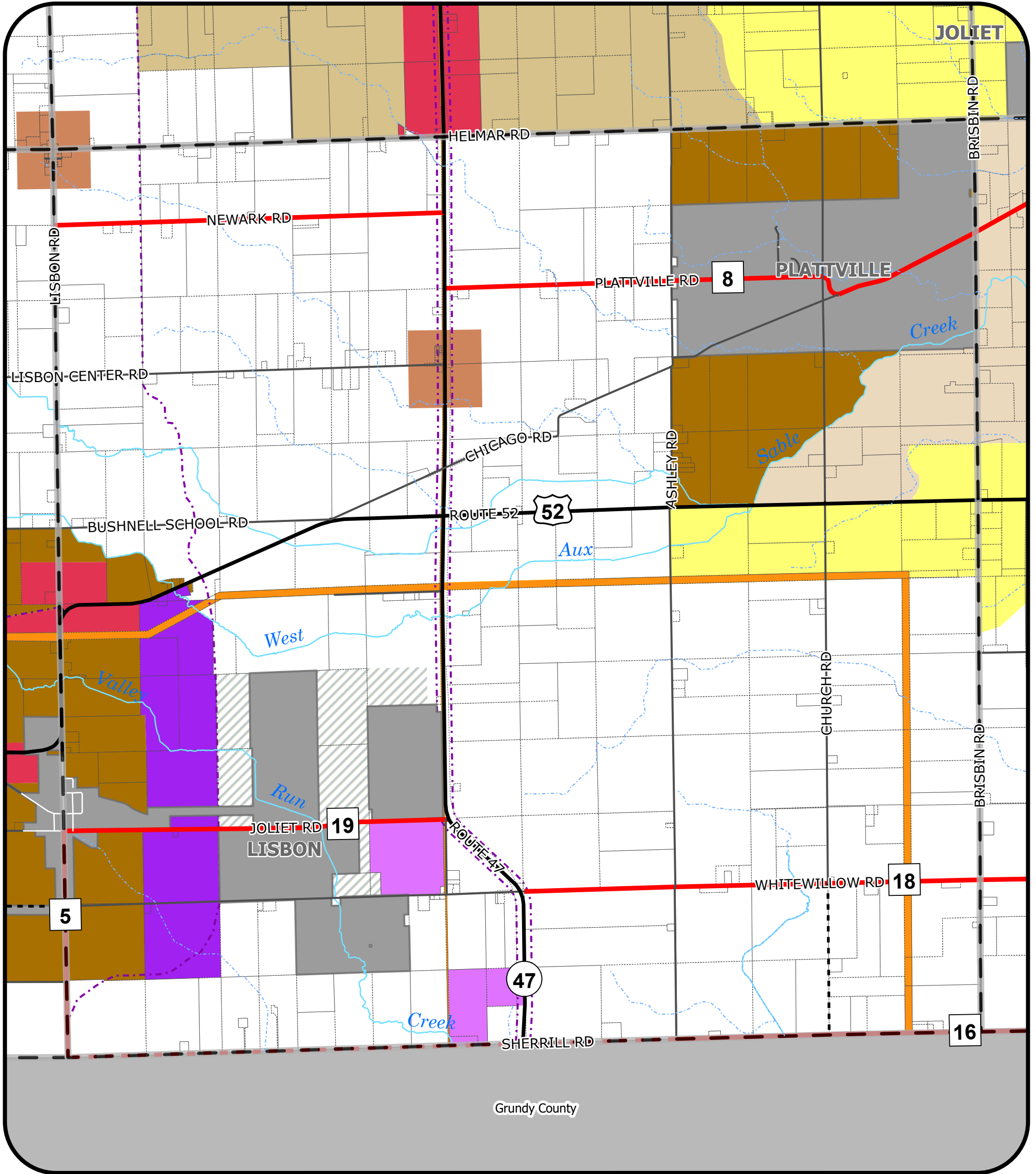
LEGEND

- STUDY AREA
 - 1 1/2 MILE PLANNING RADIUS
 - TOWNSHIP LINE
 - PLATTVILLE MUNICIPAL BOUNDARY
 - JOLIET MUNICIPAL BOUNDARY
 - EXISTING ROADS
 - PROPOSED ROADS
 - RAILROADS
-
- LAND USE KEY**
- LOW DENSITY RESIDENTIAL
(+/- 4,950 AC. = 38% OF STUDY AREA)
 - MEDIUM DENSITY RESIDENTIAL
(+/- 2,885 AC. = 22% OF STUDY AREA)
 - COMMERCIAL
(+/- 1,320 AC. = 10% OF STUDY AREA)
 - BUSINESS PARK/OFFICE
(+/- 440 AC. = 4% OF STUDY AREA)
 - INDUSTRIAL
(+/- 990 AC. = 8% OF STUDY AREA)
 - PARKS & OPEN SPACE
(+/- 2,050 AC. = 16% OF STUDY AREA)
 - POTENTIAL ROADS
(+/- 300 AC. = 2% OF STUDY AREA)

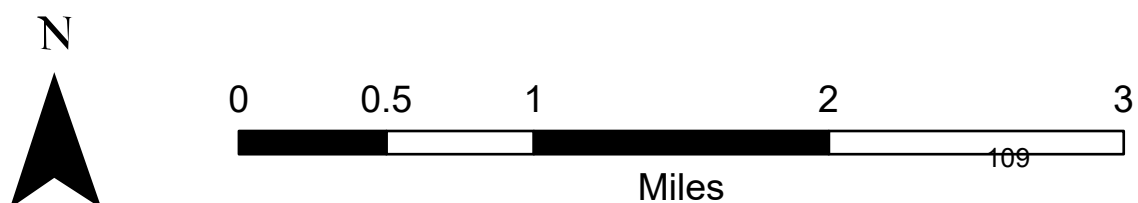
FUTURE LAND USE PLAN - DRAFT

NORTH
Scale: 1" = 1,320'

Future Land Use Plan in Kendall County, IL



- | | | | |
|--|---|---------------------------------------|-------------------------------|
| LAND USE TYPE | RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE | MIXED USE BUSINESS | PROPOSED ROADWAY IMPROVEMENTS |
| URBAN AREAS - INCORPORATED | COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE | COMMONWEALTH EDISON | HAMLETS |
| SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES | COMMERCIAL DU ACRES | MINING | TOWNSHIPS |
| RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES | | POTENTIAL MINING DISTRICT AGRICULTURE | |



Kendall County GIS

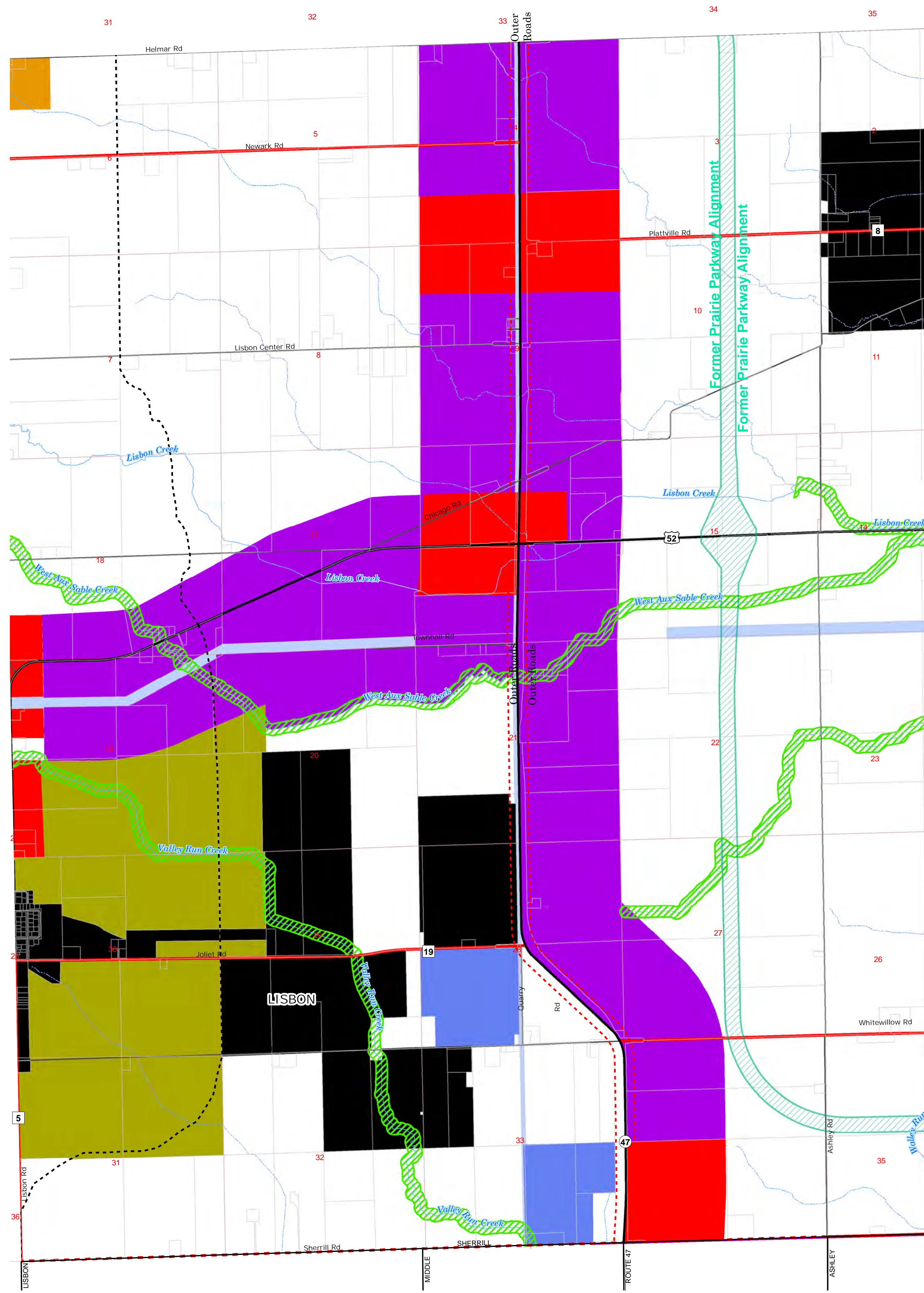
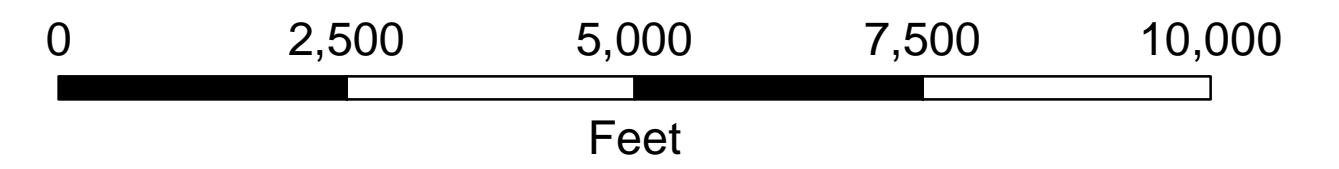
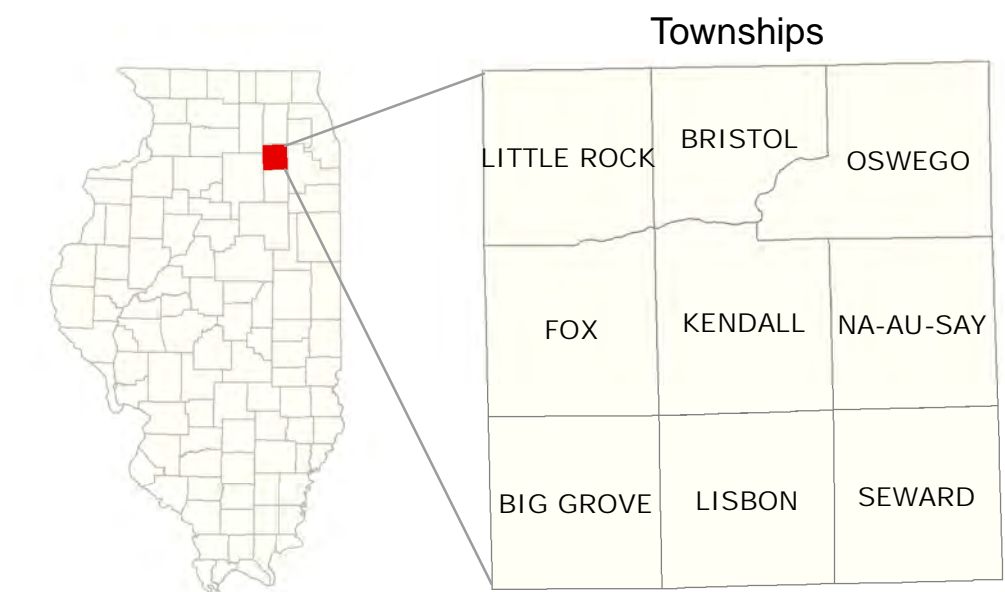
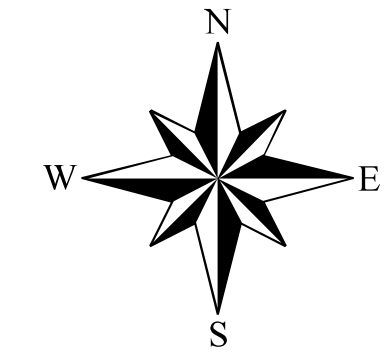
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Created: 10/20/2021

Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2019 -

<http://www.co.kendall.il.us>



Legend

- Outer Roads
- Proposed Roadways

Future LRMP

Abbreviation

- Urbanized Areas
- Mixed Use Business
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560-1498
 630.553.4030



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: December 1, 2021 Updated 1/5/2022

Re: Policy Regarding Code Enforcement in Cases Where Parties Are Pursuing Compliance

Since at least 2017, the Planning, Building and Zoning Department's understanding was that, in cases where parties were pursuing text amendments, map amendments, variances, special use permits, or other legislative or administrative approvals, the Department would not issue citations against these parties until a final legislative or administrative decision was made. The Department was aware that several months may be necessary in order reach final legislative or administrative decisions. The Department was also aware that courts historically layover such cases until final legislative or administrative decisions are made before rendering verdicts.

Since 2016, the following businesses and activities were allowed to operate while waiting for zoning approvals:

1. Delaney Gun Range at 16502 Church Road (Ceased After Special Use Permit was Withdrawn)
2. Jet's Towing at 790 Eldmain Road
3. Billboard at 34 and Hafenrichter (Special Use Permit Not Renewed Between 2004 and 2017)
4. 15331 Burr Oak Road (Special Use Permit Not Renewed Prior to 2018)
5. TZ Landscaping at 276 Route 52
6. Temporary Use Permit Renewal at 9211 Route 126
7. Pipe Strong at 17854 N. Wabena Road
8. Driveway in the Setback at 9261 Kennedy
9. Cox Landscaping at 9000 Route 34
10. Trucking Business at 3485 Route 126
11. Fence at 68 Saugatuck (Lowered after ZBA Denial)
12. Craft Fair at 5681 Whitewillow Road
13. Brighter Daze at 10978 Crimmin Road

Attached please find policy outlining enforcement actions and warning periods.

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

MHA

Enc.: Enforcement Policy



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

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POLICY FOR CODE ENFORCEMENT IN CASES WHERE APPLICANTS ARE PURSUING LEGISLATIVE AND ADMINISTRATIVE REMEDIES

1. Whenever possible, the Planning, Building and Zoning Department shall encourage voluntary compliance of the ordinances the Department enforces.
2. The Planning, Building and Zoning Department shall not issue citations for parties violating the ordinances the Department enforces if the party:
 - a. Is actively working to the Zoning Administrator's or Code Compliance Official's satisfaction on a text amendment, map amendment, special use permit, variance, building related permit, or other applicable application; or
 - b. Has submitted an application for a text amendment, map amendment, special use permit, variance, building related permit, or other applicable application and said application is currently moving through the review and approval process.
3. In cases of alleged violations, the Planning, Building and Zoning Department shall provide a thirty (30) day warning period to the party allegedly violating the applicable ordinance prior to the issuance of a citation, unless one (1) of the following has occurred:
 - a. The alleged violation involves an imminent threat to the health, safety, and welfare of the public; or
 - b. The party or property impacted has previously received a thirty (30) day warning for another alleged violation; or
 - c. The issuance of a thirty (30) day warning would not result in the resolution of the alleged violation; or
 - d. If the ordinance allegedly violated has a different, established warning period. In such a case the warning period and procedure in the applicable ordinance shall take precedent.
4. Thirty (30) day warning periods may be extended by the Zoning Administrator or Code Compliance Official if the Zoning Administrator or Code Compliance Official believes the warned party has taken significant steps to establish compliance and if such extension is deemed necessary to achieve compliance.

Approved by majority vote of the Planning Building and Zoning Committee on January 10, 2022.

2019 VIOLATIONS

19-045	Garay / Juarez	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	12/3/2019		12/16/2019
19-046	Muniz	09-18-300-016	14674 Brishin Rd		Multiple Violations	5/9/2019	8/1/2019		7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019		6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019		10/22/2019
19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019	11/3/2021	
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	Avenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 Cebold Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019		6/17/2019
19-054	Terrey	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	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019		6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019		8/28/2019
19-063	Reinert	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	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019		9/11/2019
19-071	Garcia	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 Ingheshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019		6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019		6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019		7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019		7/30/2019
19-079	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 Greenfield Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019		7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Circlefield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019		9/11/2019
19-082	Cerry/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	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/1/2019
19-087	Malje 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	Greenside	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

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgfield 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 Adli	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besiri Adli	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	Franzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Navarro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020			7/6/2020
20-010	Drake	05-18-300-005	8751 C E. Highpoint Rd	Highpoint Hills	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	1/30/2020	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	Crisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebold Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			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			8/25/2020
20-026	Niles	08-02-402-002	94 Pletcher Dr	Platville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	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	Anich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%arrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	7/24/2020	9/3/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126		Deck - No permit	8/20/2020	10/23/2020			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	Red Hawk Landing	Possible Gun Range	8/26/2020	9/28/2020			9/28/2020
20-034	Staudacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/16/2020	10/19/2020			10/16/2020
20-035	Wieschhaus	02-21-200-028			Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Driveaway - No Permit	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	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle InR-6	10/22/2020	1/8/2021			1/14/2021
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020

2021 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V21-001	Tanner/CTITC 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	VII 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 Villaseñor	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	5/3/2021			7/21/2021
V21-008	Salvador Gomez	09-27-200-004	2511 Wildy Rd. Minnooka		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	10/4/2021			9/17/2021
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. Minnooka		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			7/20/2021
V21-014	Luis Sanchez	03-12-203-011	29 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	5/7/2021			7/21/2021
V21-015	Teofilo Quiroz	09-05-400-018	4080 Van Dyke Rd. Minnooka		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,Deleus,	08-02-300-012	12830 Ashley Rd. Newark		Landscape business	5/4/2021	6/22/2021			6/1/2021
V21-020	Kavulich, Allison & Larry	02-35-380-002	5755 Fields Dr. Yorkville	FOFC	Prohibited Trailer parking	5/5/2021	6/4/2021			6/7/2021
V21-021	Doraegon Properties Inc.	09-31-100-005	5681 Whitewillow Rd. Minnooka		Special Use violation	5/17/2021	8/17/2021	9/1/2021		9/1/2021
V21-022	VOID									UP
V21-023	Strever, Jason & Brooke	01-19-477-006	3868 Sandy Bluff Rd. Plano	Sugarbrook Estates	Obstructing water flow-Fill	6/7/2021	7/23/2021			6/30/2021
V21-024	Wolfkast, Dirk & Janice	02-13-479-003	19 Center Dr. Oswego	Riverview Heights	Junk & Debris	3/22/2021	7/14/2021			7/14/2021

Fiscal Year 2021 Detailed Inspection Report

Site Visit	200 (2020: 213)
Footing	97 (2020: 83)
Backfill	25 (2020: 20)
Wall	13 (2020: 22)
Slab	37 (2020: 37)
Electric Service	16 (2020: 14)
Frame/Wire	86 (2020: 101)
Insulation	23 (2020: 24)
Final	132 (2020: 185)
Red Tag	0 (2020: 0)
Hearing Signs	20 (2020: 6)
Meetings in Field	83 (2020: 85)
Violation Investigations	225 (2020: 256)
NPDES	0 (2020: 0)
Yorkville Back for County	10 (2020: 3)
Zoning Issues	16 (2020: 14)

Total Field Visits and Investigations: 983 (2020: 1063)
Total Permit Reviewed and Issued: 365; 11 Void (2020: 330; 6 Void)
Contracted Plumbing Inspections: 96 (2020: 101)
Inspections for Yorkville per IGA: 0 (2020: 0)

**PRE-VIOLATION REPORT
2021**

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/P	Closed
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
12/3/2020	03-04-454-020	73 Saugatuck Rd	Boulder Hill	House Fire	12/9/2020	Applied for BP #19-2021-016	1/5/2021	1/11/2021
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
12/9/2020	09-33-300-003	3526 Holt Rd. Minooka		Banquet business - Rustic Roots	12/16/2020	Not enough evidence		12/16/2020
12/14/2020		8045 Van Emmon Rd. Yorkville	Hideaway Lakes Campground	No water for 4 days		Referred to Il Dept of Health		12/15/2020
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
1/12/2021	03-05-432-014	32 Seneca Dr. Montgomery	Boulder Hill	Garage Fire	1/7/2021	Applied for BP 03-2021-020		1/14/2021
1/14/2021	02-34-276-003	8042 Van Emmon Rd.		Shed building w/o permit	1/18/2021	2nd shed	2/24/2021	3/24/2021
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
2/9/2021	03-04-153-016	53 Fernwood Rd. Montgomery	Boulder Hill	Trailers parked in front yard setback	2/11/2021	Trailer is gone		3/15/2021
3/2/2021	01-16-401-004	96 N. Linden Dr. Plano	Meyerbrook	Shed/fence encroachment on neighbor	3/15/2021	Only the Fence encroaches-civil matter		4/6/2021
3/2/2021	01-19-301-005	17879 Frazer Rd. Sandwich	lett	Autobody shop business	3/12/2021	Hobby - Appl Home Occupation		4/6/2021
3/2/2021	04-31-200-007	11090 Crimmins Rd. Newark		Junk/Trash all over	3/9/2021	Trash pit	3/25/2021	4/6/2021
3/2/2021	01-05-203-003	16388 Galena Rd. Plano		Midwest Storage business	3/9/2021	Several containers have returned	4/1/2021	5/3/2021
3/11/2021	02-35-401-001	5617 Fields Dr. Yorkville	FOFC	Possible remodel w/o permit	3/18/2021	Water damage - Cosmetic repair		3/23/2021
3/15/2021	03-20-400-018	3842 Grove Rd. Oswego		Possible Business	3/18/2021	Unable to confirm-no sign or website		3/30/2021
3/22/2021	03-01-331-001	03-01-331-001		Homeless Camp	3/24/2021	City of Aurora		4/8/2021
3/23/2021	03-05-326-005	716 Route 25 Oswego	Sunset View Estates	Fence in front yard	4/22/2021	Closed per BIH		4/22/2021
3/25/2021	03-04-428-006	172 Heathgate Rd.	Boulder Hill	RV Parked in Req f/yard setback	3/25/2021	Trailer is gone		4/2/2021
3/29/2021	03-08-303-001	117 Dolores St. Oswego	Shore Heights	Possible Business-Trailers - Inop Vehicles	4/2/2021	Trailer and vehicles removed		5/3/2021
3/30/2021	08-26-300-006	7645 Whitehill Rd. Minooka		Barn Addition - No permit	4/2/2021	Closed - Incorrect parcel		4/20/2021
3/30/2021	09-04-300-005	3610 Van Dyke Rd. Minooka		New Structure/Inoperable Vehicle	4/2/2021	Meeting w/ Brian	4/14/2021	4/14/2021
3/30/2021	03-07-431-008	119 Dolores St. Oswego	Shore Heights	Inoperable Vehicle/Junk & Debris	4/2/2021	See notes- no violations seen		4/21/2021
3/30/2021	03-07-429-014	134 Dolores St. Oswego	Shore Heights	Inoperable Vehicles	4/2/2021	Vehicles are operable by definition	4/28/2021	4/28/2021
3/30/2021	03-08-303-007	105 Dolores St. Oswego	Shore Heights	Inoperable Camper	4/2/2021	Inoperable Camper	6/5/2021	6/5/2021
4/5/2021	03-35-451-002	1400 Plainfield Road	County Clerks	Rental Unit - Horses in R3	4/7/2021	Renter moved out-closed	4/19/2021	4/19/2021
4/5/2021	03-04-455-007	68 Saugatuck Rd	Boulder Hill	Non compliant 8 ft fence	4/8/2021	Filed for variance-Denied-fence was shortened	6/3/2021	7/23/2021
4/6/2021	05-18-400-011	8756 E. Highpoint Rd.		Operating a landscaping bus/Junk& Debris	4/27/201	Inspected property-met w/owner	4/9/2021	4/21/2021
4/8/2021	03-05-404-030	11 Greenfield Rd.	Boulder Hill	Driveway w/o permit	4/8/2021	Replacement of existing		4/8/2021
4/9/2021	02-34-130-004	55 Riverside St	Fox River Gardens	Fill being placed - Dump trucks	4/14/2021	No piles over 3ft seen		4/14/2021
4/13/2021	03-04-151-007	56 Gastville St.	Boulder Hill	Multiple violations	4/15/2021	Trailers and junk removed	5/24/2021	4/19/2021
4/13/2021	02-35-389-012	7584 Madeline Dr.	Fields of Farm Colony	Trailer in driveway	4/15/2021	Left paperwork N/A	5/24/2021	5/24/2021
4/13/2021	03-04-180-002	115 Fernwood Rd.	Boulder Hill	Trailer in front yard setback	4/15/2021	N/A Trailer in dirt	5/24/2021	5/24/2021
4/14/2021	03-12-204-002	4 Gastville St.	Gastville	Business operating out of residence	3/28/2021	Allowed in M-1 zoning		4/28/2021
4/14/2021	03-12-204-009	38 Gastville St.	Gastville Acreage	Landscaping business out of residence	5/3/2021	No evidence of business		5/4/2021
4/14/2021	03-12-204-006	24 Gastville St.	Gastville	Business operating out of residence	4/28/2021	Grandfathered permitted use R-3		4/28/2021
4/14/2021	03-12-203-009	17 Gastville St.	Gastville	Chickens in R-3 zoned property	4/28/2021	Unable to view chickens		4/28/2021
4/14/2021	03-12-203-015	3 Gastville St.	Gastville	Kames Construction business in R-3	4/28/2021	Storage of personal truck in bldg		4/28/2021
4/14/2021	03-12-203-014	47 Gastville St.		Painting business in R-3 zoning	4/28/2021	Home Occupation		4/28/2021
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
4/14/2021	09-18-300-016	British Rd. Minooka	Gastville Acreage	Andeles landscaping business	5/30/2021	Removed from residence	7/2/2021	6/16/2021
4/15/2021	02-28-403-005	804 McHugh Rd. Yorkville		Burning landscape business debris	4/15/2021	Gate - Nely Landscaping	5/30/2021	6/28/2021
4/15/2021	02-29-300-008	River Rd.		Junk & Debris	4/13/2021	No Junk & Debris seen		4/19/2021
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
4/21/2021		100 blk of Heathgate (171)	Boulder Hill	Junk & Debris - weeds	5/3/2021	Bristol Township matter	5/10/2021	5/10/2021
4/27/2021	03-07-403-001	187 Dolores St. Oswego	Shore Heights	Structure Fire	4/26/2021	Pics taken	7/1/2021	6/3/2021
4/28/2021	02-35-413-021	5847 Audrey Ave Yorkville	FOFC	Junk & Debris	5/30/2021	Scrap metal in driveway - met w Brian		4/28/2021
4/28/2021	04-09-200-002	7179 Fox River Dr.	Milbrook	Deck construction w/o permit	4/28/2021	Remodeling permit not required		5/18/2021
4/28/2021	03-09-108-005	136 Circle Drive E. Montgomery	Boulder Hill	Granite company	4/30/2021	Display and stone are gone		5/18/2021
4/28/2021	03-09-108-005	136 Circle Drive E. Montgomery	Boulder Hill	Inoperable Vehicle	5/30/2021	Vehicle is operable		6/3/2021
4/28/2021	09-23-200-011	15423 Ridge Rd. Minooka		Dumping of debris and burning on site	7/4/2021	Didn't see active burning or dumping		7/6/2021

**PRE-VIOLATION REPORT
2021**

5/4/2021	03-31-477-004	16 Chippewa Dr. Oswego	Na-Au-Say Woods	Abandoned Property	5/5/2021	Referred to Oswego Township	5/5/2021
5/4/2021	02-13-478-005	39 W Pleasanthview Dr Oswego	Riverview Hts	Horse in R-3 Zoning	5/9/2021	No Horse observed	5/10/2021
5/4/2021	03-32-131-006	5465 Half Round Rd. Oswego	Old Reserve Hills	Building w/o permit	5/9/2021	No visible sign of remodeling	5/10/2021
5/4/2021	03-04-401-003	21 Boulder Hill Pass Montgomery	Junk & Debris	Junk & Debris	5/6/2021	Junk & Debris gone-83 Outdoor storage allowed	5/13/2021
5/4/2021	03-04-428-006	172 Heathgate rd.	Boulder Hill	Camper in req front yard setback	5/6/2021	talked to owner- preparing for a trip	5/19/2021
5/4/2021	03-04-151-007	56 Ferriswood Rd. Montgomery	Boulder Hill	Junk & Debris	5/6/2021	Lots of garbage- owner cleaned it up	6/13/2021
5/5/2021	02-27-177-013	8940 D Route 34 Yorkville	Bakers	Possible business w/ employees	5/6/2021	Home Occupation	6/14/2021
5/5/2021	03-07-427-004	103 Augusta Rd. Oswego	Shore Heights	Junk & Debris	5/6/2021	Junk & Debris	7/16/2021
5/6/2021	02-33-402-017	54 Woodland Dr.	The Woodlands	Inoperable Vehicles	5/15/2021	Cadillac still there-other vehicles are gone	6/21/2021
5/10/2021	03-04-452-020	68 Amesbury Rd. Montgomery	Boulder Hill	Semi Parking	5/15/2021	Semi Gone	6/22/2021
5/10/2021	02-35-301-002	335 Austin Ct. Yorkville	FOFC	Boat in Front Yard	5/15/2021	Boat still in driveway	6/16/2021
5/11/2021	03-04-326-006	54 Marnel Rd. Montgomery	Boulder Hill	Semi Tractor	5/15/2021	Semi Gone	6/17/2021
5/11/2021	03-04-181-022	5 Ingleshire Ct. Montgomery	Boulder Hill	Camper in back yard-uses	5/15/2021	Camper Gone	6/22/2021
5/12/2021	03-16-176-006	Wolf Rd. Oswego	Fox Bend Estates	Junk & Debris-Truckloads of dirt	5/24/2021	small pile - no debris in creek	5/25/2021
5/14/2021	02-27-380-001	53 Riverside Dr. Yorkville	Fox River Gardens	Trucks dumping & burning	5/24/2021	No trash or debris	5/24/2021
5/14/2021	03-07-177-005	5613 Commerce Rd. Oswego	Rosehill	Truck Co - poss no access permit	5/20/2021	Sent to Oswego Township Highway Dept	5/21/2021
5/17/2021	05-02-126-002	7595 Audrey Ave. Yorkville	Meyerbrook	Deck - No permit	5/17/2021	Deck Board and trim replacement only	5/21/2021
5/18/2021	01-16-427-001	N. Linden Dr. Plano	Boulder Hill	Junk & Debris	5/24/2021	Boats & Vehicles stored on property	5/24/2021
5/20/2021	09-09-100-002	13039 Mckanna Rd.	Gastville Acreage	Possible Trucking Company	5/24/2021	Spoke to owner- family has 2 trucks-ok in A-1	5/24/2021
5/20/2021	03-12-203-010	21 Gastville St. Aurora	Boulder Hill	Duplex - SF	5/24/2021	Legal Non-Comforming since 1980	6/7/2021
5/25/2021	03-08-202-027	9 Guilford Rd. Montgomery	Boulder Hill	RV Parking	6/5/2021	Gone	6/5/2021
5/26/2021	03-23-226-003	3060 Roth Road Oswego	Evergreen Grove	Multiple violations	6/5/2021	No business-Junk & Debris gone	6/14/2021
5/28/2021	06-13-127-003	21 Betsy Lane Plainfield	Evergreen Grove	Inground pool no permit	6/17/2021	Existing Pool	6/17/2021
6/2/2021	03-05-255-032	0 Boulder Hill Pass Montgomery	Boulder Hill	Construction noise Gam	6/5/2021	Refer to Sheriff's office if caller needs assist	6/3/2021
6/3/2021	03-04-378-019	83 Pueblo Rd Montgomery	Gastville	Junk & Debris	6/5/2021	Pics taken-looks good	6/5/2021
6/3/2021	03-12-204-005	26 Gastville St.	Timbercreek	Roosters	6/5/2021	Spoke to owner-No roosters allowed	6/5/2021
6/7/2021	05-07-451-003	69 W Timbercreek Dr. Yorkville	Timbercreek	Building w/o permit	6/13/2021	Screened in patio-no permit req	6/14/2021
6/8/2021	02-13-429-004	15 Clark Avenue, Oswego	Owners	Multiple violations	6/13/2021	Spoke to homeowners	6/16/2021
6/10/2021	03-05-402-006	5 S. Bereman Rd. Montgomery	Boulder Hill	Parking on grass / Junk & Debris	6/21/2021	2nd Notice - Parking on Grass	7/21/2021
6/16/2021	05-07-328-005	44 Timbercreek Dr. Yorkville	Timbercreek	Farm Animals	6/13/2021	No evidence of farm animals	8/31/2021
6/16/2021	03-12-204-005	26 Gastville St.	Gastville	Roosters	6/13/2021	Spoke with Owner	6/16/2021
6/21/2021	03-04-479-023	113 Saugatuck Rd	Boulder Hill	Multiple dwellings	7/2/2021	Spanish speaking - home office	7/6/2021
6/21/2021	03-04-377-019	39 Longbeach Rd.	Boulder Hill	Semi Parking	7/2/2021	No Semi on property	7/6/2021
6/24/2021	06-05-151-005	59 W. Timberlake Trl. Oswego	Arrowhead Hills	Pool,Access bldg & deck- no permit	6/23/2021	Permits applied for and issued	7/21/2021
6/28/2021	03-19-176-004	5505 Route 71 Oswego	Boulder Hill	Chicken coops	6/29/2021	No violations	6/29/2021
6/28/2021	03-36-100-002	57 Circle Drive East	Boulder Hill	Junk & Debris in backyard	6/29/2021	No garbage - debris on trailer for scrap	7/20/2021
6/29/2021	03-07-430-014	870 Simons Rd. Oswego	Shore Heights	Inoperable Vehicles & Junk & Debris	6/29/2021	Improvement made 8/4/2021	10/4/2021
6/29/2021	02-13-429-004	139 Dolores St. Oswego	Owners	Multiple violations	7/4/2021	Notices sent - Owner says they are moving	8/10/2021
6/29/2021	05-11-227-001	15 Clark Avenue, Oswego	Whitetail Ridge	RV & PortaPotty in front yard	6/29/2021	Notice sent 6/30, working w/senior services. Notice sent 9/3/21.	8/16/2021
6/30/2021	03-32-135-008	6256 Whitetail Ridge Ct.	Old Reserve Hills	Possible stormwater issue	7/11/2021	Unable to determine 7/14/2021 / Confirmed	8/12/2021
7/5/2021	02-11-252-002	5480 Half Round Rd. Oswego	Stonybrook Highlands	Business in R-3 zoning	7/11/2021	No evidence	7/14/2021
7/6/2021	06-06-251-009	62 W Highlands Dr. Bristol	Na-Au-Say Woods	Storage Pods	7/24/2021	Letter sent 7/24/2021	8/31/2021
7/6/2021	03-04-302-004	29 Chippewa Ct. Oswego	Boulder Hill	Junk & Debris	7/11/2021	Storage pods removed	7/19/2021
7/7/2021	05-21-300-002	9923 Walker Rd. Yorkville	Na-Au-Say Woods	Junk & Debris	7/11/2021	Pics taken- letter sent to discuss	7/20/2021
7/7/2021	09-05-400-014	4063 Van Dyke Rd. Minooka	Boulder Hill	Possible Banquet Facility	7/11/2021	Unable to access-no advertisement	8/5/2021
7/9/2021	08-11-100-014	7701 Plattville Rd. Newark	Boulder Hill	Possible occupied RV/trailers	7/11/2021	Weekend occupy only	7/15/2021
7/9/2021	03-07-227-002	vicinity of 5327 Light Rd. Oswego	Boulder Hill	Illegal dumping and stormwater violations	7/16/2021	No evidence	7/21/2021
7/14/2021	03-05-429-008	18 Greenfield Rd.	Nawakwa	Auto Repair Business	7/16/2021	No evidence of business-tow truck in driveway	7/20/2021
7/16/2021	05-08-176-010	57 Nawakwa Ln. Yorkville	River Glen	Stormwater drainage issue since Access bldg built	7/20/2021	No evidence - site visit	7/20/2021
7/16/2021	01-36-200-009	12300 River Rd. Plano	Boulder Hill	Business sign in front yard ROW	8/4/2021	Township to remove sign	8/4/2021
7/19/2021	03-04-378-018	81 Pueblo Rd.	Boulder Hill	Auto Repair Business	7/21/2021	No garage to have repair business-noted in Dev Net	7/21/2021

**PRE-VIOLATION REPORT
2021**

7/27/2021	02-15-157-001		Boulder Hill	Farm Animals	8/3/2021	unable to locate property that has farm animals		8/3/2021
7/27/2021	02-35-382-008	Bristol	Vil of Huntsville	Illegal parking Semi, Boats & box trucks	8/5/2021	All removed		10/6/2021
7/30/2021	02-13-353-001	5812 Danielle Ln. Yorkville	FOFC	Storage container in R-3 zoning	8/4/2021	Container removed		9/5/2021
8/3/2021	02-13-452-002	9 Riverwood Lane Oswego	Riverwood Farms	Poss. Business / Junk & Debris	8/11/2021	no evidence observed or found of a business		8/11/2021
8/3/2021	02-13-451-009	4 Hickory Ln. Oswego	Serenity on the Fox	Inoperable tarped vehicle	8/11/2021	tarped vehicle appears operable		8/11/2021
8/4/2021	03-04-178-008	112 W. Pleasantview Dr. Oswego	Serenity on the Fox	Business-Box trucks-trailers	8/11/2021	No evidence of business-junk in trailer for scrap		9/1/2021
8/5/2021	02-21-200-014	17 Ingleshire Rd. Montgomery	Boulder Hill	Inoperable Vehicle-Auto repair shop	8/3/2021	Vehicle Removed		9/1/2021
8/6/2021	03-04-306-004	9155 Kennedy Rd. Yorkville	Boulder Hill	Fill - Stormwater	8/5/2021	Emailed Matt		8/5/2021
8/10/2021	04-30-400-013	57 Circle Drive East Montgomery	Boulder Hill	Junk & Debris- poss. Business	8/11/2021	Junk to be recycled		8/11/2021
8/11/2021	03-04-456-0010	10978 Cimmirus Rd. Newark	Boulder Hill	Contractor & Trucking Company	8/12/2021	Address - Ryan Excavating-Unable to obtain evidence		8/12/2021
8/11/2021	03-04-428-001	94 Saugatuck Rd. Montgomery	Boulder Hill	Auto Repair Business	7/12/2021	30 day & 14 day notices sent Reg & Cert-No evidence		8/11/2021
8/16/2021	09-15-400-016	162 Heathgate Rd. Montgomery	Boulder Hill	Multiple violations	7/1/2021	30 day & 14 day notices sent Reg & Cert		8/10/2021
8/16/2021	09-09-100-002	2200 Route 52 Minooka	Banquet facility	Banquet facility-Saint Anthony County House	9/16/2021	Previous emails with owners -not enough evidence		9/17/2021
8/16/2021	03-08-176-002	13039 Mckanna Rd.	Trucking business	Trucking business	8/30/2021	Unable to locate owner		8/31/2021
8/16/2021	03-04-476-006	Marina Dr. Oswego	Marina Village	Junk & Debris	8/25/2021	Unable to locate owner		11/5/2021
8/18/2021	03-04-277-042	61 Sheffield Rd. Montgomery	Boulder Hill	Prohibited ATV Trailer parking	9/21/2021	WRONG ADDRESS		10/6/2021
8/18/2021	03-04-277-042	40 Afton Rd. Montgomery	Boulder Hill	Junk&Debris/Tail Grass	8/25/2021	No visible junk&debris-referred grass to Township & HHD		8/25/2021
8/18/2021	03-04-306-004	6 Winrock Rd. Montgomery	Boulder Hill	Pigs in R-6 zoning	9/20/2021	Unable to collect evidence of pigs		9/20/2021
8/20/2021	03-05-426-014	57 Circle Drive E. Montgomery	Boulder Hill	Junk & Debris	9/20/2021	Pigs taken - nothing inoperable on property		9/21/2021
8/20/2021	03-05-426-014	9 S Greenbriar Rd	Boulder Hill	Chickens/Rooster	8/25/2021	No evidence of chickens/roosters		8/25/2021
8/23/2021	03-09-151-020	28 Circle Dr. E	Boulder Hill	Chickens/Rooster	8/25/2021	No evidence of chickens/roosters		8/25/2021
8/24/2021	01-18-200-004	49 Fieldpoint Rd. Montgomery	Boulder Hill	Trailer in front yard setback	9/20/2021	No evidence		9/21/2021
8/24/2021	03-04-408-020	17080 Miller Rd. Plano	Banquet facility	Banquet facility	9/17/2021	No evidence		9/17/2021
8/25/2021	02-10-228-002	140 Tealwood Rd. Montgomery	Boulder Hill	RV	10/5/2021	Bus Plates are now TT Plates		11/19/2021
8/31/2021	03-05-253-022	39 W Larkspur Ln Bristol	Willowbrook	Chickens on less than 1 acre parcel	8/25/2021	Removed		9/14/2021
9/8/2021	03-05-428-010	19 Aldon Rd. Montgomery	Boulder Hill	Junk & Debris	9/20/2021	Vehicle Removed		11/2/2021
9/13/2021	09-18-300-017	45 Circle Drive E. Montgomery	Boulder Hill	Prohibited parking	9/21/2021	Not enough evidence		10/6/2021
9/13/2021	03-04-327-020	Brislin Rd. Minooka	Boulder Hill	Dumping of landscape debris	9/20/2021	No evidence		10/6/2021
9/20/2021	03-08-202-027	34 Chatham Place	Boulder Hill	Potbelly Pigs & turkeys in R-6 zoning	9/20/2021	Forwarded to Sheriff's Office		9/21/2021
9/21/2021	03-31-301-001	9 Guilford Rd. Montgomery	Boulder Hill	RV parked on street	10/6/2021	work does not required a SW permit		10/6/2021
9/27/2021	08-02-300-027	3 Abbeyfeale Dr. Oswego	Abbeyfeale Farms	Sign Advertising Storage Business	10/6/2021	Sign and business removed		9/28/2021
9/28/2021	02-29-401-004	703 Conover Ln. Yorkville	Plattville Ag	Building w/o Permit	10/6/2021	Open Permit # 05-2020-296		9/29/2021
9/28/2021	02-03-200-001	8218 Route 30 Bristol	Conovers Resub	Banquet facility & horse boarding	10/6/2021	Not enough evidence		10/6/2021
9/30/2021	03-05-454-010	40 Circle Dr W. Montgomery	Boulder Hill	Couch in yard	10/5/2021	In right of way		10/8/2021
10/1/2021	03-05-404-015	130 Boulder Hill Pass	Boulder Hill	RV Parked in Req f/yard setback	10/18/2021	Removed		10/18/2021
10/13/2021	03-09-151-020	49 Fieldpoint Rd. Montgomery	Boulder Hill	Junk & Debris	10/21/2021	Not able to observe any junk & debris		10/18/2021
10/13/2021	03-04-428-006	172 Heathgate Rd. Montgomery	Boulder Hill	Prohibited Trailer parking	11/5/2021	Removed		11/5/2021
10/13/2021	03-04-279-001	141 Heathgate Rd. Montgomery	Boulder Hill	Prohibited boat parking	10/5/2021	Removed		11/19/2021
10/25/2021	03-04-408-042	126 Longbeach Rd. Montgomery	Boulder Hill	Prohibited parking	11/3/2021	Removed		10/18/2021
11/2/2021	03-15-151-001	2996 Wolf Rd. Oswego	Storage containers & Building w/o permit	Storage containers & Building w/o permit	11/3/2021	2020 Permit open & containers ok in A-1		11/5/2021
11/22/2021	01-30-100-006	4505 Sandy Bluff Rd. Sandwich	Possible Lumber business	Possible Lumber business	11/24/2021	Crew on site doing cleanup		11/29/2021

**PRE VIOLATION REPORT
2022**

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/P	Closed
12/2/2021	09-13-200-006	195 Route 52 Minooka		Inoperable Vehicles & Pile of dirt	12/13/2021	Ag Building - Backfill per MA		12/20/2021
12/2/2021	03-04-408-041	124 Longbeach Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	12/22/2021	Truck in setback - trailer removed		12/20/2021



HISTORIC
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CLG Annual Update Form

1. CLG Administration

*** 1. Certified Local Government:**

*** 2. Completed by:**

*** 3. Period of Review:**

4. List of current commission members and their email addresses:

1

2

3

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5. CLG Administration:

Yes

No

Local Ordinance is enforced:

A qualified commission of members has been appointed:

Copies of commission minutes are sent to the SHPO:

Comments:

6. Number of times the commission has met during the past 12 months:

7. Number of reviews of building and demolition permits conducted during the past 12 months:

8. Number of decisions appealed in the past year:

9. Number of project denials:

10. Average amount of time to close-out a Certificate of Appropriateness:

11. Link to all parts of ordinance relating to landmark designation and review process:

1

2

3

12. Any comments or additional information about CLG administration duties:



CLG Annual Update Form

2. Survey and National Register of Historic Places

13. CLG review and comments of National Register nominations sent to SHPO within 60 day comment period?

- Yes
- No
- Not applicable (no nominations to review within this evaluation period)

Comments:

14. Number of properties added to the state survey this past year:

15. Number of local landmarks designated (total):

16. Number of local landmarks added this past year:

17. How many parcels in the community contain locally landmarked properties?

18. Total number of parcels in your community:



HISTORIC
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DIVISION

CLG Annual Update Form

3. Public Participation

19. The public is involved in the local preservation process, including the nomination of properties to the National Register of Historic Places:

Yes

No

Comments:

20. Commission minutes are accessible to the public:

Yes

No

Comments:

21. Open meetings are conducted:

Yes

No

Comments:

22. Property Owners of proposed designations are notified for public hearing:

Yes

No

Comments:



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CLG Annual Update Form

4. Education and Training Activities

23. Number of historic preservation or CLG workshops or seminars attended in the past year by CLG staff or commissioners:

24. Educational activities or projects sponsored by local government during the past 12 months:

25. Tell us about any concerns:

26. Tell us about the CLG's successes:

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$1,025,000	\$10,657	\$4,857
Garage	2	\$44,636	\$400	\$0
Accessory Buildings	4	\$91,000	\$448	\$0
Remodeling	1	\$750,000	\$210	\$0
Commercial - B Zone	1	\$115,000	\$675	\$0
Swimming Pools	2	\$467,500	\$400	\$0
Change in Occupancy	1	\$0	\$200	\$0
Driveway	1	\$5,000	\$50	\$0
Fire Restoration	1	\$18,475	\$160	\$0
Generator	2	\$22,105	\$220	\$0
Solar	6	\$179,741	\$1,800	\$0
	23	\$2,718,457	\$15,219	\$4,857

Nov 2020
1 House
13 Permits

YTD 2020 34 House \$
319 Total Permits

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	32	3	3	3	0	4	2	1	1	5	8	2	0
Garage	14	1	0	1	2	1	0	1	1	4	1	2	0
Accessory Buildings	59	3	2	3	10	9	10	6	2	3	7	4	0
Additions	19	1	2	2	3	1	3	3	1	3	0	0	0
Remodeling	14	0	1	3	1	0	2	1	4	0	1	1	0
Commercial - M Zone	11	0	0	1	3	6	0	0	0	0	1	0	0
Commercial - B Zone	12	0	0	1	0	1	8	0	0	1	0	1	0
Barns/Farm Buildings	10	0	0	0	2	3	3	0	2	0	0	0	0
Signs	6	0	0	0	0	1	1	0	0	4	0	0	0
Swimming Pools	38	0	3	8	7	2	5	3	0	6	2	2	0
Decks	17	0	0	0	2	3	5	2	2	1	2	0	0
Demolitions	17	2	0	2	3	3	1	0	2	3	1	0	0
Electrical Upgrades	10	1	0	0	1	2	0	1	3	1	1	0	0
Change in Occupancy	4	0	0	2	0	0	0	0	1	0	0	1	0
Driveway	8	0	0	0	1	2	1	1	0	2	0	1	0
Fire Restoration	5	1	0	1	0	0	0	1	1	0	0	1	0
Patio	7	0	0	0	2	4	0	0	0	1	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	13	2	0	4	2	0	1	1	1	0	0	2	0
Solar	31	1	0	2	3	0	2	6	1	6	3	6	1
	329	15	11	33	44	42	44	27	22	40	27	23	1

**Permit Approval Date Report
Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/21/2021	012021021	01 House	08-03-200-002	PEARCE KIMBERLY A & KENDALL	12307 ASHLEY RD NEWARK, IL 60541-		BUILD SIMPLY MODERN
9/17/2021	012021256	01 House	06-07-228-007	MCCUE DEVELOPMENT INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
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.
3/16/2021	012021054	01 House	06-08-101-020	IVEC MARTIN & KATHRYN S	7301 JOYCE CT OSWEGO, IL 60543-		
11/29/2021	012021322	01 House	06-07-226-023	CORNWELL ADAM & NORBERG AMANDA	7529 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL DESIGN BUILD
6/16/2021	012021182	01 House	02-21-200-028	WIESCHHAUS KRISTOPHER T & LILLI A DVM	9261 KENNEDY RD YORKVILLE, IL 60560-		
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
11/15/2021	012021323	01 House	06-08-125-004	STECK MICHAEL J	7127 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	CRESTVIEW BUILDERS
11/8/2021	012021329	01 House	06-07-130-019	MCCUE DEVELOPMENT INC	7102 GOLFVIEW COURT YORKVILLE, IL 60560	WHITETAIL RIDGE	SAME
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
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

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/26/2021	012021317	01 House	05-12-276-004	HENDERS ROBIN	7509 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BART CONSTRUCTION
10/5/2021	012021298	01 House	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
3/16/2021	012021053	01 House	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
11/29/2021	012021341	01 House	05-12-277-004	MCCUE BUILDERS INC	7372 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
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.
10/26/2021	012021324	01 House	05-12-276-003	DRALLE KYLE & KELLY	7485 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
5/25/2021	012021143	01 House	05-12-220-005	FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES
8/18/2021	012021237	01 House	06-07-226-022	FRANCESCONI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
10/21/2021	012021314	01 House	06-05-401-009	MCCUE BUILDERS INC	4177 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	MCCUE BUILDERS, INC.
2/23/2021	012021030	01 House	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
11/17/2021	012021326	01 House	06-07-228-008	MCCUE BUILDERS INC	7412 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/11/2021	012021301	01 House	04-20-226-003	BEEBE DANIEL P & STACY L	16131 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	DAN BEEBE
10/4/2021	012021287	01 House	06-07-129-008	MCCUE NOLAN J & JAMIE R	5725 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BRAEMOOR CUSTOM HOMES
9/25/2021	012021271	01 House	06-05-404-003	MADAI JAMES & KRYSTAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	D.K.LANDSCAPE & DESIGN
3/4/2021	012021033	01 House	02-35-414-009	GRUNT DENNIS	7576 THORNHILL CT. YORKVILLE, IL. 60560	ROSEHILL	CL DESIGN BUILD, INC.
6/4/2021	012021154	01 House	06-06-450-002	MCCUE BUILDERS INC.	5613 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
3/9/2021	012021029	01 House	09-21-100-009	WOOLVERTON BRADY & DEVAN	3527 BELL RD MINOOKA, IL 60447-		
5/11/2021	012021136	01 House	08-19-300-007	REHBERG LOGAN J & DANIELLE A	15924 LISBON ROAD NEWARK, IL. 60541		
10/6/2021	012021290	01 House	05-12-276-001	BABOS CHRISTOPHER & SUZANA	7437 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
6/3/2021	022021162	02 Garage	05-08-352-006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	REINERT STRUCTURES
11/9/2021	022021338	02 Garage	06-14-200-009	BAMBIC ROBERT	8435 B OLD RIDGE RD PLAINFIELD, IL 60586-		EEC IL INC.
9/7/2021	022021265	02 Garage	03-04-479-045	WILLIAMS DAVID & LISA	78 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	DANLEY'S GARAGES

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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 & GILL A	8855 KIMBALL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1		COACH HOUSE GARAGES	
8/18/2021	022021243 02 Garage	06-05-153-002 BURKHAMER RONALD JR & MINDY	45 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS			
9/13/2021	022021222 02 Garage	03-04-303-015 BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5			
9/21/2021	022021280 02 Garage	01-26-300-028 MAGANA JOSE	13969 HALE RD PLANO, IL 60545-				
3/3/2021	022021040 02 Garage	02-14-426-004 BROOKER LISA R	100 RICKARD DR OSWEGO, IL 60543-			COUNTRYSIDE BARN	
9/29/2021	022021292 02 Garage	03-07-276-011 BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE		CUSTOM GARAGES	
4/21/2021	022021098 02 Garage	01-16-476-003 WOLF TRENT	39 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 5		OWNER	
3/3/2021	022020103 02 Garage	03-15-151-001 GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-			HOMEOWNER	
9/30/2021	022021293 02 Garage	05-08-353-004 BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS			
10/19/2021	022021319 02 Garage	03-04-378-018 MAXSON ELWYN S	81 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18			

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/22/2021	022021342 02 Garage		03-07-277-001 AGUILAR YOLANDA		20 SHORE CT OSWEGO, IL 60543-		OWNER
6/21/2021	032021196 03 Accessory Buildings		02-21-151-002 FELTES JAMES A & RITA L		4 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	CLEAN EDGE CONSTRUCTION
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
6/30/2021	032021208 03 Accessory Buildings		02-36-300-015 TODUS JOHN K & THERESAA		5600 MINKLER RD YORKVILLE, IL 60560-	SQUAW VALLEY UNIT 2	
10/7/2021	032021306 03 Accessory Buildings		02-15-102-002 MING VERNON LEE & PEREZ SUSAN J		70 CHARITY LN BRISTOL, IL 60512-	GLAD-ELL SUB	
5/26/2021	032021158 03 Accessory Buildings		02-27-302-003 MILLER THOMAS		118 TUMA RD YORKVILLE, IL 60560-		
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	
9/30/2021	032021294 03 Accessory Buildings		05-08-353-004 BUCIO JOSEPH T & ANDREA L		7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
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
9/15/2021	032021275 03 Accessory Buildings		01-05-201-003 CHARIELLE DANIEL		16495 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	
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

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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	
4/21/2021	032021100	03 Accessory Buildings	03-35-352-003	VAN METER LAWRENCE G & ORTIZ MALLICORP D	6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TUFF SHED
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	
5/5/2021	032021121	03 Accessory Buildings	04-08-400-002	MILLBROOK HUNTING CLUB	7609 WHITFIELD RD NEWARK, IL 60541-		
7/2/2021	032021176	03 Accessory Buildings	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
5/4/2021	032021122	03 Accessory Buildings	03-13-400-005	RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		
5/11/2021	032021132	03 Accessory Buildings	09-23-400-006	DAVIS CARLOS & TRACY	15875 RIDGE RD MINOOKA, IL 60447-		
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.
10/5/2021	032021303	03 Accessory Buildings	06-08-151-012	KELTY MICHAEL & CANDACE	7308 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	
8/9/2021	032021180	03 Accessory Buildings	08-11-100-014	FLORES BLANCA A	7701 PLATTVILLE RD NEWARK, IL 60541-		
7/15/2021	032021224	03 Accessory Buildings	06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
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	
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	
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
7/1/2021	032021209	03 Accessory Buildings	01-25-456-009	DECRANE TOMMY C & EILEEN M	4492 MITCHELL CT PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 3	ARROWHEAD BRICK PAVERS, INC.
10/6/2021	032021305	03 Accessory Buildings	02-13-452-002	MAYER ANTHONY V	4 HICKORY LN OSWEGO, IL 60543-	SERENITY ON THE FOX	
10/14/2021	032021311	03 Accessory Buildings	01-08-400-019	HERIAUD CHAD A & JOANN M	1670 CREEK RD PLANO, IL 60545-	OTTOS SUB	
6/4/2021	032021142	03 Accessory Buildings	06-02-103-007	ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
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.
11/19/2021	032021349	03 Accessory Buildings	06-27-300-002	KEIGHER LEO & DEBRA	2575 CATON FARM RD MINOOKA, IL 60447-		
10/6/2021	032021236	03 Accessory Buildings	05-07-104-010	RETTNER THOMAS R & KATHERINE M	84 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/15/2021	032021227	03 Accessory Buildings	01-26-300-032	JOHNSON CARL E & JOANNE M	4677 NEEDHAM RD PLANO, IL 60545-		EVERLAST (BOONDOCKS BARNS)
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.
8/2/2021	032021234	03 Accessory Buildings	02-24-151-002	QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	BOB LEE CONSTRUCTION
11/30/2021	032021351	03 Accessory Buildings	02-35-380-003	REICHERT ANDREW & APRIL	5735 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	GAMA CONSTRUCTION LLC
10/6/2021	032021304	03 Accessory Buildings	09-04-300-009	STELLATO VINCENT M	12994 MCKANNA RD MINOOKA, IL 60447-		
5/4/2021	032021117	03 Accessory Buildings	05-07-451-016	PRIDEMORE CHARLES L & NISHA M	146 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	TUFF SHED
4/6/2021	032021078	03 Accessory Buildings	09-05-400-021	PRODEHL JAMIE & JILLIAN	4405 VAN DYKE RD MINOOKA, IL 60447-		WICK BUILDINGS
4/28/2021	032021112	03 Accessory Buildings	02-16-226-011	AGUILAR BENJAMIN A	68 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	
8/9/2021	032021238	03 Accessory Buildings	03-05-404-021	GLASER PEGGY	142 BOULDER HILL PASS MONTGOMERY, IL 60538-		TUFF SHED
6/4/2021	032021168	03 Accessory Buildings	02-22-126-005	THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	CLEARY BUILDING CORP.
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

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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.
7/15/2021	032021223	03 Accessory Buildings	02-11-300-025	GUTIERREZ MICKEY	1729 KENNEDY RD BRISTOL, IL 60512-		WICK BUILDINGS
11/8/2021	032021332	03 Accessory Buildings	02-34-205-002	BAUMGARTNER THOMAS	8185 VAN EMMON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
10/13/2021	032021309	03 Accessory Buildings	01-25-461-002	BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	
8/2/2021	032021174	03 Accessory Buildings	02-21-181-001	BONNEVIER PERRY & TATTON CHERYL	35 E LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	CLEAN EDGE CONSTRUCTION, INC.
10/6/2021	032021300	03 Accessory Buildings	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
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	
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
6/9/2021	032021170	03 Accessory Buildings	02-31-477-002	BURKE KAREN	18 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	
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	
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

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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
2/23/2021	032021032	03 Accessory Buildings	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		
8/17/2021	032021242	03 Accessory Buildings	02-35-413-012	GACH MICHAEL P & CHERYL D	7372 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	TUFF SHED
7/8/2021	032021217	03 Accessory Buildings	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	
11/19/2021	032021350	03 Accessory Buildings	08-16-100-007	SMITH ERIC & EMMA	9635 CHICAGO RD NEWARK, IL 60541-		
10/11/2021	042021270	04 Additions	02-15-101-003	VELAZQUEZ ROBERT	1996 CANNONBALL TRL BRISTOL, IL 60512-		REDSTART CONSTRUCTION
7/2/2021	042021179	04 Additions	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
2/19/2021	042021036	04 Additions	03-27-377-015	JOAQUIN LIBRADO & SHARON	2543 SIMONS RD OSWEGO, IL 60543-		
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	
7/16/2021	042021221	04 Additions	02-15-476-001	WOLF TROY J & RENAE E	2820 BRISTOL RIDGE RD BRISTOL, IL 60512-	STRUKELS PARADISE LAKE UNIT 1	MI-TER BUILT HOMES, INC.
2/23/2021	042021038	04 Additions	02-23-202-021	ARRIAGA JESUS & IMELDAA	7424 ROUTE 34 OSWEGO, IL 60543-		

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7/8/2021	042021219	04 Additions	04-21-102-013	OSTREKO LUKE A & MEGHAN	16003 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	BART CONSTRUCTION
9/7/2021	042021262	04 Additions	02-22-126-005	THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-		RELIABLE HOME IMPROVEMENT
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
8/23/2021	042021251	04 Additions	01-19-200-009	RAMIREZ JORGE & RY PROPERTY MANAGEMENT CORP	17660 SEDGEWICK RD SANDWICH, IL 60548-		
7/29/2021	042021231	04 Additions	06-14-100-012	PRIORELLO JACLYN C & HASELTINE STANLEY	1650 ROUTE 126 PLAINFIELD, IL 60544-		
6/16/2021	042021181	04 Additions	02-14-426-006	ENTILE MATTHEW R	86 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
9/15/2021	042021272	04 Additions	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
6/16/2021	042021175	04 Additions	04-34-100-001	STANDARD BANK & TRUST CO	14905 HUGHES RD NEWARK, IL 60541-		
5/25/2021	042021152	04 Additions	02-21-151-016	GREITER DAVID F JR & LORIA	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.

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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
4/6/2021	042021071	04 Additions	04-30-178-002	COVERT ANDREW L & JESSICA M	10384 FOX RIVER DR NEWARK, IL 60541-		KEELEY CONSTRUCTION, LLC
11/22/2021	052021346	05 Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC/REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		TANGENT TECHNOLOGIES
7/29/2021	052021229	05 Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		ABSOLUTE CONSTRUCTION
8/19/2021	052021246	05 Remodeling	03-08-201-004	OBRIEN DANIEL M & JANET	47 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	
3/9/2021	052020322	05 Remodeling	07-09-100-009	GEISTLER GREGORY M & STACI J	15697 LISBON CENTER RD NEWARK, IL 60541-		
2/19/2021	052021037	05 Remodeling	04-01-402-005	GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-	REINERT FOX ROAD SUB	SELF
8/23/2021	052021253	05 Remodeling	06-05-402-008	WILLIAMS ADRIAN & JASMINE N	4192 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
9/7/2021	052021258	05 Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
1/15/2021	052021010	05 Remodeling	04-16-205-003	OLIVER HOFFMAN FOUNDATION	8225 FOX RIVER DR NEWARK, IL 60541-		MALL BUILDERS
10/7/2021	052021308	05 Remodeling	03-07-279-078	DEER RUN CONDOMINIUM ASSN	, -		ARTIST TOUCH INC.

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8/17/2021	052021240	05 Remodeling	06-05-402-025	STEVENS RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK COSTOM HOMES
6/29/2021	052021204	05 Remodeling	02-23-303-023	GLEASON JOHN ROBERT & JODY NATTAN	16 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	PHENOMENAL CONSTRUCTION, INC.
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, IL 60545-	DEER RIDGE PUD	
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
5/26/2021	062021148	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
5/26/2021	062021150	06 Commercial - M Zone	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
10/22/2021	062021320	06 Commercial - M Zone	03-06-200-012	REICH BROTHERS	's OSWEGO, IL 60543-		UGL % JOE NASCA

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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	062021149	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.
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
11/8/2021	072021334	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD MINOOKA, IL. 60447		WICK BUILDINGS
10/6/2021	072021283	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		WICK BUILDINGS
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	072021191	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		

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6/16/2021	072021187	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
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	072021185	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 CALIFORNIA
4/8/2021	072021057	07 Commercial - B Zone	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
6/7/2021	082021166	08 Barns/Farm Buildings	05-09-154-001	JENSEN BRADLEY & NICOLE & RUNKLE	7344 ROUTE 47 YORKVILLE, IL 60560-		
6/7/2021	082021173	08 Barns/Farm Buildings	06-27-100-005	DARDAVA KELLOGG JOHN	2926 WALKER RD. YORKVILLE, IL. 60560		
5/27/2021	082020302	08 Barns/Farm Buildings	09-09-300-002	BARRIOS NICOLAS & SANDRA	13825 MCKANNA RD. MINOOKA, IL. 60447		
8/31/2021	082021255	08 Barns/Farm Buildings	09-25-300-003	PALMER ERIC R & RENEE S	16929 RIDGE RD MINOOKA, IL 60447-		
8/19/2021	082021245	08 Barns/Farm Buildings	09-04-300-005	MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-		

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6/28/2021	082021203	08 Barns/Farm Buildings	07-29-200-005	WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		
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-		
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-		
9/21/2021	092021284	09 Signs	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO COMPANIES
9/13/2021	092021267	09 Signs	09-35-400-009	MIDWEST GAS INC/SIDDQUI	17845 RIDGE RD MINOOKA, IL 60447-		JAMES D AHERN SIGN CO.
10/11/2021	092021297	09 Signs	03-06-200-012	US MEDICAL GLOVE	275 ROUTE 31 OSWEGO, IL 60543-		
10/11/2021	092021295	09 Signs	03-06-200-012	US MEDICAL GLOVE	275 ROUTE 31 OSWEGO, IL 60543-		
6/16/2021	092021178	09 Signs	04-17-300-002	DICKSON VALLEY MINISTRIES	8250 FINNIE RD NEWARK, IL 60541-		

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5/18/2021	092021137	09 Signs	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		AURORA SIGN COMPANY
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
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
4/15/2021	122021088	12 Swimming Pools	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
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.

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2/22/2021	122021035	12 Swimming Pools	03-31-452-017	CHICAGO TITLE LAND TRUST COMPANY	31 CHIPPEWA DR OSWEGO, NA-AU-SAY WOODS IL 60543-		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
2/23/2021	122021031	12 Swimming Pools	06-02-300-006	TOM AND ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
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
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	
11/29/2021	122021352	12 Swimming Pools	05-12-220-005	FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-		SIGNATURE POOLS & SPAS, INC.
11/12/2021	122021340	12 Swimming Pools	05-12-228-018	HORENI KELLY	7250 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	Sunset Falls Ltd
10/22/2021	122021321	12 Swimming Pools	05-08-353-004	BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
10/14/2021	122021313	12 Swimming Pools	06-07-226-016	YATES DAVID & NICOLE	7347 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SIGNATURE POOLS & SPAS INC.

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10/6/2021	122021299	12 Swimming Pools	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
9/22/2021	122021285	12 Swimming Pools	06-05-394-003	STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SUNCO POOLS
9/21/2021	122021274	12 Swimming Pools	06-07-129-003	BURNS JAMES WILLIAM & KATHY DIANNE	5865 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ASURENET LLC.
9/13/2021	122021268	12 Swimming Pools	05-18-322-006	FOX RICHARD A & TIFFANY R	2066 BERNADETTE LN YORKVILLE, IL 60560-		
9/8/2021	122021266	12 Swimming Pools	05-12-277-007	SMITH SEAN K & SHERRY	6217 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DES ROCHES BACKYARD POOLS
7/15/2021	122021225	12 Swimming Pools	06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
9/7/2021	122021264	12 Swimming Pools	03-09-156-006	UGALDE ELIZABETH	304 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
7/8/2021	122021218	12 Swimming Pools	03-04-154-001	VARGAS ALBERTO ALVAREZ & ALVAREZ CRISTIAN A	39 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	
7/6/2021	122021210	12 Swimming Pools	02-34-471-005	TUPPER MARK T & TINA M	5965 SHADOW CREEK CT YORKVILLE, IL 60560-	SHADOW CREEK SUB	EPIC ESCAPES
7/7/2021	122021206	12 Swimming Pools	05-06-127-001	BIESTERFELD DEVON	42 W FOX GLEN DR YORKVILLE, IL 60560-	FOX GLEN	
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

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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
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
6/16/2021	122021193	12 Swimming Pools	03-04-180-008	MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESIRE 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.
4/27/2021	122021110	12 Swimming Pools	03-04-401-002	VARGAS ALURAN & RETA DOMINGO D	71 INGLESIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	A & J RECREATIONAL SERVICES
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	
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

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5/5/2021	132021119 13 Decks		03-24-201-009 KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES 60543-	CLEAN EDGE CONSTRUCTION	
10/28/2021	132021328 13 Decks		06-07-130-005 CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ROYAL DECK	
10/13/2021	132021307 13 Decks		02-35-301-001 CRACKEL BRADLEY R & MORGAN D	330 AUSTIN CT YORKVILLE, IL 60560-		LAWSON PRIDE CONSTRUCTION	
9/13/2021	132021269 13 Decks		04-16-101-011 ZARCONI CHRISTOPHER S & MARGARET	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6		
8/23/2021	132021252 13 Decks		01-33-100-016 ZOLNIEROWICZ MARC A & DEBORAH E	15770 A GRISWOLD SPRINGS RD PLANO, IL 60545-	OWNERS RESUB ABERGELDIE DEV	WEST SUBURBAN DECKS, LLC.	
8/18/2021	132021244 13 Decks		04-21-105-003 DARCY CHRISTOPHER O & ASHLEY N	15980 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CREATIVE DECKS - TOM VAN PLEW	
7/15/2021	132021226 13 Decks		06-05-151-005 LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2		
7/8/2021	132021220 13 Decks		02-35-203-005 TISCHLER RICHARD P & LEAK	135 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY UNIT 2	CHRIS BOURQUE	
6/30/2021	132021207 13 Decks		09-05-100-003 KWIATKOWSKI MATTHEW A & LUCY	12090 GROVE RD MINOOKA, IL 60447-		DON CARTER BUILDERS	
7/14/2021	132021205 13 Decks		01-25-454-010 BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE	
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	

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4/14/2021	132021085 13 Decks		09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
3/4/2021	142020301 14 Demolitions		01-17-400-004	YUNDT BARBARA G	2622 CREEK RD PLANO, IL 60545-		
9/7/2021	142021260 14 Demolitions		03-06-200-012 325 SOUTH ROUTE 31 LLC		275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC.
8/11/2021	142021241 14 Demolitions		04-16-502-001	ILLINOIS RAILWAY INC	-		MASTER GUYS DEMOLITION
6/15/2021	142021183 14 Demolitions		05-02-200-004	WILSON CHRISTOPHER E & VERLINDA E	6272 MINKLER RD YORKVILLE, IL 60560-		
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-		
7/6/2021	142021047 14 Demolitions		05-28-400-002	VELAZQUEZ ROBERTO R	10744 ROUTE 47 YORKVILLE, IL 60560-		SEMPER FI LAND SERVICES INC.

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3/4/2021	142021041	14 Demolitions	01-32-226-007	SMITH LAND TRUST % JAMES & SUSAN CAITLI	16031 BURR OAK RD PLANO, DEER RIDGE PUD IL 60545-		SAME
11/2/2021	142021330	14 Demolitions	05-07-151-013	CHALLY LEONARD G & LEORAM	11413 A/B ROUTE 71 YORKVILLE, IL 60560-		STEVE CLEMENTS
9/29/2021	142021291	14 Demolitions	03-07-276-011	BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	CUSTOM GARAGES
9/23/2021	142021289	14 Demolitions	02-25-200-002	BOUGHTON WALTER	4320 MINKLER RD YORKVILLE, IL 60560-		
9/23/2021	142021288	14 Demolitions	02-35-400-010	BOUGHTON TRUCKING & MATERIALS	, -		
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
4/13/2021	142021086	14 Demolitions	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		NEXXTGEN CORPORATION
2/2/2021	142021024	14 Demolitions	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
10/15/2021	152021315	15 Electrical Upgrades	06-02-103-007	ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL SOUTHFIELD ESTATES 60543-		PATRICK ELECTRICAL SERVICE
9/17/2021	152021282	15 Electrical Upgrades	01-03-100-005	VARGAS TEODORO & THEODORE	14816 GALENA RD PLANO, IL 60545-		SPIRAL SERVICES LLC DBA BURNETT & SONS ELECTRIC
9/7/2021	152021257	15 Electrical Upgrades	03-06-200-012	325 SOUTH ROUTE 31 LLC/ REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-	OSWEGO ORIGINAL TOWN	KEELEY CONSTRUCTION, LLC

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8/23/2021	152021249	15 Electrical Upgrades	01-19-200-009	RAMIREZ JORGE & RY PROPERTY MANAGEMENT CORP 02-23-153-009	17660 SEDGEWICK RD SANDWICH, IL 60548-		
8/23/2021	152021248	15 Electrical Upgrades	02-23-153-009	REUTER RYAN J & KATHERINE J	9 LINDEN AVE YORKVILLE, IL RIVER RIDGE UNIT 1 60560-		
7/28/2021	152021233	15 Electrical Upgrades	03-08-279-002	BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	ABC PHCE
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 TR	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-		
9/14/2021	172021261	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
11/10/2021	172021339	17 Change in Occupancy	03-05-401-003	BOULDER HILL PROPERTY LLC/AUBREY MARY	79 BOULDER HILL PASS MONTGOMERY, IL 60538-		
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
2/10/2021	182020329	18 Driveway	02-21-200-028	WIESCHHAUS KRISTOPHER T & LILLI A DVM	9261 KENNEDY RD YORKVILLE, IL 60560-		

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11/18/2021	182021345	18 Driveway	08-24-400-009	SCHUDA JOHN	15731 BRISBIN ROAD MINOOKA, IL. 60447		
9/17/2021	182021281	18 Driveway	01-16-426-008	SCHANZ (WATKINS) KRISTIN E	2541 LITTLE ROCK RD PLANO, IL 60545-	TIMBER VIEW ACRES SUB	ANDEL SERVICES INC.
9/15/2021	182021273	18 Driveway	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
7/2/2021	182021211	18 Driveway	03-04-477-031	HARTMAN STEVEN D & MICHELLE L	66 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	J A CONCRETE
6/28/2021	182021202	18 Driveway	05-02-201-006	BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
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
11/9/2021	192021333	19 Fire Restoration	03-04-329-004	DIEDERICH JENNIFER L & MICHAEL S	65 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	OMNICON, INC.
10/12/2021	192021254	19 Fire Restoration	08-11-100-029	AUSTIN NANCY	13090 ASHLEY RD NEWARK, IL 60541-		SERVPRO KENDALL COUNTY
7/16/2021	192021228	19 Fire Restoration	03-04-427-021	ZIMMERMAN PATRICIA	171 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	FIRST ONSITE RESTORATION

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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	INVISO SERVICES
9/15/2021	202021276	20 Patio	03-04-379-008	BURKE JOHN K	53 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LUGO'S GENERAL CONSTRUCTION INCL
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
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.
4/14/2021	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	
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-		

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11/30/2021	232021353	23 Generator	02-26-453-003	BROMMER JEANNE	52 WINDING CREEK RD YORKVILLE, IL 60560-	OAK CREEK SUB	LEE LEGLER CONSTRUCTION AND ELECTRIC
11/17/2021	232021344	23 Generator	02-22-176-007	BURKERT BRIAN	8660 KENNEDY RD YORKVILLE, IL 60560-		BAKER ELECTRIC
8/6/2021	232021239	23 Generator	05-02-128-005	BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION & ELECTRIC
7/2/2021	232021212	23 Generator	05-03-300-009	BREWER GAIL	6670 WING RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION AND ELECTRIC
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 ELECTRIC
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
3/23/2021	232021058	23 Generator	05-12-228-021	DENANDO PETER M & LORA A	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 & ELECTRIC
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 & ELECTRIC
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 & ELECTRIC

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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 & CHRISTOPHER E & VEELENE	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	NICK MIKENTINAC - NMM INC.
9/7/2021	242021263	24 Solar	05-32-400-003	BUSS TIMOTHY	10001 HELMAR RD NEWARK, IL 60541-		FREEDOM FOREVER LLC
8/23/2021	242021247	24 Solar	09-33-100-005	BINNS DOUGLAS A & BINNS JENNIFER A	3675 HOLT RD MINOOKA, IL 60447-		SUNRUN INSTALLATION
7/28/2021	242021232	24 Solar	02-10-228-002	NELSON LEONARD	39 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	VIVINT SOLAR DEVELOPER LLC
7/23/2021	242021230	24 Solar	02-15-155-004	DOLCEHOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	SUNRUN INSTALLATION
7/6/2021	242021216	24 Solar	01-32-101-001	HUHN EDWARD J & HARRIETTE M	16696 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	SUNRUN INSTALLATION
7/6/2021	242021215	24 Solar	05-18-203-013	ALARCON ARTURO & MARIA	10 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	SUNRUN INSTALLATION
7/6/2021	242021214	24 Solar	02-14-251-003	DEARTH CYNTHIA	181 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	SUNRUN INSTALLATION
7/6/2021	242021213	24 Solar	03-04-277-031	FRIEND, DAVID P & MENDEZ, NANCY P	18 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
6/29/2021	242021200	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	WINDSOLEIL INCORPORATED

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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 SERVICES
4/27/2021	242021111	24 Solar	03-08-304-001	VALENCIA RUBEN MARTINEZ & BARBARA MARTINEZ DEV/ TRUST	1438 ROUTE 31 OSWEGO, IL 60543-	1438 ROUTE 31 OSWEGO, IL C G RICKETTS SUB	SUNRUN INSTALLATION SERVICES
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 LATOICE	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 DOMINIC VALLE	7 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSTALLATION SERVICES
3/23/2021	242021063	24 Solar	01-14-300-004	MCLEMMEN GREGORY P & SHARON M	2970 ROCK CREEK RD PLANO, IL 60545-		BLISS BROTHERS/BRANDON HARRIS
1/14/2021	242021019	24 Solar	01-10-200-004	WYKES JOHN A & CHRISTINE	14176 SEARS RD PLANO, IL 60545-		TRON SOLAR LLC
11/30/2021	242021354	24 Solar	03-08-253-016	RUDOW LAURIE & ANDREWS AMY	3 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES
11/19/2021	242021348	24 Solar	03-04-251-031	TRUJILLO CELSO & ESTELLA	208 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSALLATION SERVICES
11/16/2021	242021343	24 Solar	02-33-276-005	GILLINGHAM JAMES & SUZANNE	98 QUINSEY RD YORKVILLE, IL 60560-		SUNPOWER
11/9/2021	242021337	24 Solar	06-02-202-004	AYALA EMETERIO	40 CHEYENNE CT OSWEGO, IL 60543-		FREEDOM FOREVER IL. LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/9/2021	242021336	24 Solar	02-11-176-010	SIFUENTES PABLO C & ROBIN R	7573 GALENA RD BRISTOL, IL 60512-	PURCELLS 3RD SUB	SUNRUN INSTALLATION SERVICES INC
11/8/2021	242021335	24 Solar	03-05-278-023	POWELL FRANCINE & EDMONDS ANTHONY N	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	SUNRUN INSTALLATION SERVICES INC
10/26/2021	242021327	24 Solar	09-31-100-008	MONTELLO JOHN J JR & MURRAY MAUREEN J	17280 BRISBIN RD MINOOKA, IL 60447-		
10/26/2021	242021325	24 Solar	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-		SUNRUN INSTALLATION SERVICES INC
10/14/2021	242021310	24 Solar	03-04-408-016	VILLARREAL, MICHELLE	132 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	MARC JONES CONSTRUCTION LLC
10/5/2021	242021302	24 Solar	05-02-300-003	MAGANA MARIO & DE MAGANA CELIA I	6575 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
9/22/2021	242021286	24 Solar	01-28-100-004	CHIBCCA KRICKBERG KERRY & C	4469 LITTLE ROCK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY LLC
9/15/2021	242021279	24 Solar	03-08-279-002	BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SUNRUN INSTALLATION SERVICES INC
9/16/2021	242021278	24 Solar	03-12-100-002	NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		FREEDOM FOREVER IL LLC
9/15/2021	242021277	24 Solar	09-29-200-003	OBRIEN DANIEL & MARIE	16151 OBRIEN RD MINOOKA, IL 60447-		MOXIE SOLAR

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
Garage	2	\$160,000	\$334	\$0
Accessory Buildings	2	\$53,815	\$448	\$0
Additions	1	\$50,000	\$694	\$0
Remodeling	2	\$136,450	\$1,096	\$0
Barns/Farm Buildings	3	\$82,000	\$0	\$0
Signs	1	\$15,000	\$0	\$0
Demolitions	2	\$2,000	\$0	\$0
Change in Occupancy	4	\$0	\$200	\$0
Generator	2	\$18,700	\$220	\$0
Solar	6	\$202,806	\$1,500	\$0
	25	\$720,771	\$4,492	\$0

December 2020

House - 1

Total - 11

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

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	32	3	3	3	0	4	2	1	1	5	8	2	0
Garage	16	1	0	1	2	1	0	1	1	4	1	2	2
Accessory Buildings	61	3	2	3	10	9	10	6	2	3	7	4	2
Additions	20	1	2	2	3	1	3	3	1	3	0	0	1
Remodeling	16	0	1	3	1	0	2	1	4	0	1	1	2
Commercial - M Zone	11	0	0	1	3	6	0	0	0	0	1	0	0
Commercial - B Zone	12	0	0	1	0	1	8	0	0	1	0	1	0
Barns/Farm Buildings	13	0	0	0	2	3	3	0	2	0	0	0	3
Signs	7	0	0	0	0	1	1	0	0	4	0	0	1
Swimming Pools	38	0	3	8	7	2	5	3	0	6	2	2	0
Decks	17	0	0	0	2	3	5	2	2	1	2	0	0
Demolitions	19	2	0	2	3	3	1	0	2	3	1	0	2
Electrical Upgrades	10	1	0	0	1	2	0	1	3	1	1	0	0
Change in Occupancy	8	0	0	2	0	0	0	0	1	0	0	1	4
Driveway	8	0	0	0	1	2	1	1	0	2	0	1	0
Fire Restoration	5	1	0	1	0	0	0	1	1	0	0	1	0
Patio	7	0	0	0	2	4	0	0	0	1	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	15	2	0	4	2	0	1	1	1	0	0	2	2
Solar	35	1	0	2	2	0	2	6	1	6	3	6	6
	352	15	11	33	43	42	44	27	22	40	27	23	25

354 total
2 permits omitted

Total
365 in system
11 voided
either cancelled or
DevNet errored

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	35	2	1	4	4	4	4	6	1	5	2	1	1
Garage	9	0	1	0	0	1	4	1	0	2	0	0	0
Accessory Buildings	57	2	0	5	2	4	9	7	11	9	4	1	3
Additions	10	0	0	0	0	2	1	0	1	3	2	0	1
Remodeling	23	2	1	2	1	4	1	1	1	2	4	2	2
Commercial - M Zone	3	0	0	0	0	0	0	0	0	2	0	1	0
Commercial - B Zone	2	0	0	0	0	0	1	0	0	0	0	1	0
Barns/Farm Buildings	19	0	0	0	2	0	2	2	3	5	5	0	0
Signs	1	0	0	0	0	0	0	1	0	0	0	0	0
Other	1	0	0	0	0	0	0	0	0	0	1	0	0
Swimming Pools	52	2	2	2	5	9	15	5	8	3	0	1	0
Decks	20	0	1	0	2	5	5	2	1	0	4	0	0
Demolitions	19	1	1	1	2	1	0	2	1	4	3	2	1
Electrical Upgrades	3	0	0	0	1	0	0	2	0	0	0	0	0
Towers (Comm.)	1	0	0	0	0	0	0	0	0	0	0	0	1
Change in Occupancy	3	0	0	0	1	0	0	1	0	1	0	0	0
Driveway	12	0	0	1	0	1	2	2	2	2	1	1	0
Fire Restoration	3	0	0	1	0	0	0	1	0	0	0	1	0
Patio	6	0	0	0	0	0	1	2	2	0	1	0	0
Generator	9	0	2	0	0	0	0	1	1	3	1	0	1
Solar	38	5	1	7	3	5	3	4	3	3	1	2	1
	326	14	10	23	23	36	48	40	35	44	29	13	11

2019 - 20 Houses
- 257 Total Permits

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/6/2021	012021290	01 House	05-12-276-001	BABOS CHRISTOPHER & SUZANA	7437 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
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, LLC
1/21/2021	012021021	01 House	08-03-200-002	PEARCE KIMBERLY A & KENDALL	12307 ASHLEY RD NEWARK, IL 60541-		BUILD SIMPLY MODERN
2/23/2021	012021030	01 House	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
10/4/2021	012021287	01 House	06-07-129-008	MCCUE NOLAN J & JAMIE R	5725 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BRAEMOOR CUSTOM HOMES
8/18/2021	012021237	01 House	06-07-226-022	FRANCESCO NI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
11/29/2021	012021322	01 House	06-07-226-023	CORNWELL ADAM & NORBERG AMANDA	7529 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL DESIGN BUILD
10/5/2021	012021298	01 House	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
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.
11/17/2021	012021326	01 House	06-07-228-008	MCCUE BUILDERS INC	7412 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
3/16/2021	012021054	01 House	06-08-101-020	IVEC MARTIN & KATHRYN S	7301 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	

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Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/26/2021	012021317	01 House	05-12-276-004	HENDERS ROBIN	7509 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BART CONSTRUCTION
12/1/2021	012021347	01 House	06-07-129-007	MCCUE DEVELOPMENT	5753 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS, INC.
10/11/2021	012021301	01 House	04-20-226-003	BEEBE DANIEL P & STACY L	16131 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	DAN BEEBE
9/17/2021	012021256	01 House	06-07-228-007	MCCUE DEVELOPMENT INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
10/26/2021	012021324	01 House	05-12-276-003	DRALLE KYLE & KELLY	7485 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
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
10/21/2021	012021314	01 House	06-05-401-009	MCCUE BUILDERS INC	4177 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	MCCUE BUILDERS, INC.
9/25/2021	012021271	01 House	06-05-404-003	MADAI JAMES & KRYSYAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	D.K.LANDSCAPE & DESIGN
3/16/2021	012021053	01 House	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
6/22/2021	012021198	01 House	06-02-102-002	HANEY RYAN P & THOMAS DANAR	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SG HOME BUILDERS

Permit Approval Date Report
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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/11/2021	012021136	01 House	08-19-300-007	REHBERG LOGAN J & DANIELLE A	15924 LISBON ROAD NEWARK, IL. 60541		
11/29/2021	012021341	01 House	05-12-277-004	MCCUE BUILDERS INC	7372 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
12/2/2021	012021331	01 House	08-24-400-005	RIGAN KENNETH & NICOLE	15613 BRISBIN ROAD MINOOKA, IL. 60447		
11/8/2021	012021329	01 House	06-07-130-019	MCCUE DEVELOPMENT INC	7102 GOLFVIEW COURT YORKVILLE, IL. 60560	WHITETAIL RIDGE	SAME
3/4/2021	012021033	01 House	02-35-414-009	GRUNT DENNIS	7576 THORNHILL CT. YORKVILLE, IL. 60560	ROSEHILL	CL DESIGN BULD., INC.
11/15/2021	012021323	01 House	06-08-125-004	STECK MICHAEL J	7127 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	CRESTVIEW BUILDERS
3/9/2021	012021029	01 House	09-21-100-009	WOOLVERTON BRADY & DEVAN	3527 BELL RD MINOOKA, IL 60447-		
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
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.
6/16/2021	012021182	01 House	02-21-200-028	WIESCHHAUS KRISTOPHER T & LINDA DEVANA	9261 KENNEDY RD YORKVILLE, IL 60560-		
6/3/2021	022021162	02 Garage	05-08-352-006	HAGOS YONAS A & KRISTENA	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	REINERT STRUCTURES

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/19/2021	022021319	02 Garage	03-04-378-018	MAXSON ELWYN S	81 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18	
12/17/2021	022022011	02 Garage	09-23-300-001	MORGAN RICHARD H & KRISTIN L	1910 BELL RD MINOOKA, IL 60447-		
8/18/2021	022021243	02 Garage	06-05-153-002	BURKHAMER RONALD JR & MINDY	45 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
9/7/2021	022021265	02 Garage	03-04-479-045	WILLIAMS DAVID & LISA	78 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	DANLEY'S GARAGES
9/13/2021	022021222	02 Garage	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
9/30/2021	022021293	02 Garage	05-08-353-004	BUCIO JOSEPH T & ANDREAL	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
4/21/2021	022021098	02 Garage	01-16-476-003	WOLF TRENT	39 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 5	OWNER
9/29/2021	022021292	02 Garage	03-07-276-011	BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	CUSTOM GARAGES
11/9/2021	022021338	02 Garage	06-14-200-009	BAMBIC ROBERT	8435 B OLD RIDGE RD PLAINFIELD, IL 60586-		EEC IL INC.
3/3/2021	022021040	02 Garage	02-14-426-004	BROOKER LISAR	100 RICKARD DR OSWEGO, IL 60543-		COUNTRYSIDE BARNS
3/3/2021	022020103	02 Garage	03-15-151-001	GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		HOMEOWNER

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/22/2021	022021342	02 Garage	03-07-277-001	AGUILAR YOLANDA	20 SHORE CT OSWEGO, IL 60543-		OWNER
4/23/2021	022021105	02 Garage	04-16-350-009	FORDYCE ANDREW J & GILLA	8855 KIMBALL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	COACH HOUSE GARAGES
1/29/2021	022021026	02 Garage	05-17-200-003	KAYTANA PROPERTIES LLC AMENT	10021 AMENT RD YORKVILLE, IL 60560-		LESTER BUILDINGS
12/6/2021	022022007	02 Garage	05-36-300-003	CHARLES F WARPINSKI	11626 A CHURCH RD YORKVILLE, IL 60560-		
9/12/2021	022021280	02 Garage	01-26-300-028	MAGANA JOSE	13969 HALE RD PLANO, IL 60545-		
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
8/9/2021	032021238	03 Accessory Buildings	03-05-404-021	GLASER PEGGY	142 BOULDER HILL PASS MONTGOMERY, IL 60538-		TUFF SHED
5/11/2021	032021132	03 Accessory Buildings	09-23-400-006	DAVIS CARLOS & TRACY	15875 RIDGE RD MINOOKA, IL 60447-		
11/19/2021	032021350	03 Accessory Buildings	08-16-100-007	SMITH ERIC & EMMMA	9635 CHICAGO RD NEWARK, IL 60541-		
10/6/2021	032021236	03 Accessory Buildings	05-07-104-010	REITERER THOMAS R & KATHERINE M	84 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	
5/26/2021	032021158	03 Accessory Buildings	02-27-302-003	MILLER THOMAS	118 TUMA RD YORKVILLE, IL 60560-		

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Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
11/19/2021	032021349	03 Accessory Buildings	06-27-300-002	KEIGHER LEO & DEBRA	2575 CATON FARM RD MINOOKA, IL 60447-		
2/23/2021	032021032	03 Accessory Buildings	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		
7/2/2021	032021176	03 Accessory Buildings	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
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
10/7/2021	032021306	03 Accessory Buildings	02-15-102-002	MING VERNON LEE & PEREZ SUSAN J	70 CHARITY LN BRISTOL, IL 60512-	GLAD-ELL SUB	
10/6/2021	032021300	03 Accessory Buildings	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
7/15/2021	032021223	03 Accessory Buildings	02-11-300-025	GUTIERREZ MICKEY	1729 KENNEDY RD BRISTOL, IL 60512-		WICK BUILDINGS
7/15/2021	032021227	03 Accessory Buildings	01-26-300-032	JOHNSON CARL E & JOANNE M	4677 NEEDHAM RD PLANO, IL 60545-		EVERLAST (BOONDOCKS BARNS)
4/2/2021	032021100	03 Accessory Buildings	03-35-352-003	VAN METER LAWRENCE G & ORTIZ	6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TUFF SHED
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

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/5/2021	032021121	03 Accessory Buildings	04-08-400-002	MILLBROOK HUNTING CLUB	7609 WHITFIELD RD NEWARK, IL 60541-		
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
6/9/2021	032021170	03 Accessory Buildings	02-31-477-002	BURKE KAREN	18 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	
4/28/2021	032021112	03 Accessory Buildings	02-16-226-011	AGUILAR BENJAMINA	68 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	
7/15/2021	032021224	03 Accessory Buildings	06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
7/8/2021	032021217	03 Accessory Buildings	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	
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	
9/15/2021	032021275	03 Accessory Buildings	01-05-201-003	CHARIELLE DANIEL	16495 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	
8/17/2021	032021242	03 Accessory Buildings	02-35-413-012	GACH MICHAEL P & CHERYL D	7372 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	TUFF SHED
7/1/2021	032021209	03 Accessory Buildings	01-25-456-009	DECRANE TOMMY C & EILEEN M	4492 MITCHELL CT PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 3	ARROWHEAD BRICK PAVERS, INC.
11/30/2021	032021351	03 Accessory Buildings	02-35-380-003	REICHERT ANDREW & APRIL	5735 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
5/4/2021	032021122	03 Accessory Buildings	03-13-400-005	RODRIGUEZ, HECTOR	227 RANGE 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
6/4/2021	032021142	03 Accessory Buildings	06-02-103-007	ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL SOUTHFIELD ESTATES 60543-		
10/6/2021	032021304	03 Accessory Buildings	09-04-300-009	STELLATO VINCENT M	12994 MCKANNA RD MINOOKA, IL 60447-		GAMA CONSTRUCTION LLC
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.
12/17/2021	032022012	03 Accessory Buildings	09-24-100-007	BROZOVICH MICHAEL & NADA	601 BELL RD MINOOKA, IL 60447-	BROZOVICHS SUB	
6/4/2021	032021168	03 Accessory Buildings	02-22-126-005	THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	CLEARY BUILDING CORP.
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
11/8/2021	032021332	03 Accessory Buildings	02-34-205-002	BAUMGARTNER THOMAS	8185 VAN EMMON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
10/13/2021	032021309	03 Accessory Buildings	01-25-461-002	BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	

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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.
5/4/2021	032021117	03 Accessory Buildings	05-07-451-016	PRIDEMORE CHARLES L & NISHA M	146 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	TUFF SHED
9/30/2021	032021294	03 Accessory Buildings	05-08-353-004	BUCIO JOSEPH T & ANDREAL	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
8/9/2021	032021180	03 Accessory Buildings	08-11-100-014	FLORES BLANCA A	7701 PLATTVILLE RD NEWARK, IL 60541-		
8/2/2021	032021174	03 Accessory Buildings	02-21-181-001	BONNEVIER PERRY & TATTON CHERYL	35 E LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	CLEAN EDGE CONSTRUCTION, INC.
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.
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	
6/21/2021	032021196	03 Accessory Buildings	02-21-151-002	FELTES JAMES A & RITA L	4 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	CLEAN EDGE CONSTRUCTION
10/5/2021	032021303	03 Accessory Buildings	06-08-151-012	KELTY MICHAEL & CANDACE	7308 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	
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
10/14/2021	032021311	03 Accessory Buildings	01-08-400-019	HERIAUD CHAD A & JOANN M	1670 CREEK RD PLANO, IL 60545-	OTTOS SUB	

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5/11/2021	032021130	03 Accessory Buildings	02-35-301-003	GALARZA RICARDO	339 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY TUFF SHED INC. UNIT 1	
4/6/2021	032021078	03 Accessory Buildings	09-05-400-021	PRODEHL JAMIE & JILLIAN	4405 VAN DYKE RD MINOOKA, IL 60447-		WICK BUILDINGS
8/2/2021	032021234	03 Accessory Buildings	02-24-151-002	QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	BOB LEE CONSTRUCTION
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	
6/1/2021	032021156	03 Accessory Buildings	02-14-428-011	MESSSENGER NATHAN L & KENDALL P	27 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 3	
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	
5/5/2021	032021120	03 Accessory Buildings	02-29-281-001	SULLIVAN CHARLES P & SHARON P	1204 PRAIRIE LN YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	
10/6/2021	032021305	03 Accessory Buildings	02-13-452-002	MAYER ANTHONY V	4 HICKORY LN OSWEGO, IL 60543-	SERENITY ON THE FOX	
6/30/2021	032021208	03 Accessory Buildings	02-36-300-015	TODDUS JOHN K & THERESA A	5600 MINKLER RD YORKVILLE, IL 60560-	SQUAW VALLEY UNIT 2	
12/17/2021	032022014	03 Accessory Buildings	03-17-103-007	EGGERT KENNETH WILLIAM & BONNIE ANNEDBCHAI	2158 ROUTE 31 OSWEGO, IL 60543-		TUFF SHED
12/17/2021	032021316	03 Accessory Buildings	06-02-226-001	MEJIA BLADIMIR	1210 PLAINFIELD RD OSWEGO, IL 60543-		

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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	
2/23/2021	042021038	04 Additions	02-23-202-021	ARRIAGA JESUS & IMELDAA	7424 ROUTE 34 OSWEGO, IL 60543-		
2/19/2021	042021036	04 Additions	03-27-377-015	JOAQUIN LIBRADO & SHARON	2543 SIMONS RD OSWEGO, IL 60543-		
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	
9/7/2021	042021262	04 Additions	02-22-126-005	THORSON TODD	18 LAKEVIEW DR YORKVILLE, IL 60560-		RELIABLE HOME IMPROVEMENT
8/23/2021	042021251	04 Additions	01-19-200-009	RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
7/29/2021	042021231	04 Additions	06-14-100-012	PRIORELLO JACLYN C & HASELTINE STANLEY	1650 ROUTE 126 PLAINFIELD, IL 60544-		
7/16/2021	042021221	04 Additions	02-15-476-001	WOLF TROY J & RENAE E	2820 BRISTOL RIDGE RD BRISTOL, IL 60512-	STRUKELS PARADISE LAKE UNIT 1	MI-TER BUILT HOMES, INC.
7/8/2021	042021219	04 Additions	04-21-102-013	OSTREKO LUKE A & MEGHAN	16003 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	BART CONSTRUCTION
6/16/2021	042021175	04 Additions	04-34-100-001	STANDARD BANK & TRUST CO	14905 HUGHES RD NEWARK, IL 60541-		
11/29/2021	042022008	04 Additions	09-22-200-029	KRZYSCIAK ROBERT J & COLLEEN	2259 C BELL RD MINOOKA, IL 60447-		

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10/11/2021	042021270	04 Additions	02-15-101-003	VELAZQUEZ ROBERT	1996 CANNONBALL TRL BRISTOL, IL 60512-		REDSTART CONSTRUCTION
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
4/12/2021	042021092	04 Additions	05-17-300-011	HANSEN KEVIN & RACHEL	8945 A IMMANUEL RD YORKVILLE, IL 60560-		T4 CONSTRUCTION INC.
6/16/2021	042021181	04 Additions	02-14-426-006	ENTILE MATTHEW R	86 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
9/15/2021	042021272	04 Additions	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
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	THANEPHON DOUGLAS & GAYLE N	9933 MILLBROOK RD NEWARK, IL 60541-		WATER THRU FIRE HOME RESTORATION
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
7/2/2021	042021179	04 Additions	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
5/25/2021	042021152	04 Additions	02-21-151-016	GREITER DAVID F JR & LORIA	14 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	
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

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12/17/2021	052022016	05 Remodeling	06-07-375-008	ROCHA JOSE L & PATRICIA M	5728 WATERS EDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	CLEAN EDGE CONSTRUCTION
12/6/2021	052022003	05 Remodeling	03-16-177-001	KURCZ ASHLEY M	3614 WOLF RD OSWEGO, IL 60543-		AM KITCHEN & BATH
11/22/2021	052021346	05 Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC/REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC
10/7/2021	052021308	05 Remodeling	03-07-279-078	DEER RUN CONDOMINIUM ASSN			ARTIST TOUCH INC.
9/7/2021	052021258	05 Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
8/23/2021	052021253	05 Remodeling	06-05-402-008	WILLIAMS ADRIAN & JASMINE N	4192 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
8/19/2021	052021246	05 Remodeling	03-08-201-004	OBRIEN DANIEL M & JANET	47 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	ABSOLUTE CONSTRUCTION
8/17/2021	052021240	05 Remodeling	06-05-402-025	STEVENS RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK COSTOM HOMES
7/29/2021	052021229	05 Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TANGENT TECHNOLOGIES
6/8/2021	052021165	05 Remodeling	03-06-200-012	REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELY CONSTRUCTION, INC.
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.

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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-		
2/19/2021	052021037	05 Remodeling	04-01-402-005	GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-	REINERT FOX ROAD SUB	SELF
1/15/2021	052021010	05 Remodeling	04-16-205-003	OLIVER HOFFMAN FOUNDATION	8225 FOX RIVER DR NEWARK, IL 60541-		MALL BUILDERS
3/9/2021	052020322	05 Remodeling	07-09-100-009	GEISTLER GREGORY M & STACI J	15697 LISBON CENTER RD NEWARK, IL 60541-		
3/25/2021	062021039	06 Commercial	03-06-200-012		275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
4/27/2021	062021109	06 Commercial	03-06-200-012		275 ROUTE 31 OSWEGO, IL 60543-		
4/28/2021	062021104	06 Commercial	04-05-300-001		6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	062021146	06 Commercial	04-05-300-001		6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
10/22/2021	062021320	06 Commercial	03-06-200-012	REICH BROTHERS	275 ROUTE 31 OSWEGO, IL. 60543		UGL % JOE NASCA
5/26/2021	062021150	06 Commercial	04-05-300-001		6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED

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5/26/2021	062021151	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
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
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 NARRATT
4/8/2021	072021057	07 Commercial - B Zone	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
11/8/2021	072021334	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		WICK BUILDINGS
10/6/2021	072021283	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL 60404		WICK BUILDINGS
6/16/2021	072021191	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/16/2021	072021189	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/16/2021	072021188	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		

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6/16/2021	072021187	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/16/2021	072021192	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/16/2021	072021186	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/16/2021	072021185	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/16/2021	072021184	07 Commercial - B Zone	09-13-200-014	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-		
6/28/2021	082021203	08 Barns/Farm Buildings	07-29-200-005	WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		
12/2/2021	082022002	08 Barns/Farm Buildings	08-24-400-005	RIGAN KENNETH & NICOLE	15613 BRISBIN ROAD MINOOKA, IL. 60447		
12/17/2021	082022013	08 Barns/Farm Buildings	09-18-300-017	OLIVARES DAVID	BRISBIN RD. MINOOKA, IL. 60447		
6/7/2021	082021166	08 Barns/Farm Buildings	05-09-154-001	JENSEN BRADLEY & NICOLE & RUNKLE	7344 ROUTE 47 YORKVILLE, IL 60560-		
5/27/2021	082020302	08 Barns/Farm Buildings	09-09-300-002	BARRIOS NICOLAS & SANDRA	13825 MCKANNA RD. MINOOKA, IL. 60447		
6/7/2021	082021173	08 Barns/Farm Buildings	06-27-100-005	KELLOGG JOHN	2926 WALKER RD. YORKVILLE, IL. 60560		

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12/17/2021	082022010	08 Barns/Farm Buildings	06-05-400-020	MCCAW MATTHEW T	6755 GROVE RD OSWEGO, IL 60543-		
8/19/2021	082021245	08 Barns/Farm Buildings	09-04-300-005	MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-		
8/31/2021	082021255	08 Barns/Farm Buildings	09-25-300-003	PALMER ERIC R & RENEE S	16929 RIDGE RD MINOOKA, IL 60447-		
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-		
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-		
10/11/2021	092021297	09 Signs	03-06-200-012	US MEDICAL GLOVE	275 ROUTE 31 OSWEGO, IL 60543-		
6/16/2021	092021178	09 Signs	04-17-300-002	DICKSON VALLEY MINISTRIES	8250 FINNIE RD NEWARK, IL 60541-		
5/18/2021	092021137	09 Signs	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		AURORA SIGN COMPANY

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9/21/2021	092021284	09 Signs	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO COMPANIES
10/11/2021	092021295	09 Signs	03-06-200-012	US MEDICAL GLOVE	275 ROUTE 31 OSWEGO, IL 60543-		
9/13/2021	092021267	09 Signs	09-35-400-009	MIDWEST GAS INC/SIDDIQUI	17845 RIDGE RD MINOOKA, IL 60447-		JAMES D AHERN SIGN CO.
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
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
4/15/2021	122021088	12 Swimming Pools	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
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-		
9/12/2021	122021274	12 Swimming Pools	06-07-129-003	BURNS JAMES WILLIAM & KATHY RIVALE	5865 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ASURENET LLC.

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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	
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
2/18/2021	122021034	12 Swimming Pools	02-21-177-014	RATOS JAMES C & JENNIFER L	3150 D CANNONBALL TRL BRISTOL, IL 60512-		QUANTUS POOLS CORP
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.
2/23/2021	122021031	12 Swimming Pools	06-02-300-006	TOM AND ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
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
7/8/2021	122021218	12 Swimming Pools	03-04-154-001	VARGAS ALBERTO ALVAREZ & ALVAREZ DIGNITIANA A	39 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	
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
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

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10/14/2021	122021313	12 Swimming Pools	06-07-226-016	YATES DAVID & NICOLE	7347 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SIGNATURE POOLS & SPAS INC.
10/22/2021	122021321	12 Swimming Pools	05-08-353-004	BUICIO JOSEPH T & ANDREAL	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
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.
11/12/2021	122021340	12 Swimming Pools	05-12-228-018	HORENI KELLY	7250 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	Sunset Falls Ltd
10/6/2021	122021299	12 Swimming Pools	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
9/22/2021	122021285	12 Swimming Pools	06-05-394-003	STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SUNCO POOLS
11/29/2021	122021352	12 Swimming Pools	05-12-220-005	FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-		SIGNATURE POOLS & SPAS, INC.
9/13/2021	122021268	12 Swimming Pools	05-18-322-006	FOX RICHARD A & TIFFANY R	2066 BERNADETTE LN YORKVILLE, IL 60560-		
9/8/2021	122021266	12 Swimming Pools	05-12-277-007	SMITH SEAN K & SHERRY	6217 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DES ROCHES BACKYARD POOLS
9/7/2021	122021264	12 Swimming Pools	03-09-156-006	UGALDE ELIZABETH	304 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
7/15/2021	122021225	12 Swimming Pools	06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	

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7/6/2021	122021210	12 Swimming Pools	02-34-471-005	TUPPER MARK T & TINA M	5965 SHADOW CREEK CT YORKVILLE, IL 60560-	SHADOW CREEK SUB	EPIC ESCAPES
7/7/2021	122021206	12 Swimming Pools	05-06-127-001	BIESTERFELD DEVON	42 W FOX GLEN DR YORKVILLE, IL 60560-	FOX GLEN	
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	
6/16/2021	122021194	12 Swimming Pools	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	SUNSET POOLS AND SPAS
6/16/2021	122021193	12 Swimming Pools	03-04-180-008	MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESHIRE 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.
4/27/2021	122021110	12 Swimming Pools	03-04-401-002	VARGAS ALURAN & RETA DOMINGO D	71 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	A & J RECREATIONAL SERVICES
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	
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

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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
10/28/2021	132021328	13 Decks	06-07-130-005	CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ROYAL DECK
10/13/2021	132021307	13 Decks	02-35-301-001	CRACKEL BRADLEY R & MORGAN D	330 AUSTIN CT YORKVILLE, IL 60560-		LAWSON PRIDE CONSTRUCTION
9/13/2021	132021269	13 Decks	04-16-101-011	ZARCONI CHRISTOPHER S & MADRID BET	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	
8/23/2021	132021252	13 Decks	01-33-100-016	ZOLNIEROWICZ MARC A & DEBORAH E	15770 A GRISWOLD SPRINGS RD PLANO, IL 60545-	OWNERS RESUB ABERGELDIE DEV	WEST SUBURBAN DECKS, LLC.
8/18/2021	132021244	13 Decks	04-21-105-003	DARCY CHRISTOPHER O & ASHLEY N	15980 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CREATIVE DECKS - TOM VAN PLEW
7/15/2021	132021226	13 Decks	06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
6/30/2021	132021207	13 Decks	09-05-100-003	KWIATKOWSKI MATTHEW A & VOICTINE I	12090 GROVE RD MINOOKA, IL 60447-		DON CARTER BUILDERS
7/14/2021	132021205	13 Decks	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE

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7/8/2021	132021220	13 Decks	02-35-203-005	TISCHLER RICHARD P & LEA K	135 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY UNIT 2	CHRIS BOURQUE
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-		
3/4/2021	142020301	14 Demolitions	01-17-400-004	YUNDT BARBARA G	2622 CREEK RD PLANO, IL 60545-		
9/7/2021	142021260	14 Demolitions	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC.
8/11/2021	142021241	14 Demolitions	04-16-502-001	ILLINOIS RAILWAY INC			MASTER GUYS DEMOLITION
6/15/2021	142021183	14 Demolitions	05-02-200-004	WILSON CHRISTOPHER E & WELIBAE	6272 MINKLER RD YORKVILLE, IL 60560-		
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

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4/19/2021	142021096	14 Demolitions	05-24-400-009	STEWART FARMS LAND HOLDING LLC	9618 B HOPKINS RD YORKVILLE, IL 60560-		
4/13/2021	142021086	14 Demolitions	04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		NEXXTGEN CORPORATION
7/6/2021	142021047	14 Demolitions	05-28-400-002	VELAZQUEZ ROBERTO R	10744 ROUTE 47 YORKVILLE, IL 60560-		SEMPER FI LAND SERVICES INC.
12/21/2021	142022018	14 Demolitions	01-26-100-008	CORBIN LAND LLC	4293 NEEDHAM RD PLANO, IL 60545-		
12/6/2021	142022006	14 Demolitions	05-36-300-003	CHARLES F WARPINSKI	11626 A CHURCH RD YORKVILLE, IL 60560-		
9/29/2021	142021291	14 Demolitions	03-07-276-011	BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	CUSTOM GARAGES
9/23/2021	142021289	14 Demolitions	02-25-200-002	BOUGHTON WALTER	4320 MINKLER RD YORKVILLE, IL 60560-		
9/23/2021	142021288	14 Demolitions	02-35-400-010	BOUGHTON TRUCKING & MATERIALS			
3/4/2021	142021041	14 Demolitions	01-32-226-007	SMITH LAND TRUST % JAMES & SUSAN	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
11/2/2021	142021330	14 Demolitions	05-07-151-013	CHALLY LEONARD G & LEORA M	11413 A/B ROUTE 71 YORKVILLE, IL 60560-		STEVE CLEMENTS

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2/2/2021	142021024	14 Demolitions	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
10/15/2021	152021315	15 Electrical Upgrades	06-02-103-007	ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL SOUTHFIELD ESTATES 60543-		PATRICK ELECTRICAL SERVICE
9/17/2021	152021282	15 Electrical Upgrades	01-03-100-005	VARGAS TEODORO & THEODORE	14816 GALENA RD PLANO, IL 60545-		SPIRAL SERVICES LLC DBA BURNETT & SONS
9/7/2021	152021257	15 Electrical Upgrades	03-06-200-012	325 SOUTH ROUTE 31 LLC/ REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-	OSWEGO ORIGINAL TOWN	KEELEY CONSTRUCTION, LLC
8/23/2021	152021249	15 Electrical Upgrades	01-19-200-009	RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
8/23/2021	152021248	15 Electrical Upgrades	02-23-153-009	REUTER RYAN J & KATHERINE J	9 LINDEN AVE YORKVILLE, IL RIVER RIDGE UNIT 1 60560-		
7/28/2021	152021233	15 Electrical Upgrades	03-08-279-002	BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	ABC PHCE
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 DENNY A TD	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-		

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9/14/2021	172021261	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		USMG
12/29/2021	172022019	17 Change in Occupancy	09-05-400-021	PRODEHL JAMIE & JILLIAN	4405 VAN DYKE RD MINOOKA, IL 60447-		
11/10/2021	172021339	17 Change in Occupancy	03-05-401-003	BOULDER HILL PROPERTY	79 BOULDER HILL PASS MONTGOMERY, IL 60538-		
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 CONTRACTORS
11/18/2021	182021345	18 Driveway	08-24-400-009	SCHUDA JOHN	15731 BRISBIN ROAD MINOOKA, IL 60447		
2/10/2021	182020329	18 Driveway	02-21-200-028	WIESCHHAUS KRISTOPHER T & LINDA DVM	9261 KENNEDY RD YORKVILLE, IL 60560-		
9/17/2021	182021281	18 Driveway	01-16-426-008	SCHANZ (WATKINS) KRISTIN E	2541 LITTLE ROCK RD PLANO, IL 60545-		TIMBER VIEW ACRES SUB ANDEL SERVICES INC.
9/15/2021	182021273	18 Driveway	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-		
7/2/2021	182021211	18 Driveway	03-04-477-031	HARTMAN STEVEN D & MICHELLE L	66 SPRINGDALE RD MONTGOMERY, IL 60538-		JA CONCRETE
6/28/2021	182021202	18 Driveway	05-02-201-006	BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-		ROSEHILL
5/6/2021	182021125	18 Driveway	03-04-477-030	HERNANDEZ ANTONIO & PADILLA MARICELA	64 SPRINGDALE RD MONTGOMERY, IL 60538-		BOULDER HILL UNIT 23

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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
11/9/2021	192021333	19 Fire Restoration	03-04-329-004	DIEDERICH JENNIFER L & MICHAEL S	65 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	OMNICON, INC.
10/12/2021	192021254	19 Fire Restoration	08-11-100-029	AUSTIN NANCY	13090 ASHLEY RD NEWARK, IL 60541-		SERVPRO KENDALL COUNTY
7/16/2021	192021228	19 Fire Restoration	03-04-427-021	ZIMMERMAN PATRICIA	171 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	FIRST ONSITE RESTORATION
3/8/2021	192021048	19 Fire Restoration	03-04-377-006	CWV REAL ESTATE HOLDINGS LLC	57 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LEADS CONSTRUCTION
1/11/2021	192021016	19 Fire Restoration	03-04-454-020	FELECIANO HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	INVISO SERVICES
9/15/2021	202021276	20 Patio	03-04-379-008	BURKE JOHN K	53 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LUGO'S GENERAL CONSTRUCTION INCL
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 & CONSTRUCTION
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

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5/12/2021	202021134	20 Patio	03-04-177-002	GRATON BIANCA & MITCHELL ALEX	79 FEERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TWINS CONCRETE, LTD.
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	
4/15/2021	212021091	21 Wind Turbine	05-29-200-012	KRABER LOGAN & DENA J	10450 IMMANUEL RD YORKVILLE, IL 60560-		
4/27/2021	212021115	21 Wind Turbine	08-14-200-003	MCDONALD THOMAS J & DONNA K	14207 CHURCH RD MINOOKA, IL 60447-		
12/29/2021	232022022	23 Generator	06-05-300-011	BAILEY FAMILY TRUST	4811 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	BAKER ELECTRIC
12/17/2021	232022015	23 Generator	05-12-226-013	NICHOLS MARK W & LOLAA	6145 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
11/30/2021	232021353	23 Generator	02-26-453-003	BROMMER JEANNE	52 WINDING CREEK RD YORKVILLE, IL 60560-	OAK CREEK SUB	LEE LEGLER CONSTRUCTION AND ELECTRICAL
11/17/2021	232021344	23 Generator	02-22-176-007	BURKERT BRIAN	8660 KENNEDY RD YORKVILLE, IL 60560-		BAKER ELECTRIC
8/6/2021	232021239	23 Generator	05-02-128-005	BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION & ELECTRICAL
7/2/2021	232021212	23 Generator	05-03-300-009	BREWER GAIL	6670 WING RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION AND ELECTRICAL

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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 INSTALLATION
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
3/23/2021	232021058	23 Generator	05-12-228-021	DENANDO PETER M & LORA A	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 & INSTALLATION
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 & INSTALLATION
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 & INSTALLATION
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 & HILLI DAE	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	NICK MIKENTINAC - NMM INC.
9/7/2021	242021263	24 Solar	05-32-400-003	BUSS TIMOTHY	10001 HELMAR RD NEWARK, IL 60541-		FREEDOM FOREVER LLC
8/23/2021	242021247	24 Solar	09-33-100-005	BINNS DOUGLAS A & BINNS JENNIFER A	3675 HOLT RD MINOOKA, IL 60447-		SUNRUN INSTALLATION SERVICES

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Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/28/2021	242021232	24 Solar	02-10-228-002	NELSON LEONARD	39 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	VIVINT SOLAR DEVELOPER LLC
7/23/2021	242021230	24 Solar	02-15-155-004	DOLCEHOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	SUNRUN INSTALLATION
7/6/2021	242021216	24 Solar	01-32-101-001	HUHN EDWARD J & HARRIETTE M	16696 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	SUNRUN INSTALLATION
7/6/2021	242021215	24 Solar	05-18-203-013	ALARCON ARTURO & MARIA	10 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	SUNRUN INSTALLATION
7/6/2021	242021214	24 Solar	02-14-251-003	DEARTH CYNTHIA	181 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	SUNRUN INSTALLATION
7/6/2021	242021213	24 Solar	03-04-277-031	FRIEND, DAVID P & MENDEZ, NANCY P	18 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
6/29/2021	242021200	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	WINDSOLEIL INCORPORATED
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
4/27/2021	242021111	24 Solar	03-08-304-001	VALENCIA RUBEN MARTINEZ & BARBARA DANVER DEV'T BLDG CT	1438 ROUTE 31 OSWEGO, IL 60543-	C G RICKETTS SUB	SUNRUN INSTALLATION
12/28/2021	242022021	24 Solar	03-04-376-040	LLOYD TAMMY	52 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	SUNRUN INSTALLATION
12/17/2021	242022017	24 Solar	03-04-480-009	MONNETT DEBRA S & SCHOENE CARL F & INVE A	126 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	FRESH COAST SOLAR

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/15/2021	242021095	24 Solar	03-04-329-013	SMITH ANTHONY DEWONE & NORA	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
3/23/2021	242021063	24 Solar	01-14-300-004	MCLEMEN GREGORY P & SHARON M	2970 ROCK CREEK RD PLANO, IL 60545-		BLISS BROTHERS/BRANDON
1/14/2021	242021019	24 Solar	01-10-200-004	WYKES JOHN A & CHRISTINE	14176 SEARS RD PLANO, IL 60545-		TRON SOLAR LLC
12/7/2021	242022009	24 Solar	03-04-302-001	TEITGE WILLIAM D & ELISABETH	47 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION
12/6/2021	242022005	24 Solar	04-12-300-005	SANDULA KRISTEN	12903 BUDD RD YORKVILLE, IL 60560-		JOSEPH O'KEEFE-REVOLUTION
12/6/2021	242022004	24 Solar	08-12-127-001	TUNNELL JAMES & BRANDICE	6720 CHICAGO RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION
12/2/2021	242022001	24 Solar	04-25-400-002	CHRISTIAN DAVID W & SHIRA B JOINT REVOC	10625 LISBON RD YORKVILLE, IL 60560-		LEGACY SOLAR, LLOC
11/30/2021	242021354	24 Solar	03-08-253-016	RUDOW LAURIE & ANDREWS AMY	3 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION
11/19/2021	242021348	24 Solar	03-04-251-031	TRUJILLO CELSO & ESTELLA	208 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSALLATION SERVICES
11/16/2021	242021343	24 Solar	02-33-276-005	GILLINGHAM JAMES & SUZANNE	98 QUINSEY RD YORKVILLE, IL 60560-		SUNPOWER

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/9/2021	242021337	24 Solar	06-02-202-004	AYALA EMETERIO	40 CHEYENNE CT OSWEGO, IL 60543-	OSWEGO PLAINS	FREEDOM FOREVER IL LLC
11/9/2021	242021336	24 Solar	02-11-176-010	SIFUENTES PABLO C & ROBIN R	7573 GALENA RD BRISTOL, IL 60512-	PURCELLS 3RD SUB	SUNRUN INSTALLATION
11/8/2021	242021335	24 Solar	03-05-278-023	POWELL FRANCINE & EDMONDS ANTHONY N CD	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	SUNRUN INSTALLATION
10/26/2021	242021327	24 Solar	09-31-100-008	MONTELLO JOHN J JR & MURRAY MAUREEN J	17280 BRISBIN RD MINOOKA, IL 60447-		SUNRUN INSTALLATION
10/26/2021	242021325	24 Solar	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-		SUNRUN INSTALLATION
10/14/2021	242021310	24 Solar	03-04-408-016	VILLARREAL, MICHELLE	132 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	MARC JONES CONSTRUCTION LLC
10/5/2021	242021302	24 Solar	05-02-300-003	MAGANA MARIO & DE MAGANA CELIA I	6575 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
9/22/2021	242021286	24 Solar	01-28-100-004	KRICKBERG KERRY & C	4469 LITTLE ROCK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY
9/15/2021	242021279	24 Solar	03-08-279-002	BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SUNRUN INSTALLATION
9/16/2021	242021278	24 Solar	03-12-100-002	NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		FREEDOM FOREVER IL LLC
9/15/2021	242021277	24 Solar	09-29-200-003	OBRIEN DANIEL & MARIE	16151 OBRIEN RD MINOOKA, IL 60447-		MOXIE SOLAR

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	\$9,546.24	\$949.00	\$0.00	\$0.00	\$10,495.24	\$176,101.28	\$18,116.22	\$151,723.24
August	\$8,051.32	\$4,592.00	\$4,134.55	\$1,000.00	\$17,777.87	\$193,879.15	\$10,631.62	\$162,354.86
September	\$5,470.00	\$3,783.00	\$4,856.78	\$1,000.00	\$15,109.78	\$208,988.93	\$24,800.06	\$187,154.92
October	\$17,451.40	\$375.00	\$18,000.90	\$3,000.00	\$38,827.30	\$247,816.23	\$16,804.62	\$203,959.54
November	\$16,607.00	\$2,054.00	\$21,464.36	\$6,000.00	\$46,125.36	\$293,941.59	\$4,518.96	\$208,478.50
YR END TOTAL	\$149,129.36	\$25,290.50	\$100,521.73	\$19,000.00	\$293,941.59			

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	\$49,777.24	\$7,525.00	\$47,909.03	\$4,000.00	\$109,211.27
2012	\$51,032.64	\$8,487.50	\$47,199.67	\$6,000.00	\$112,719.81
2013	\$40,178.09	\$8,161.00	\$26,893.64	\$2,000.00	\$77,232.73
2014	\$72,120.64	\$12,820.00	\$72,492.76	\$7,000.00	\$164,433.40
2015	\$75,402.09	\$6,685.00	\$58,252.05	\$7,000.00	\$147,339.14
2016	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$149,097.00
2017	\$84,313.81	\$8,435.00	\$79,307.79	\$8,000.00	\$179,956.60
2018	\$80,941.90	\$9,187.50	\$58,376.88	\$7,000.00	\$155,506.28
2019	\$89,322.83	\$14,012.50	\$53,518.18	\$6,000.00	\$162,853.51
2020	\$108,258.17	\$14,656.54	\$74,563.79	\$11,000.00	\$208,478.50
2021	\$149,129.36	\$25,290.50	\$100,521.73	\$19,000.00	\$293,941.59

2006
2009
2010

\$320,751.15
\$89,484.61
\$93,962.85

PLANNING BUILDING & ZONING RECEIPTS 2022

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 22	TOTAL FY 22	MONTHLY FY 21	TOTAL FY 21
December	\$12,456.20	\$3,789.00	\$12,877.04	\$3,000.00	\$32,122.24	\$32,122.24	\$8,380.10	\$8,380.10
January							\$15,150.19	\$23,530.29
February							\$17,144.89	\$40,675.18
March							\$36,607.37	\$77,282.55
April							\$21,718.13	\$99,000.68
May							\$23,617.81	\$122,618.49
June							\$42,987.55	\$165,606.04
July							\$10,495.24	\$176,101.28
August							\$17,777.87	\$193,879.15
September							\$15,109.78	\$208,988.93
October							\$38,827.30	\$247,816.23
November							\$46,125.36	\$293,941.59
YR END TOTAL	\$12,456.20	\$3,789.00	\$12,877.04	\$3,000.00	\$32,122.24			

Matt Asselmeier

From: Bill Savoree [REDACTED]
Sent: Tuesday, November 2, 2021 4:44 PM
To: Matt Asselmeier
Cc: Greg Chismark ([REDACTED]); Scott Koepfel; Scott Gengler; Gina Lang
Subject: RE: [SPAM] - RE: [External]9211 Rte 126 - Found word(s) if you received this e-mail in error in the Text body

We have been done for several months. Since before we sent the last check

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Monday, November 01, 2021 8:01 AM
To: Bill Savoree <[REDACTED]>
Cc: Greg Chismark ([REDACTED]) <[REDACTED]>; Scott Koepfel <skoepfel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Gina Lang <[REDACTED]>
Subject: [SPAM] - RE: [External]9211 Rte 126 - Found word(s) if you received this e-mail in error in the Text body

Bill:

Is D Construction finished with work at 9211 Route 126?

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

November 4, 2021

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

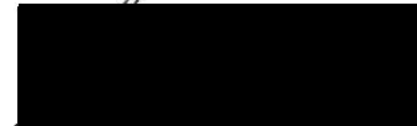
Subject: Final SESC Inspection of 9211 Route 126
Kendall County (WBK Project 19-102.1)

Dear Mr. Asselmeier,

WBK Engineering completed a final erosion control inspection of the subject project on November 4, 2021. We find no items that require attention prior to closing the stormwater management permit. Accordingly, we have no objection to closing the permit for the subject project.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,



Greg Chismark
WBK Engineering, LLC



202100001023

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

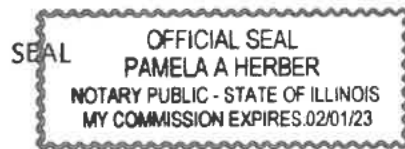
RECORDED: 1/12/2021 12:49 PM
MISC: 57.00 RHPFS FEE: 10.00
PAGES: 7

State of Illinois
County of Kendall

Zoning Petition
#20-31

**GRANTING A TEMPORARY USE PERMIT TO ENGAGE IN PORTABLE
CONCRETE CRUSHING, SCREENING, AND STOCKPILING OF DIRT, CRUSHED
CONCRETE AND RECYCLED ASPHALT PAVEMENT WHEN NECESSARY AND
INCIDENTAL TO A CONSTRUCTION PROJECT AT 9211 ROUTE 126 (PIN: 05-04-
400-003) IN KENDALL TOWNSHIP**

Mailed to and Prepared by:
Matthew Asselmeier
111 West Fox Street Rm. 203
Yorkville, IL 60560



Subscribed and sworn to before me
This 12th day of January, 2021



Matthew Asselmeier
Kendall County Senior Planner



Notary Public

January 12, 2021

Landscape Depot Yorkville, LLC
c/o Carolyn Meinzer
27W130 North Avenue
West Chicago, IL 60185

RE: *A-1 Temporary Use to Engage in Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and Recycled Asphalt Pavement When Necessary and Incidental to a Construction Project
9211 Route 126, Kendall Township (PIN # 05-04-400-003)*

Dear Ms. Meinzer:

This letter serves as a copy of the approved Agricultural Temporary Use permit to engage in portable concrete crushing, screening, and stockpiling of dirt, crushed concrete and recycled asphalt pavement when necessary and incidental to a construction project at 9211 Route 126.

The conditions of the temporary use permit are as follows:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for one (1) successive one (1) year period at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to the Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

*A-1 Temporary Use Approval
9211 Route 126
January 12, 2021*

Page 2 of 2

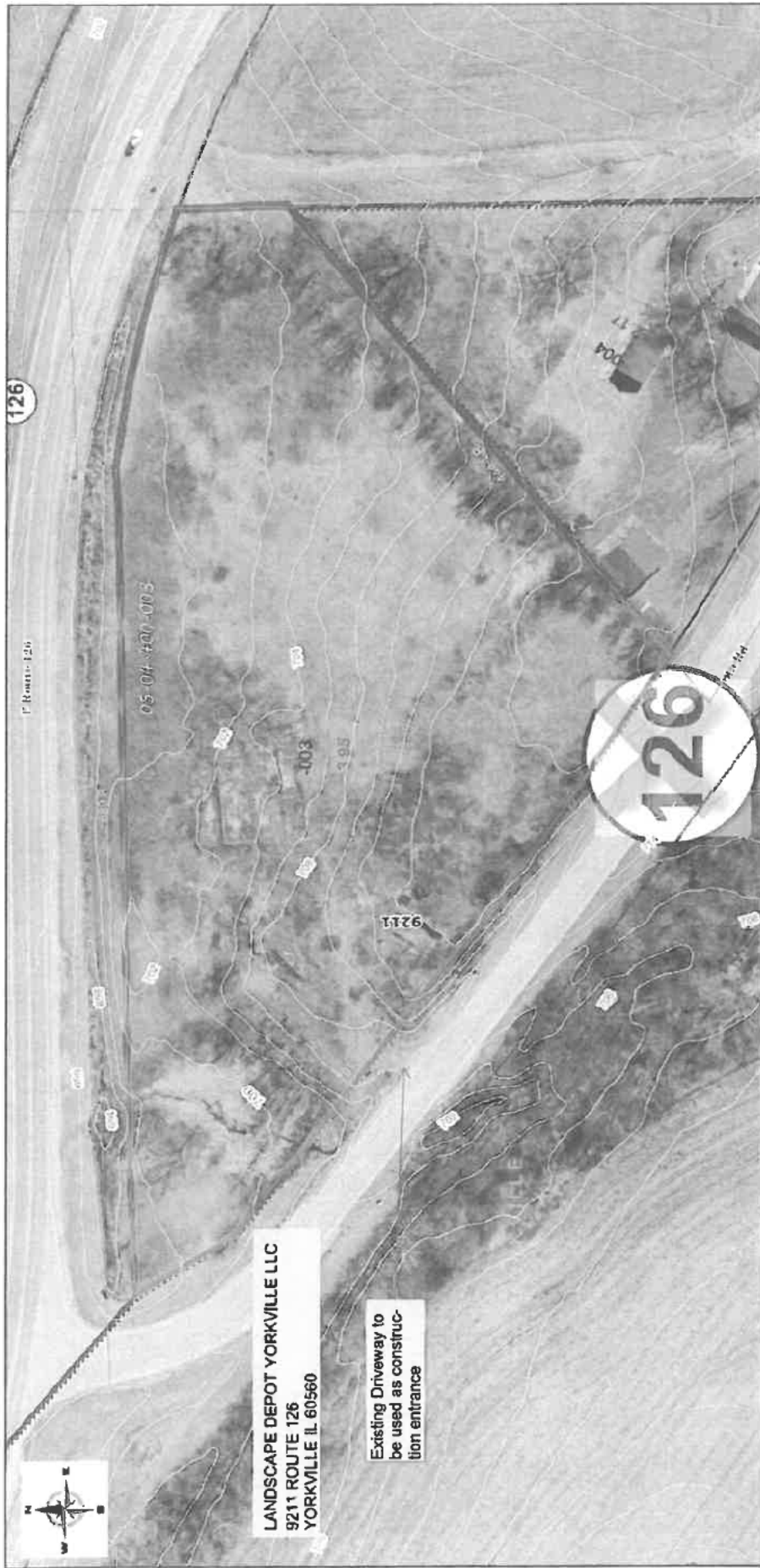
Should you have any questions or concerns about this matter, please feel free to contact our office at (630) 553-4141.

Kind Regards,



Matthew H. Asselmeier, AICP, CFM
Senior Planner

Exhibit A



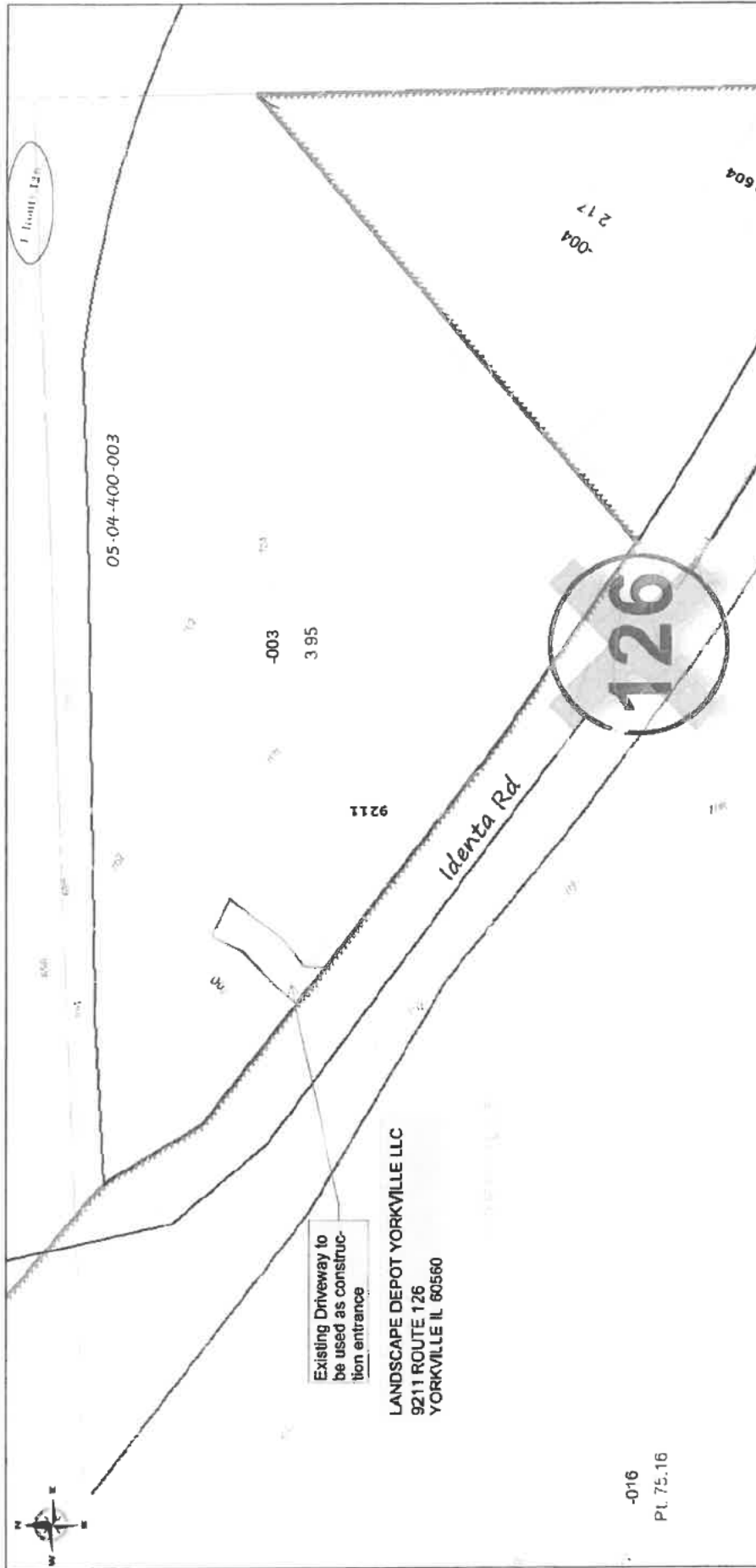
July 31, 2019

- Ownership Parcels
- COUNTY_LIN
- HOOKED_LOT_LIN
- HYDRO_LIN
- INDIAN_LIN
- LEGAL_LOT_LIN
- LEGAL_PARCEL_LIN
- LOT_LIN
- PARCEL_LIN
- ROW_LIN
- SECTION_LIN
- TOWNSHIP_LIN
- VACATED_ROW_LIN
- Corporate
- Site Addresses
- Arrow 100
- Arrow 400
- FromTo 100
- FromTo 400
- Hook 100
- Hook 400
- Tip 100
- Tip 400
- Road Names

1:1,129



Kennell County IL GIS
Kennell County Block GIS



Existing Driveway to be used as construction entrance

LANDSCAPE DEPOT YORKVILLE LLC
 9211 ROUTE 126
 YORKVILLE IL 60560

-016
 Pt. 75.16

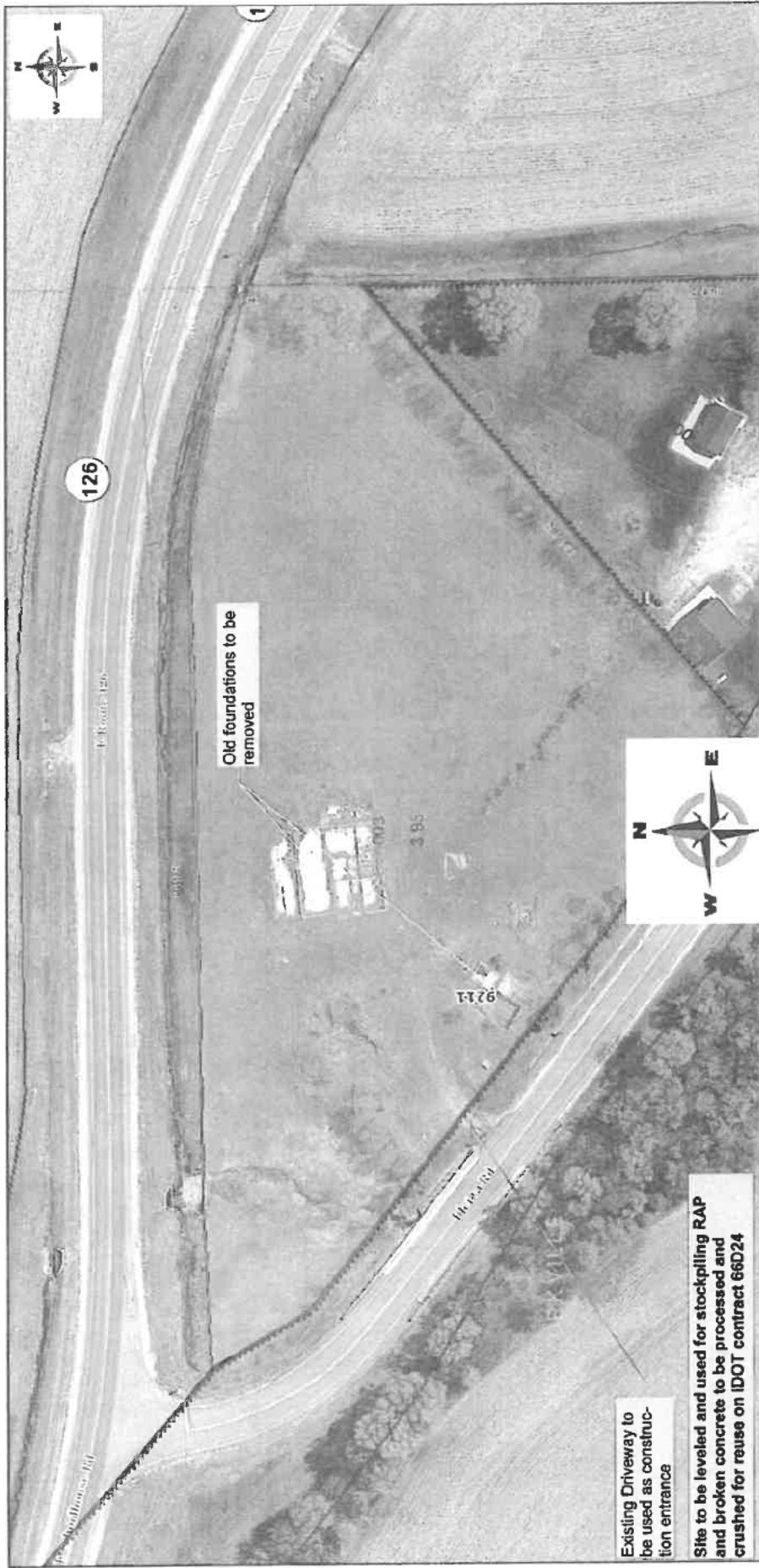
July 31, 2019

- Ownership Parcels
- COUNTY_LIN
- HOOKED_LOT_LIN
- HYDRO_LIN
- INDIAN_LIN
- LEGAL_LOT_LIN
- LEGAL_PARCEL_LIN
- LOT_LIN
- PARCEL_LIN
- ROW_LIN
- SECTION_LIN
- TOWNSHIP_LIN
- VACATED_ROW_LIN
- Corporate
- Site Addresses
- Arrow 100
- Arrow 400
- FromTo 100
- FromTo 400
- Hook 100
- Hook 400
- Tip 100
- Tip 400
- Road Names
- Building Footprints
- Hydrography
- Rail Road Centerlines
- A15
- A20
- A21
- A25
- A30
- A31
- A35
- A40
- A41
- A45
- A60
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- A75
- A70

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Kennett County IL GLD
 Kennett County Illinois GIS



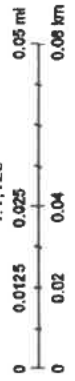
Existing Driveway to be used as construction entrance

Site to be leveled and used for stockpiling RAP and broken concrete to be processed and crushed for reuse on IDOT contract 66D24

July 31, 2019

Ownership/Parcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
COUNTY_LIN	LOT_LIN	Corporate	Hook 100
HOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names

1:1,129



Kendall County IL GIS
Kendall County Brook GIS

EXHIBIT "A"

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 157 FEET; THENCE SOUTH 49 DEGREES, 32 MINUTES, 0 SECONDS WEST 444.1 FEET TO THE CENTER LINE OF STATE ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 701.4 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE 889 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.