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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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April 5, 2022 - 9:00 a.m.

CALL TO ORDER

**ROLL CALL:** County Board: Scott Gengler, PBZ Committee Chair; County Highway Department: Fran Klaas, County Engineer; **WBK Engineering, LLC:** Greg Chismark, Stormwater Consultant; County Health Department: Aaron Rybski, Director Environmental Health; Forest Preserve District: David Guritz, Director; **SWCD:** Alyse Olson, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of March 1, 2022 ZPAC Meeting Minutes (Pages 2-5)

PETITIONS:

1. **Petition 22 – 08 – Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc. and Eric and Lisa Weires (Property Owners) (Pages 6-16)**  
Request: Plat of Vacation of the Five Foot Drainage and Utility Easements Located on East Property Line of Lot 12 and the West Property Line of 13 in Grove Estates Subdivision  
PINs: 06-08-150-001 and 06-08-150-002  
Location: 7327 and 7301 Fitkins Drive, Oswego in Na-Au-Say Township  
Purpose: Petitioners Want to Construct a House Over the Easements; Property is Zoned RPD-2
  
2. **Petition 22 – 09 – Kendall County Regional Planning Commission (Pages 17-25)**  
Request: Amendments to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Properties from Rural Residential to Mixed Use Business  
PINs: 04-02-400-002, 04-02-400-003, and 04-01-301-005 (South of the Railroad Tracks Only)  
Location: North and Southwest of 12565 Fox Road in Fox Township  
Purpose: Petitioner Wants to Expand the Mixed Use Business Area North to the Railroad Tracks

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 22-03 Special Use Permit for Fire Station at 748 Jones Road
2. Petition 22-04 Major Amendment to Special Use Permit for Kennel at 3601 Plainfield Road

OLD BUSINESS/ NEW BUSINESS

1. Follow-Up from the February 5<sup>th</sup> Kendall County Regional Planning Commission Annual Meeting (Pages 26-31)

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on May 3, 2022

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.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
March 1, 2022 – Unapproved Meeting Minutes**

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:02 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Alyse Olson – Soil and Water Conservation District

Absent:

Greg Chismark – WBK Engineering, LLC  
Scott Gengler – PBZ Committee Chair  
Commander Jason Langston – Sheriff's Department  
Aaron Rybski – Health Department

Audience:

Tim O'Brien, Jillian Prodehl, Jessica Nelson, and Anne Vickery

**AGENDA**

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

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

**MINUTES**

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the January 4, 2022, meeting minutes.

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

**PETITIONS**

**Petition 22-05 Seward Township**

Mr. Asselmeier summarized the request.

The Seward Township Planning Commission is working on amendments to the Township's Comprehensive Plan. The Township would like to incorporate these amendments in the Kendall County Land Resource Management Plan. It is Staff's understanding that the Seward Township Planning Commission is examining shrinking the areas designated as Residential in the Land Resource Management Plan and changing them to Agriculture.

Seward Township submitted an application requesting a moratorium on map amendments, new special use permits, and variances for a period of one (1) year from May 17, 2022, which is the earliest date that the County Board could approve the request. The application was provided.

Staff recommended denial of the requested text amendment for the following reasons:

1. From an economic development perspective, the County should not restrict possible development in the unincorporated area.
2. A moratorium would not prevent property owners from securing annexation agreements with municipalities.
3. It is Staff's understanding that Seward Township is only looking to change the Future Land Use Map and not the text of the Zoning Ordinance. As such, Staff does not see how the Township's work on a Future Land Use Map would be impacted by the issuance of new special use permits.
4. Similar to number 3 above, the Township's work on a Future Land Use Map would not be impacted by the issuance of new variances.

5. From an administrative perspective, the County should be cautious about giving away authority.
6. At the time of application submittal, the Township had not submitted information, like a timeline, explaining why one (1) year is necessary for a moratorium. The Township has since submitted information stating they hoped to have a proposal to the Township Board by August 2022.

If the County Board would like to approve the request, Staff suggested that Section 13:01.A.2 of the Kendall County Zoning Ordinance, pertaining to the duties of the Zoning Administrator, be amended as follows:

“n. Withhold the acceptance and processing of applications for map amendments, new special use permits, and variances on properties located within the Township of Seward for a period one (1) year commencing on May 17, 2022, and ending May 17, 2023.”

This proposal was sent to the Townships on February 15, 2022. To date, no township has submitted comments.

Mr. Asselmeier asked if the County had previously approved a moratorium similar to the one requested by Seward Township. Mr. Klaas responded, not to his knowledge.

Mr. Asselmeier asked if another Township had requested to update their Township Plan in the last thirty (30) or so years. The consensus was that no other Township had submitted a previous request recently.

Mr. Guritz asked about giving away authority. Mr. Asselmeier noted that other townships could ask for similar moratoriums. Mr. Asselmeier noted that townships are not required to review applications; they have a right to review certain requests.

Jillian Prodehl, Seward Township Planning Commissioner, and Jessica Nelson, Seward Township Planning Commission Chairwoman explained the need for the request. Ms. Prodehl said the Commission was researching and gathering information for the plan update; the Commission has met several times to review information. Ms. Prodehl also noted that Planning Commissioners attended meetings with Shorewood and they were reviewing the plans of Minooka and the existing Land Resource Management Plan for Seward Township. Ms. Prodehl discussed the Commission's research of drainage issues in Seward Township and community engagement strategies. The intended completion date is August 2022.

Mr. Asselmeier discussed the potential changes to the Future Land Use Map. He noted that, if the moratorium was approved, new applications subject to the moratorium would be put on hold until the expiration of the moratorium. Completed applications that were submitted prior to the approval of the moratorium would still be processed. The moratorium would only apply to Seward Township.

Ms. Prodehl stated that no conclusions related to possible changes to the Future Land Use Map. The Commission would like the plan to remain static while the Commission completed its research because changes to the plan would slow down the Commission's work and could delay the completion of the project. The Commission's intent was not to block growth.

Property owners could still do annexation agreements with municipalities.

Ms. Nelson noted the Commission wanted to look at the Township holistically.

Ms. Briganti asked how many petitions occurred in Seward Township in recent years. Mr. Asselmeier responded that, in the past year, there were ten (10) petitions, not including text amendments, that occurred in Seward Township. A special use permit normally takes two to three (2-3) months to obtain approval. Mr. Asselmeier listed the types of petitions that have occurred in Seward Township.

Mr. Klaas asked when the last rural residential subdivision occurred in Seward Township. Mr. Asselmeier responded 2016 for a five (5) lot subdivision.

Mr. Asselmeier asked why a moratorium was needed for variances. Ms. Prodehl said a variance request or any request could cause take the Commission's focus off of the plan and slow down the process.

Anne Vickery, Seward Township Resident, said the Planning Commission was not trying to stop annexations. The Township Planning Commission wanted to re-engage with the County and the Regional Planning Commission. She said that rural residential areas were creating problems including flooding, unenforced special use provisions existed, efforts were

underway to help fund a code enforcement officer, and protecting farm land was an objective. She also noted that Seward Township had the largest percentage increase in population of any township in Kendall County.

Mr. Klaas agreed that examining the township's plan was a good idea. However, the future land uses in Seward Township will be determined by nearby municipalities.

Mr. Klaas felt that the request was a policy question and not a technical question, which is ZPAC's normal scope of examination. Mr. Guritz agreed with Mr. Klaas.

Mr. Guritz made a motion, seconded by Mr. Klaas, to issue a neutral recommendation of the requested text amendment.

The votes were follows

Ayes (4): Briganti, Klaas, Olson, and Guritz  
Nays (2): Asselmeier and Holdiman  
Abstain (0): None  
Absent (4): Chismark, Gengler, Langston, and Rybski

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on March 23, 2022.

**Petition 22-06 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request.

At the December 14, 2021, Planning, Building and Zoning Committee meeting, the Planning, Building and Zoning Committee requested Staff to prepare definitions for landscaping businesses and excavating businesses.

For preparing the proposed definition of landscaping business, Staff used the definition found in the North American Industrial Classification System as published by the United States Census Bureau. The proposed definition of landscaping business was as follows:

“LANDSCAPING BUSINESS. A business engaged in providing landscape care and maintenance services and/or installing trees, shrubs, plants, lawns, or gardens and businesses primarily engaged in providing these services along with the design of landscape plans and/or the construction and installation of walkways, retaining walls, decks, fences, ponds, and similar structures.”

Landscaping businesses are special uses in the A-1, B-3, M-1 and M-2 Districts.

When considering a definition of excavating businesses, the North American Industrial Classification System grouped excavating businesses with other site preparing contractors including dirt movers, trenching, and foundation drilling. Also, the terms “excavating business” and “excavator” did not appear in the Zoning Ordinance. Accordingly, Staff proposed the following definition of excavating business:

“EXCAVATING BUSINESS. A business engaged in site preparation activities including grading, earthmoving, and land clearing and businesses that rent equipment for such purposes. For the purposes of this Ordinance, an excavating business shall be considered a contractors' office or shop.”

Contractor and Contractor Offices and Shops are conditional uses in the B-2 and B-3 Districts and permitted uses in the M-1 and M-2 Districts. In the B-2 and B-3 Districts, all work and storage must be inside buildings.

On January 25, 2022, the Kendall County Planning, Building and Zoning Committee unanimously voted to initiate a text amendment to the Kendall County Zoning Ordinances adding the above definitions as proposed by Staff.

This proposal was sent to the Townships on February 15, 2022. To date, no Townships have submitted comments.

Mr. Klaas asked if the Planning, Building and Zoning Department approved of this language. Mr. Asselmeier responded yes.

No definition of landscaping business presently exists in the Zoning Ordinance

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

The votes were follows

Ayes (6): Asselmeier, Briganti, Holdiman, Klaas, Olson, and Guritz

Nays (0): None

Abstain (0): None

Absent (4): Chismark, Gengler, Langston, and Rybski

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on March 23, 2022.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petitions 21-37, 21-38, 21-40, 21-41, and 21-46 were approved by the County Board.

**OLD BUSINESS/NEW BUSINESS**

**Follow-Up from February 5<sup>th</sup> Kendall County Regional Planning Commission Annual Meeting**

This item was laid over until the next meeting.

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

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

The ZPAC, at 9:36 a.m., adjourned.

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



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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**Petition 22-08**

**Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc.  
and Eric and Lisa Weires (Property Owners)**

**Plat of Vacation of a Public Utility and Drainage Easement in  
Grove Estates Subdivision**

**INTRODUCTION**

A five foot (5') public utility and drainage easement exists on the east and west lot lines of Lots 12 and 13 in the Grove Estates Subdivision.

Eric and Lisa Weires would like to merge the two (2) lots and construct a new house over the easements.

The application materials are included as Attachment 1. The plat of vacation is included as Attachment 2.

**SITE INFORMATION**

**PETITIONER** Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc. and Eric and Lisa Weires

**ADDRESSES** 7327 and 7301 Fitkins Drive, Oswego

**LOCATION** Lots 12 and 13 in Grove Estates



**TOWNSHIP** Na-Au-Say

**PARCEL #S** 06-08-150-001, and -002

**LOT SIZE** 1.4 +/- Acres (Total Lot) 0.05 Acres (Easements to Be Vacated)

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Wooded
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Fitkins is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate the Public Utility and Drainage Easements Along the Common Lot Lines of Lots 12 and 13 in Grove Estates.

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within 1/2 Mile
North	Wooded	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Wooded	RPD-2	Rural Residential	A-1 and RPD-2
East	Wooded	RPD-2	Rural Residential	A-1 and RPD-2
West	Wooded	RPD-2	Rural Residential	A-1 and RPD-2

**ACTION SUMMARY**

**NA-AU-SAY TOWNSHIP**

Na-Au-Say Township was emailed information on March 22, 2022.

**VILLAGE OF OSWEGO**

The Village of Oswego was emailed information on March 22, 2022.

**OSWEGO FIRE PROTECTION DISTRICT**

The Oswego Fire Protection District was emailed information on March 22, 2022.

**GENERAL**

The total area proposed for vacation is approximately five hundredths (0.05) of an acre.

Staff requested that the Petitioners provide information stating that none of the utilities were in opposition to the request.

The homeowners' association submitted an email, which is included in Attachment 1, stating they were not in opposition to this request.

**RECOMMENDATION**

Staff recommends approval of the requested vacation with the following conditions:

ZPAC Memo – Prepared by Matt Asselmeier – March 22, 2022

1. Lots 12 and 13 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation (Attachment 2). Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

**ATTACHMENTS**

1. Application Materials (Including an Email from the Homeowners' Association)
2. Plat of Vacation





**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Grove Estates

FILE #:

<b>NAME OF APPLICANT</b>		
JB Architecture Group, Inc. - Jonathan A Bieritz and Eric and Lisa Weires		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Eric and Lisa Weires		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
1.43 Irregular	Fitkins Drive	06-08-150-001 & 06-08-150-002
<b>EXISTING LAND USE</b>		
Single Family Residential	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	RPD2	
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Dave Altosino	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
Jiun-Guang Lin	[REDACTED]	[REDACTED]
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b>	[REDACTED]	<b>DATE</b> 3/15/22

FEE PAID: \$ 500.00

CHECK #: [REDACTED]

RECEIVED  
 MAR 21 2022  
 KENDALL COUNTY  
 PLANNING, BUILDING  
 & ZONING  
 Date Stamp Here If  
 Checklist Is Complete

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

**Legal Description**  
**Lots 12 and 13 Fitkins Drive, Oswego**

LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 IN THE GROVE ESTATES SUBDIVISION IN KENDALL COUNTY TO BE VACATED:**

THE EASTERLY 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 IN THE GROVE ESTATES SUBDIVISION IN KENDALL COUNTY TO BE VACATED:**

THE WESTERLY 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

**AREA TO BE VACATED**

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 = 1158.66 SQ. FT. = 0.02659 ACRES

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 = 1154.74 SQ. FT. = 0.02649 ACRES

202100004154

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL  
RECORDED: 2/17/2021 10:45 AM  
REC FEE: 57.00 RHSPS: 10.00  
STATE TAX: 157.50  
COUNTY TAX: 78.75  
PAGES: 2

**WARRANTY DEED**

**STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant

To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS to Eric J Weires and Lisa M Weires, Husband and Wife in Joint Tenancy,** [REDACTED] to wit:

**Lots 12, 13 and 14 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded as document no. 2006-32893, in Kendall County, Illinois**

**SUBJECT TO:** General real estate taxes for 2021 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

**Permanent Index No.:** Lot 12 06-08-150-001  
Lot 13 06-08-150-002  
Lot 14 06-08-150-003

**Commonly Known as:** Lot 12 7327 Fitkins Drive, Oswego, IL  
Lot 13 7301 Fitkins Drive, Oswego, IL  
Lot 14 Fitkins Drive, Oswego, IL  
(no address assigned)

2100116001  
CT-DNP-LAO  
181

**Grove Venture, LLC.**

[REDACTED]  
By: [REDACTED]  
Michael J. Steck, Managing Member

Attest: [REDACTED]  
Karen Maxam, Manager



**Matt Asselmeier**

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**From:** [REDACTED]  
**Sent:** Monday, March 21, 2022 6:10 AM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: Plat of Vacation for Lots 12 and 13 in Grove Estates

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt

Received this email from Steve Dano. The HOA has been turned over to the owners and I (Mike Kelty) am the president of the HOA. The board has reviewed the request and we do not have any objections to the request.

Please feel free to call with any questions or concerns.

Regards

Mike

[REDACTED]

**From:** Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)>  
**Date:** March 18, 2022 at 9:42:25 AM EDT  
**To:** Steve Dano <[REDACTED]>  
**Cc:** Scott Koeppel <[skoeppel@co.kendall.il.us](mailto:skoeppel@co.kendall.il.us)>, Scott Gengler <[sgengler@co.kendall.il.us](mailto:sgengler@co.kendall.il.us)>  
**Subject:** Plat of Vacation for Lots 12 and 13 in Grove Estates

Steve:

Kendall County received a request to vacate the public utility and drainage easement along the common lot line for Lots 12 and 13 in Grove Estates.

Does the Grove Estates HOA have any objections to this request?

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

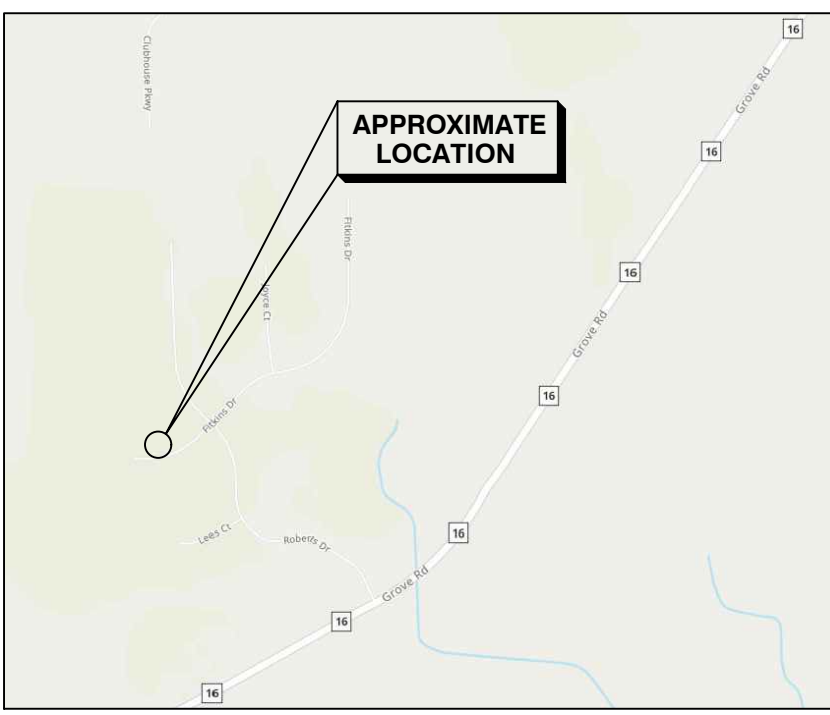
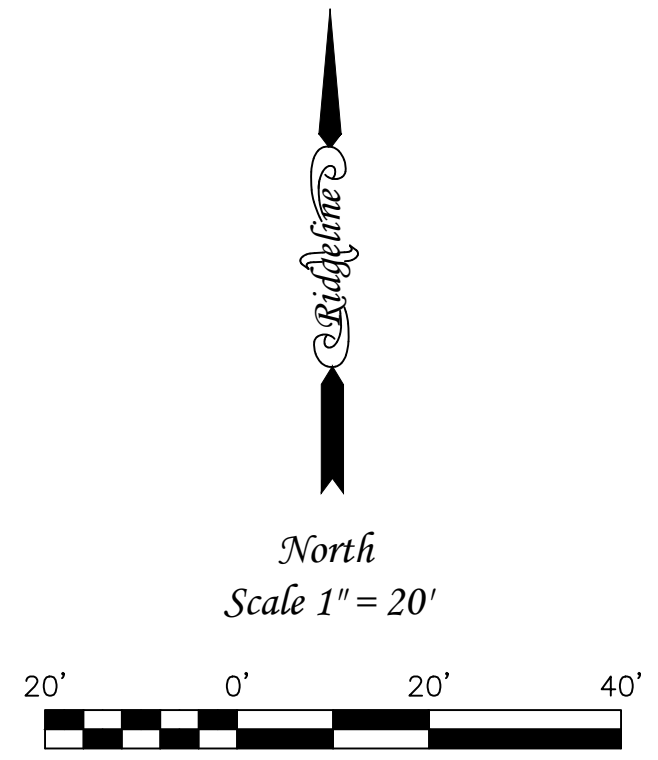
# PLAT OF EASEMENT VACATION

FOR PUBLIC UTILITY & DRAINAGE EASEMENTS  
ON LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8,  
TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED  
AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

**DEVELOPER:**  
JB ARCHITECTURE  
1320 N. ROUTE 59 SUITE 124  
NAPERVILLE, ILLINOIS 60563  
ATTN: DAVE ALTOSINO

**SUBMIT FOR RECORDING TO:**  
KENDALL COUNTY RECORDER OF DEEDS  
111 FOX ROAD  
YORKVILLE, ILLINOIS, 60560

**PARCEL NUMBERS**  
06-08-150-001 (LOT 12)  
06-08-150-001 (LOT 13)



Vicinity Map  
(No Scale)

### LINE TYPE LEGEND

- BUILDING SETBACK =
- EASEMENT =
- SANITARY SEWER =
- STORM SEWER =
- WATER MAIN =

= EASEMENT PREMISES TO BE VACATED

### ABBREVIATION LEGEND

- B/C = BACK OF CURB
- BSL = BUILDING SETBACK LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- (D) = DEED
- E = EAST
- E'LY = EASTERLY
- GUT = GUTTER
- (M) = MEASURED DISTANCE
- N = NORTH
- N'LY = NORTHERLY
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- (R) = RECORD DISTANCE
- RCP = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S'LY = SOUTHERLY
- VCP = VITREOUS CLAY PIPE
- W = WEST
- W'LY = WESTERLY

### SYMBOL LEGEND

- = ASPHALT
- = CATCH BASIN
- = ELECTRIC TRANSFORMER
- = SANITARY MANHOLE
- = STORM MANHOLE
- = SQUARE CURB DRAIN

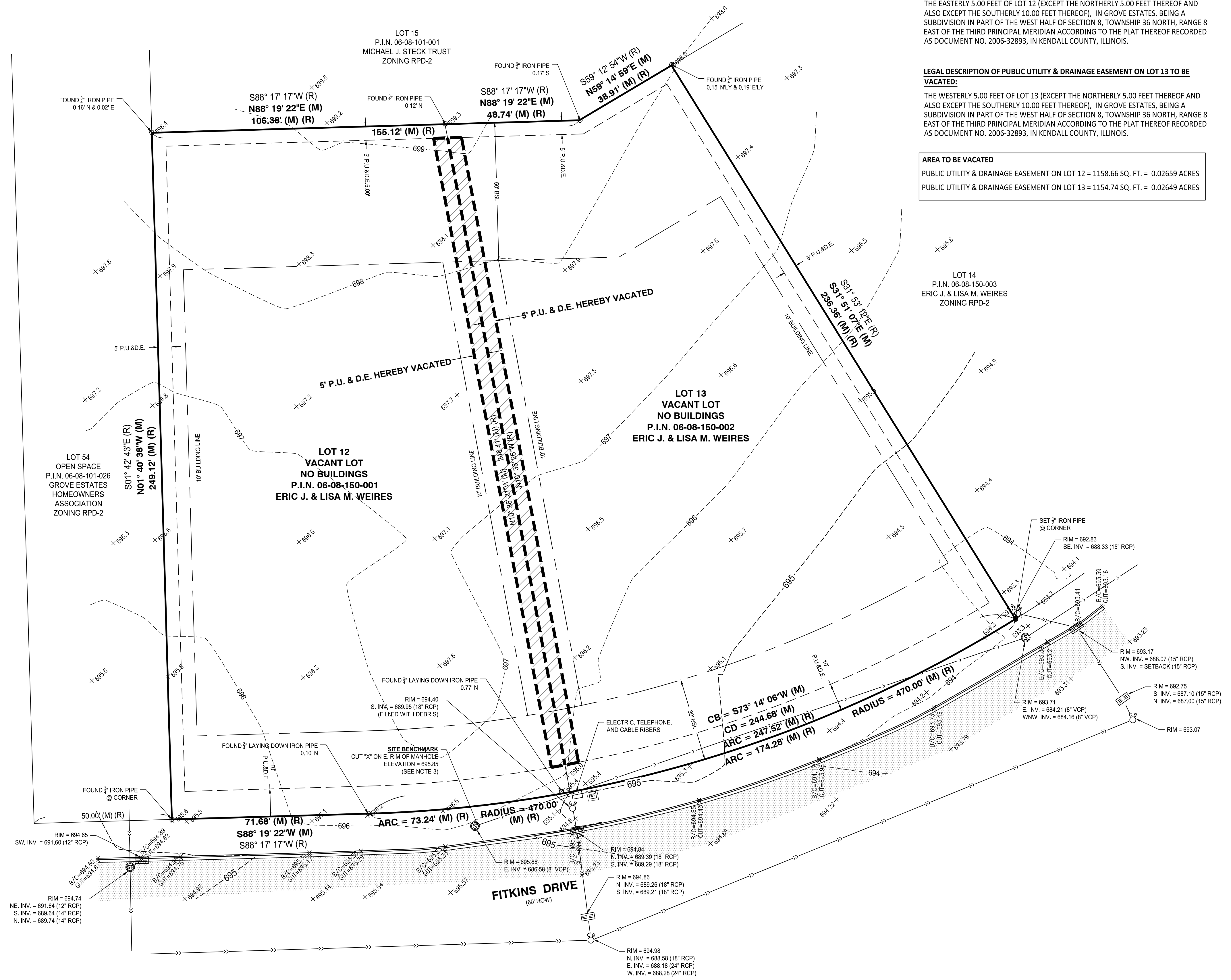
**PRESENT ZONING:**  
RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT-TWO)

**FLOODPLAIN STATEMENT:**  
THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 17093C0130H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014.

**WETLANDS STATEMENT:**  
THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO WETLANDS ON THE SUBJECT PROPERTY.

### SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS: ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE'S VRS NETWORK AND EQUIPMENT. ALL RECORD BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED SUBDIVISION PLAT FOR WHITTAIL RIDGE SUBDIVISION RECORDED PER DOC. #200500015985.
- 2) ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
- 3) SITE BENCHMARK: CUT "X" ON E. RIM OF SANITARY MANHOLE. APPROXIMATELY 7.2' S. AND 109.2' EASTERLY FROM THE SOUTHWEST CORNER OF LOT 12. ELEVATION = 695.85



**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 TO BE VACATED:**

THE EASTERLY 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 TO BE VACATED:**

THE WESTERLY 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

**AREA TO BE VACATED**

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 = 1158.66 SQ. FT. = 0.02659 ACRES  
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 = 1154.74 SQ. FT. = 0.02649 ACRES

BOOK:	DWG. SIZE:	CHECKED:	DATE:
DRAWN:	TMSJL	CHS	7-14-2021
REFERENCE:			
PROJECT NO.:			2021-0436

**Ridgeline Consultants LLC**  
1081 Alton Road, Mokena, IL 60450  
PH: 630.801.7927 FAX: 630.701.1385  
George H. Shulank P.L.S. 2680 Expiration Date 11/30/2022  
Shirley L. Stewart P.L.S. 3416 Expiration Date 11/30/2022



**JB ARCHITECTURE**  
(LOTS 12 & 13) FITKINS DRIVE  
OSWEGO, ILLINOIS







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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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**To:** Kendall County ZPAC**From:** Matthew H. Asselmeier, AICP, CFM Senior Planner**Date:** 3/25/2022**Subject:** Potential Changes to the Future Land Use Map Along the Eldamain Road Corridor

In October 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee initiated discussions regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business. A copy of the existing Future Land Use Map is attached.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential. The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment. The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre). Copies of all of the Future Land Use Maps for this area are attached.

Following meetings with property owners in the area in October and December 2021, the Committee decided to limit changes to three (3) properties along the railroad tracks west of Fox Road. Letters to impacted property owners were mailed in mid-December 2021, mid-February 2022, and mid-March 2022.

At their meeting on February 23, 2022, the Comprehensive Land and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission.

At their meeting on March 24, 2022, the Kendall County Regional Planning Commission voted to initiate the amendment to the Future Land Use Map.

A copy of the updated map is attached.

Petition information will be sent to Fox Township, the Village of Millbrook, and the United City of Yorkville on March 28, 2022.

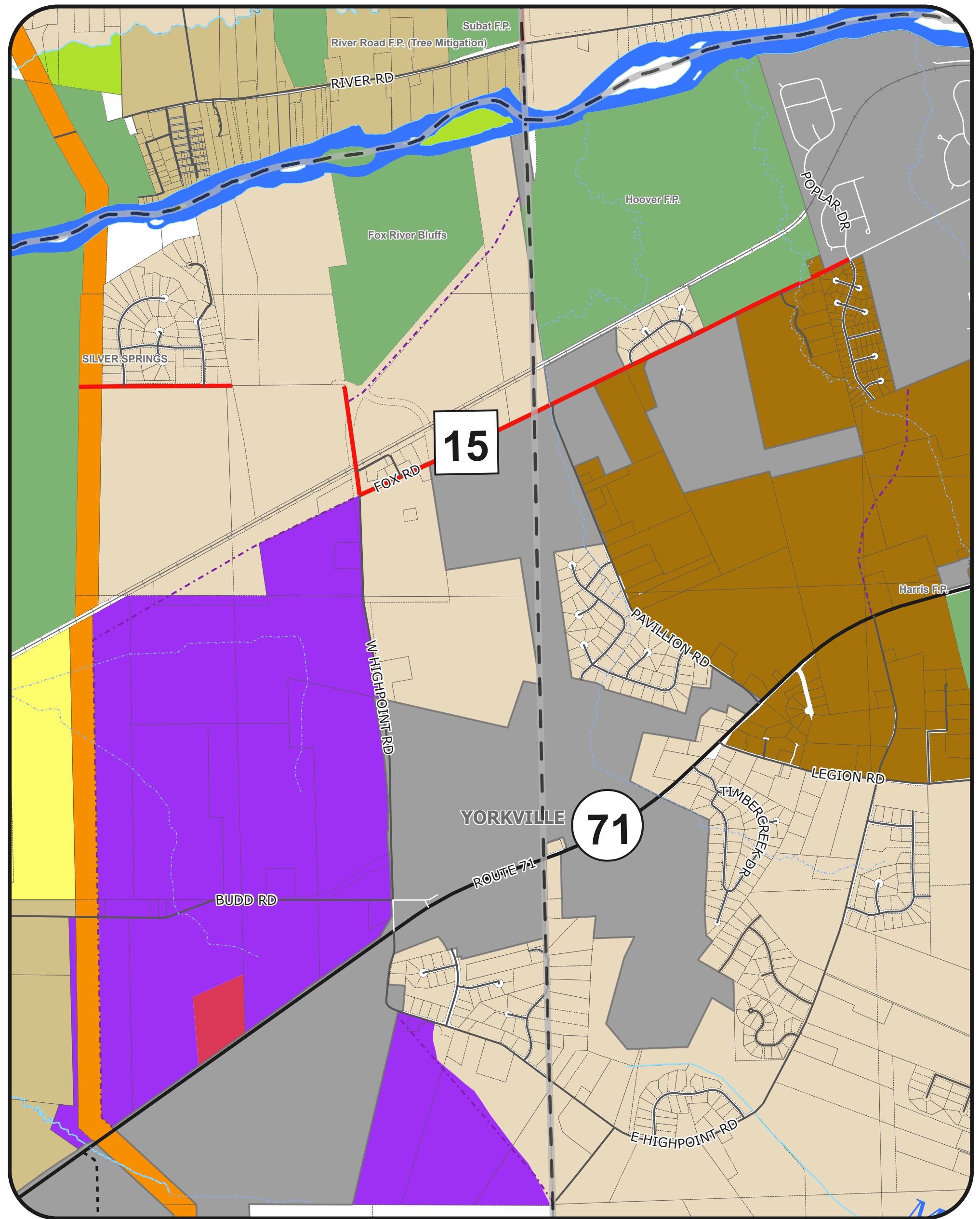
If you have any questions regarding this memo, please let me know.

Thanks,

MHA

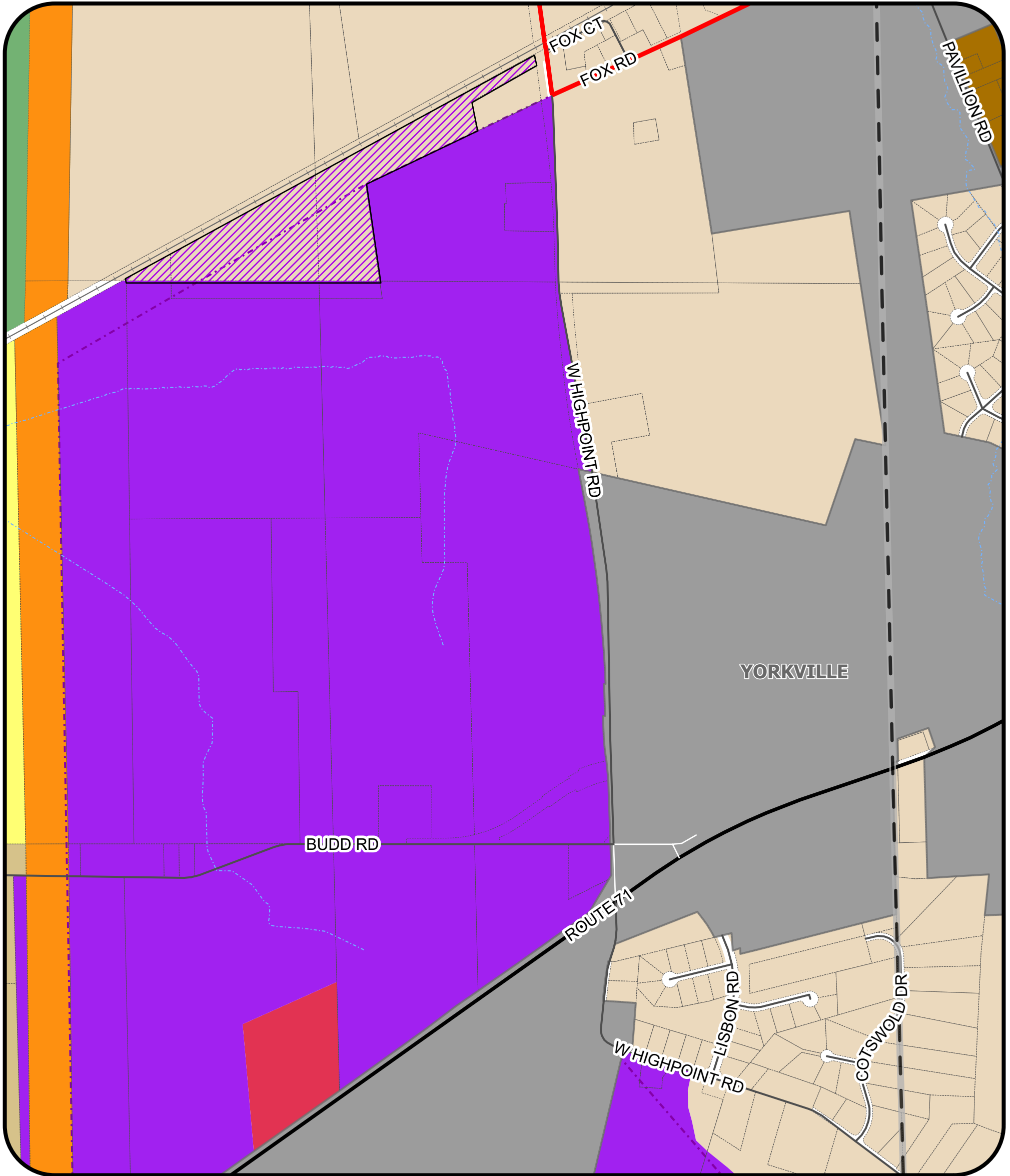
Encs.: Kendall County Future Land Use Map  
Proposed Changes to Kendall County Future Land Use Map  
United City of Yorkville Future Land Use Map  
Village of Millbrook Future Land Use Map  
City of Plano Future Land Use Map

# Future Land Use Plan in Kendall County, IL



TOWNSHIPS	RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES	COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE	COMMONWEALTH EDISON	AGRICULTURE
URBAN AREAS - INCORPORATED	RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE	COMMERCIAL	TRANSPORTATION CORRIDORS	FOREST PRESERVE / STATE PARKS
SUBURBAN		MIXED USE BUSINESS	MINING	OPEN SPACE
RESIDENTIAL - MAX DENSITY 1.00 DU ACRES			POTENTIAL MINING DISTRICT	PROPOSED ROADWAY IMPROVEMENTS
			PUBLIC/ INSTITUTIONAL	

# Proposed Future Land Use Plan



**LAND USE TYPE**

URBAN AREAS - INCORPORATED

SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES

RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES

RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE

COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE

COMMERCIAL

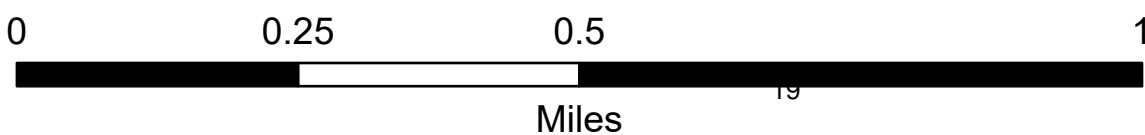
MIXED USE BUSINESS

COMMONWEALTH EDISON

PROPOSED ROADWAY IMPROVEMENTS

TOWNSHIPS

PROPOSED MIXED USE BUSINESS

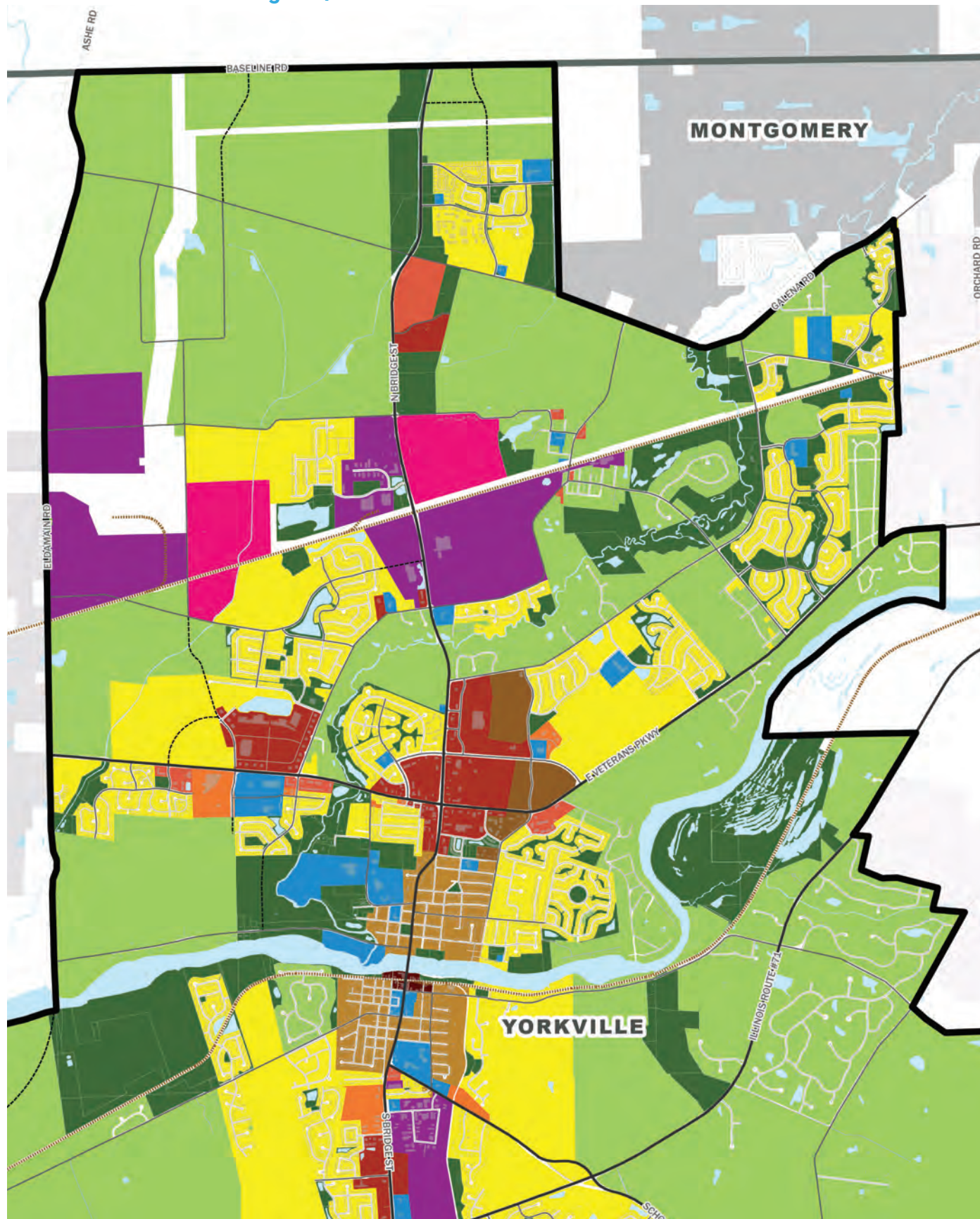


**Kendall County GIS**

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

Created: 12/27/2021

Figure 4.1: Future Land Uses North of the Fox River



## LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

### RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

### COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

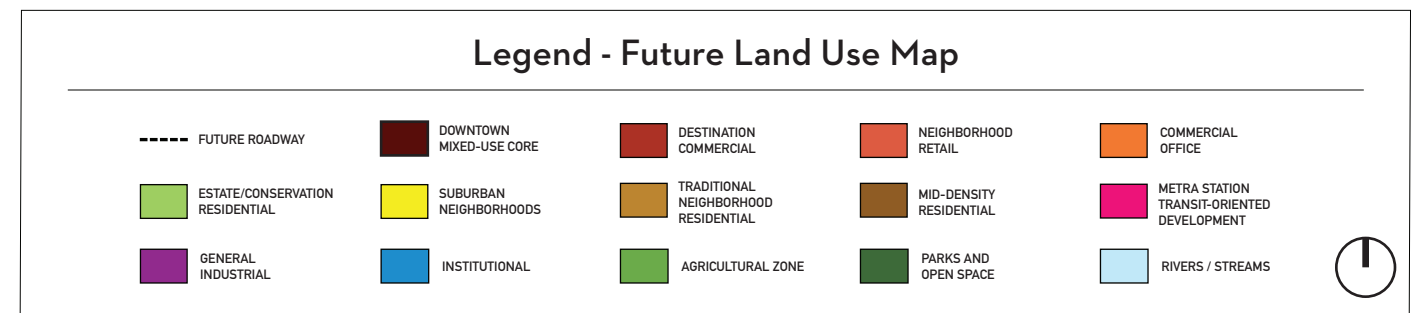
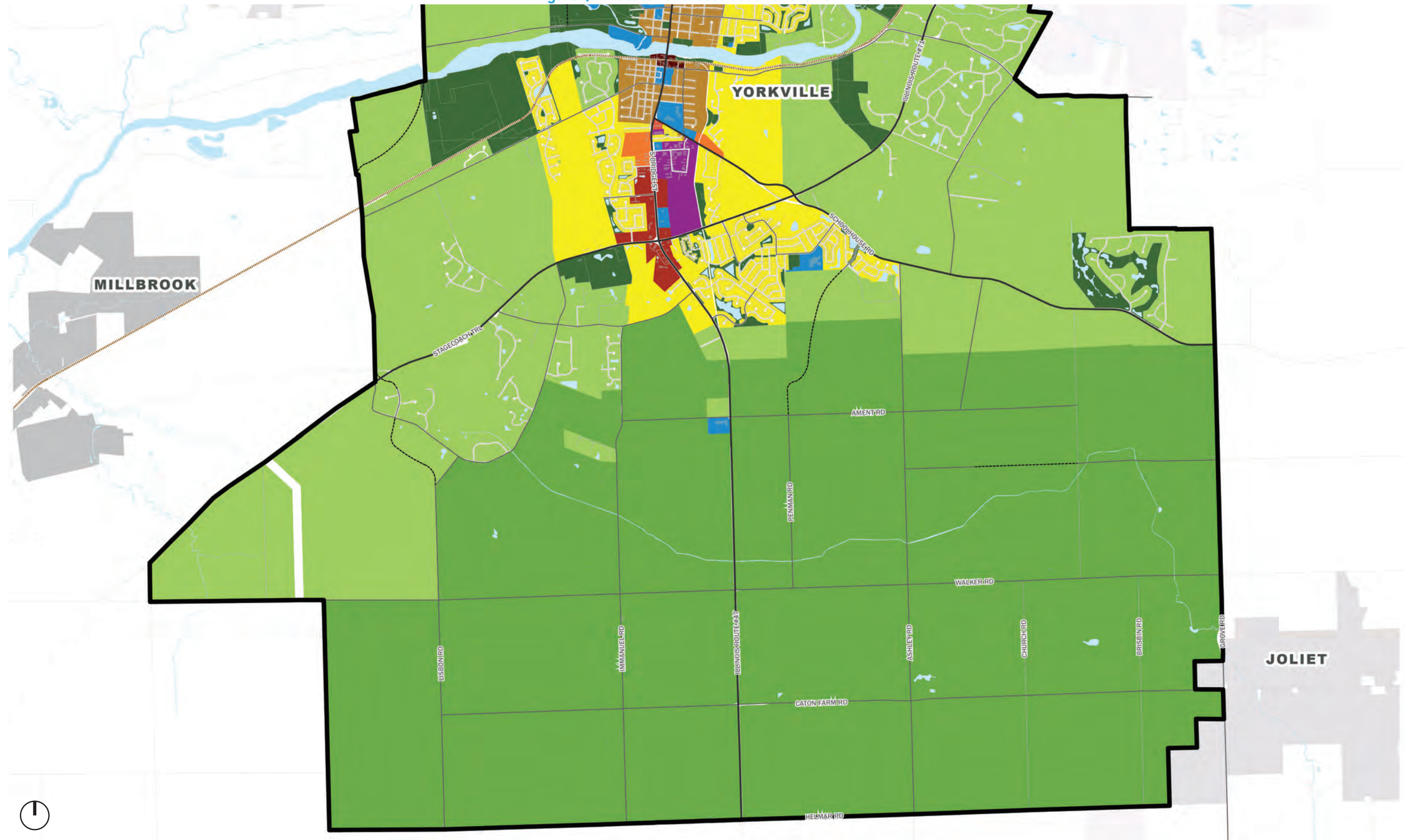
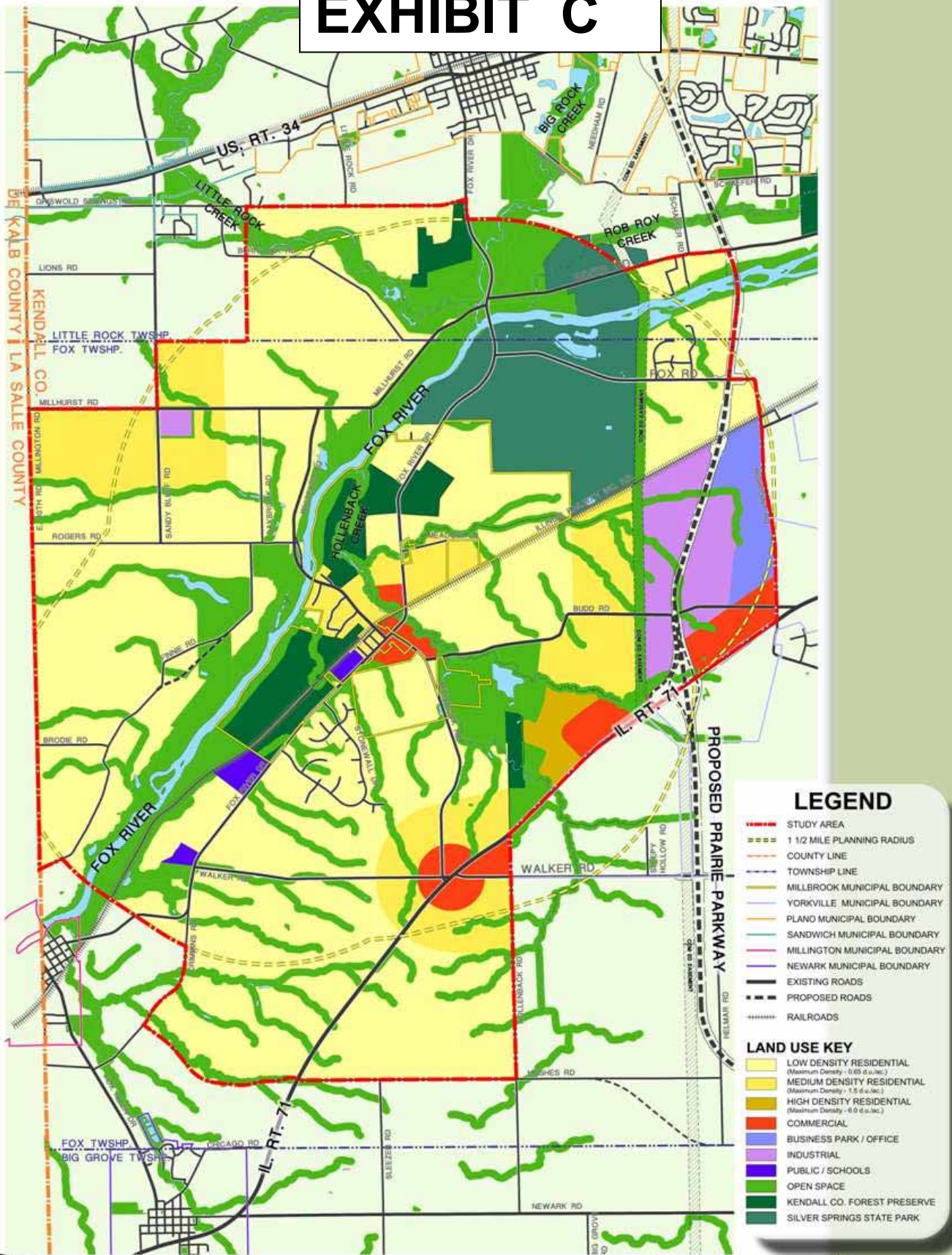


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River



# EXHIBIT C



## FUTURE LAND USE PLAN - DRAFT

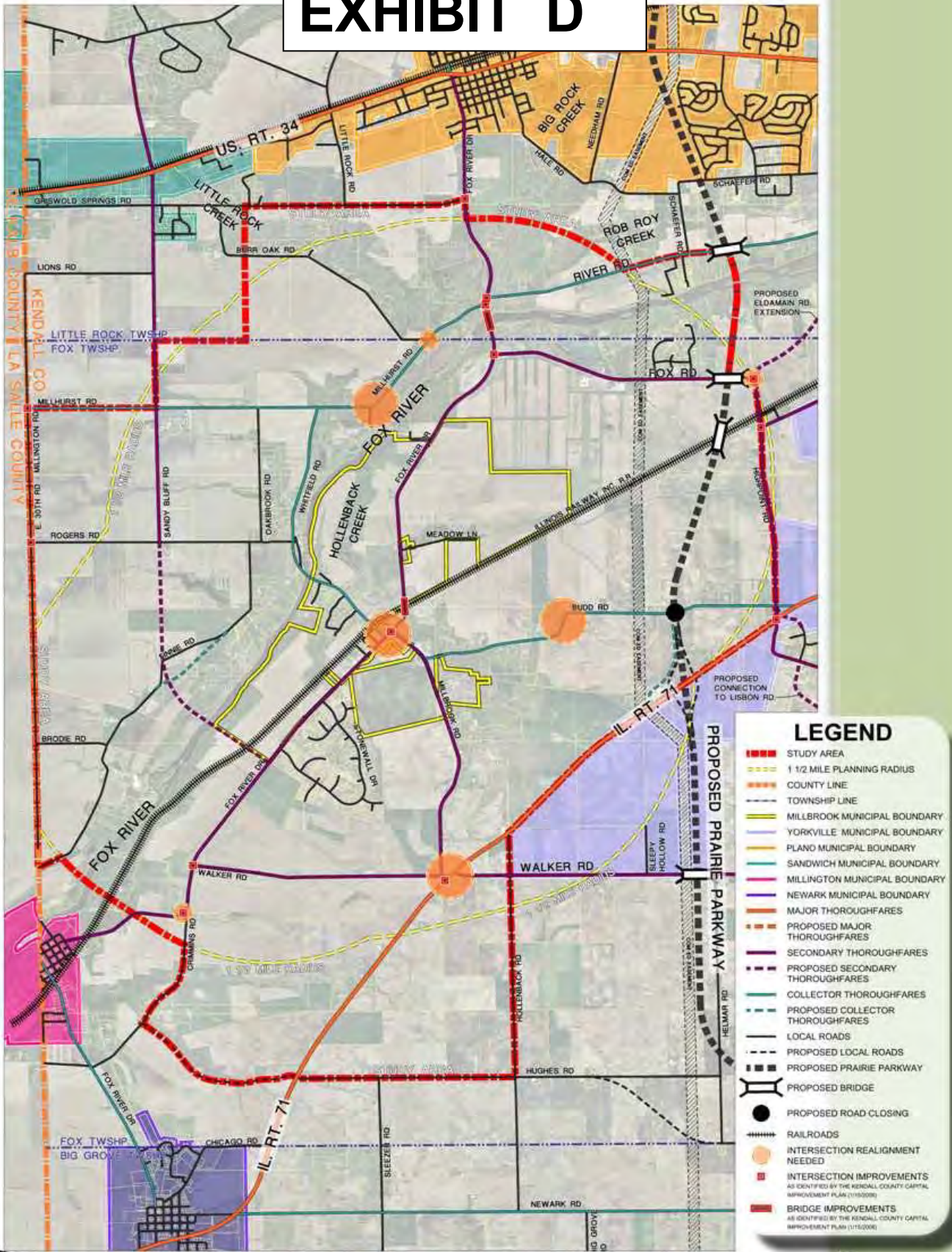
Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009



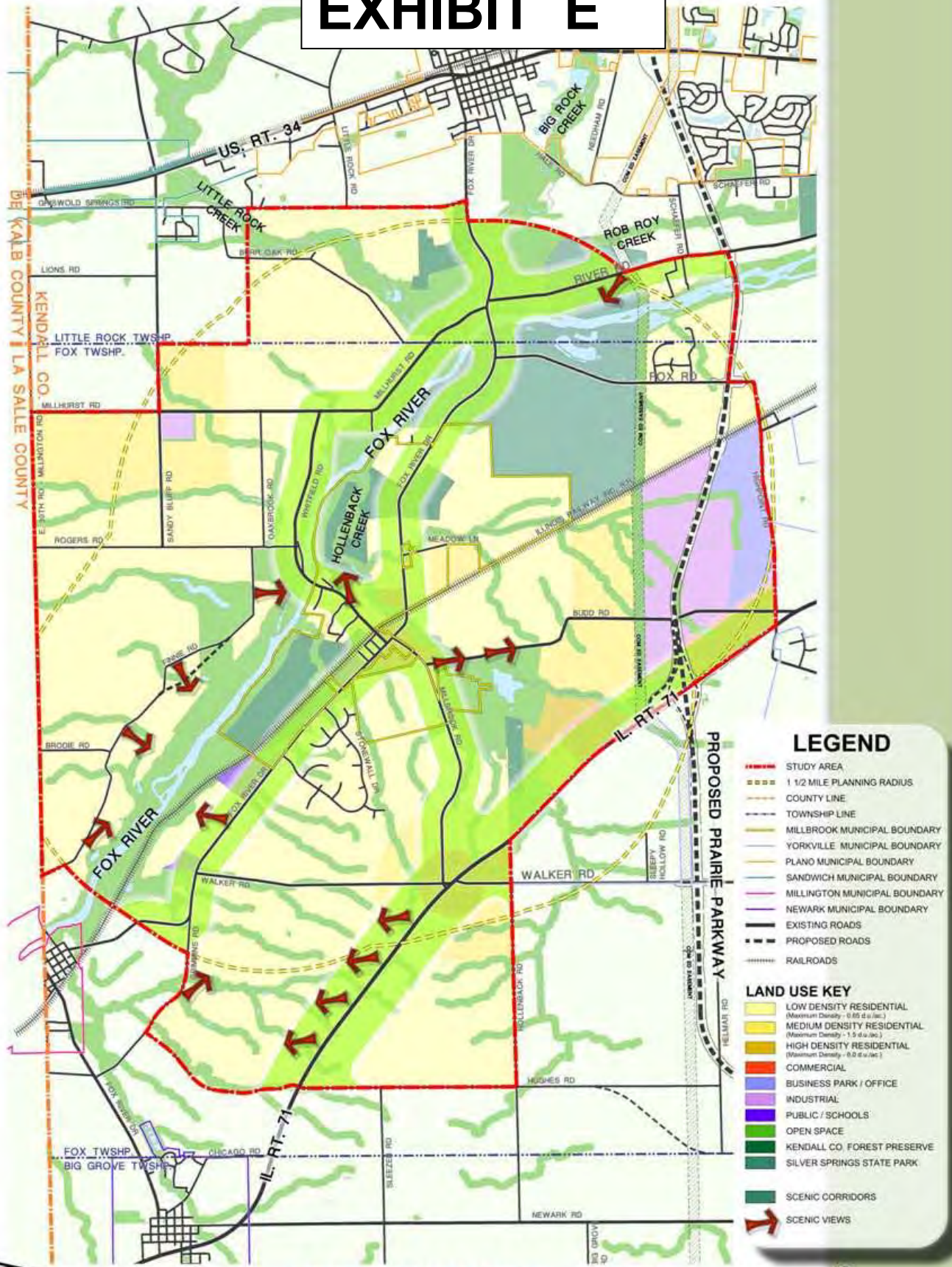
# EXHIBIT D



## TRANSPORTATION PLAN - DRAFT



# EXHIBIT E

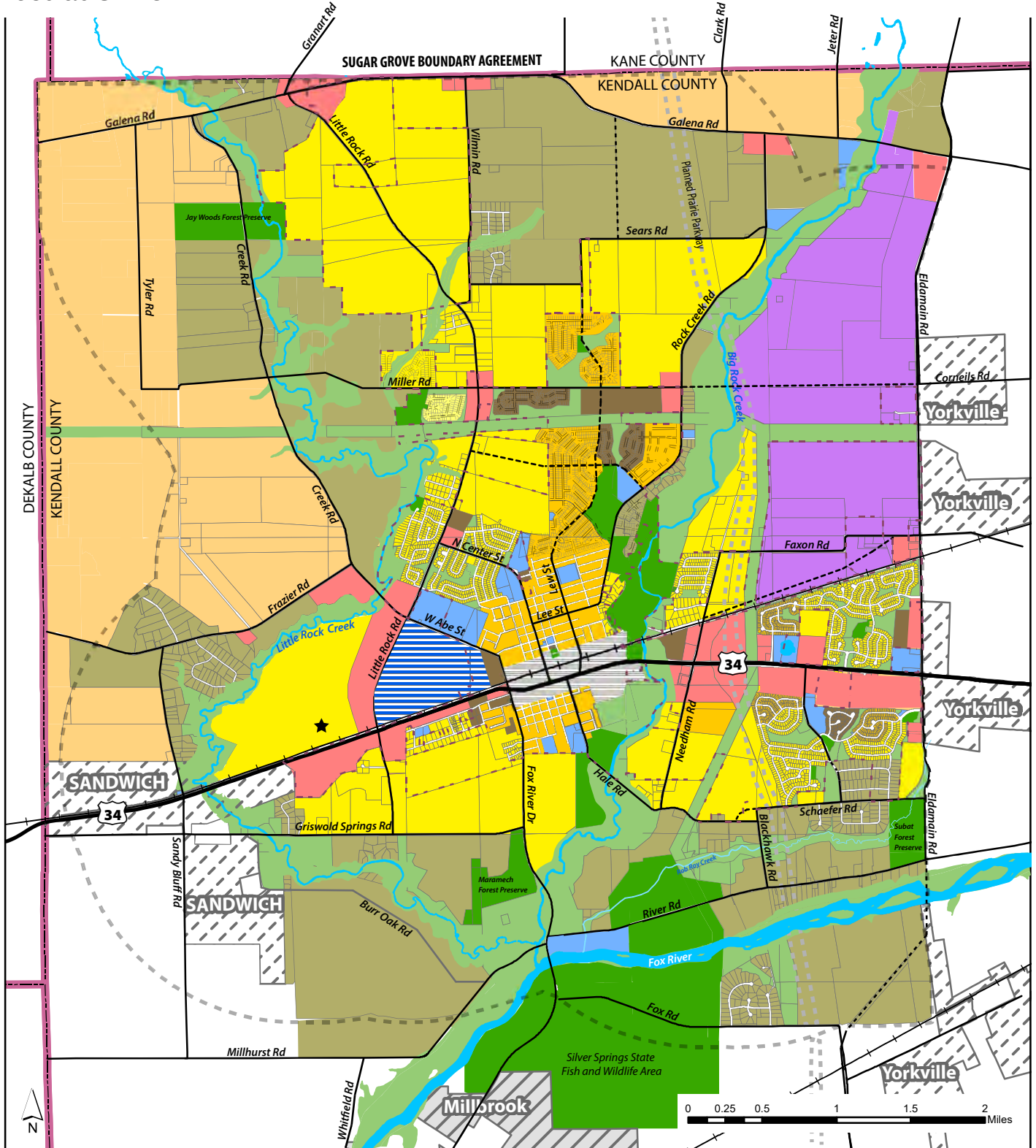


## SCENIC CORRIDORS - DRAFT

NORTH  
Scale: 1" = 1,320'



Illustration 6



### Future Land Use



- Agricultural
  - Estate Residential (0 - .8 DU/AC)
  - Low Density Residential (.9 - 2.25 DU/AC)
  - Medium Density Residential (2.26 - 6 DU/AC)\*
  - High Density Residential (>6 DU/AC)\*
  - Parks
  - Open Space
  - General Business
  - Institutional/Public
  - Industrial/Office/Research
  - Transit Oriented Development
  - City Center Mixed Use
  - Plano Boundary
  - Planning Boundary
  - Proposed Roadway
  - Planned Prairie Parkway
  - Alternate Transit Oriented Development
- \*Existing built densities are not planned to increase

# Kendall County Regional Plan Commission

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2022 Annual Workshop Meeting

February 5, 2022



Prepared by  
Planning, Building and Zoning Department

# 2021 Summary

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## News and Noteworthy Items

- 51 Petitions Filed in 2021; 32 Petitions Filed in 2020; 46 Petitions Filed in 2019; 33 Petitions Filed in 2018; 33 Petitions Filed in 2017
- 32 New Housing Starts in 2021; 34 New Housing Starts in 2020; 20 New Housing Starts in 2019
- 354 Total Permits in 2021; 326 Total Permits in 2020; 257 Total Permits in 2019
- Total Deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for the FY2021 Were \$293,941, the Highest Since 2006
- Department Had 2 Months (June and November) with Revenues in Excess of \$42,000; in 2020, the Department Had 1 Month (June) with Revenues in Excess of \$40,000; This Was the First Time Monthly Revenues Had Exceed \$40,000 Since the Mid-2000s
- Kendall County's Population Increased to 131,869 in the 2020 Census, an Increase of Approximately 14.9% from the 2010 Census making Kendall County the Fastest Growing County in Illinois by Percent Change
- The Census Stated that the Population of the Unincorporated Area was 24,138
- County Board Approved the Update to the Transportation Plan in Land Resource Management Plan to Match the Long Range Transportation Plan
- County Submitted the Notice of Intent for Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's)
- WBK Engineering Reviewed FEMA Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures and Recommended No Changes to Kendall County's Stormwater Management Ordinance
- County Board Approved Amendments to the Kendall County Stormwater Management Ordinance Related to Bulletin 75
- Continued Doing Annual NPDES Surveys to the Townships
- Noxious Weed Related Documents and Notices Drafted and Approved by the County Board
- Soils Information Added to the GIS
- Planning, Building and Zoning Committee Reaffirmed the Department's Voluntary Compliance Policy in Cases of Ordinance Violations
- Planning, Building and Zoning Committee Held a Special Committee Meeting in Boulder Hill
- Kendall County Became a Certified Local Government
- County Board Requested and the State Approved the Certification of the Kendall County Historic Preservation Ordinance for the Purposes of the Property Tax Freeze Assessment Program Through the Illinois Department of Natural Resources
- Kendall County Historic Preservation Commission Held a Special Meeting at Lyon Farm
- Submitted Certified Local Government Grant for Historic Structure Survey in Unincorporated Kendall and Bristol Townships
- Continued Historic Preservation Commission Awards
- Senior Planner Assisted with the Codification Process
- Senior Planner Drafted a Letter to Local Legislators Requesting that Townships Be Allowed to Apply for Grants Through the Abandoned Property Program if the Illinois Housing Development Authority Offers Grants in the Future.
- Reviewed Future Land Uses Along Eldamain Road from the Fox River to Route 71
- Reviewed Future Land Uses Along Route 47 in Kendall and Lisbon Townships

- Continued Adjustments of Departmental Operations Due to the COVID-19 Pandemic, Including the Issuance of Permits and the Performance of Inspections
- Code Compliance Official Issued Permits at the Former CAT Property, ANR Pipeline, Go Pro Sports Dome, and Four Seasons Storage
- Code Compliance Official Held a Community Event at Ace Hardware in Oswego

## Items for 2022

- Continue to Assist with the Codification Process
- Continue to Implement the Citation Policies for the Various Ordinances
- Work with the Village of Montgomery to Ensure that Information Related to the Former CAT Property is Transferred to the Village, if the Annexation is Approved
- Assist with the Historic Structure Survey in Unincorporated Kendall and Bristol Townships if Grant Funding is Approved
- Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding
- Continue to Meet with Townships Regarding Their Role in the Development Approval Process
- Work with WBK Engineering to Review the County's Stormwater Regulations and Recommend Appropriate Changes Based on Changes in Federal and State Stormwater Regulations
- Continue to Monitor Changes to Zoning Related Regulations at the State Level
- Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel
- Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances
- Continue to Work to Ensure Special Use Permits that Require Renewals and Reviews Are Examined in a Timely Manner
- Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner
- Work with the Illinois Historic Preservation Agency and Historic Preservation Commission on Certified Local Government Projects
- Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events
- Continue Working with the Northwest Water Planning Alliance
- Participate with Implementation of CMAP's 'On To 2050 Plan' for the Chicago Region
- Continue Reviewing and Addressing Potential Changes to the Zoning Ordinance and Departmental Operations for Increased Efficiency

## Zoning Petitions Initiations

New Special Use Permits – 8; 1 Property Owner Applied Twice (2020: 5 Including 2 On-Hold Cannabis Related SUs)

Major Special Use Amendments – 2 (2020: 0)

Minor Special Use Amendments – 3; 1 Property Owner Had 2 Minor Amendments (2020: 1)

Special Use Permit Revocations – 1 (2020: 1)

Special Use Renewal – 1 (2020: 0)  
Variances Not Part of Special Use Permit – 4; 1 Denied (2020: 5)  
Administrative Variances – 8; 1 Denied (2020: 2)  
Stormwater Ordinance Variances – 1 (2020: 0)  
Conditional Use Permits – 0 (2020: 1)  
Temporary Use Permit – 0 (2020: 1)  
Site Plan Review – 6 (2020: 1)  
Plat of Vacation – 0 (2020: 2)  
Preliminary and Final Plats – 0 (2020: 1)

### Amendments Initiations

**Text Amendments** – 3; 1 Withdrawn (2020: 4)  
**Land Use Plan Amendments** – 2 (2020: 2; 1 Approved and 1 Withdrawn)  
**Map Amendments** – 9; 1 Withdrawn (2020: 2)  
**Stormwater Ordinance Related Amendments** – 1 (2020: 2)

### Historic Preservation

**Landmarks** – 0 (2020: 0)  
**Text Amendment to Ordinance** – 0 (2020: 2)  
**Other** – 1 (Tax Freeze for Historic Properties)

### OTHER

**Citation Form Amendment** – 1

TOTAL PETITIONS – 51 (2020: 32)

### Meetings

**ZPAC** – 11 (2020: 9)  
**RPC** – 11 Including Annual Meeting (2020: 8)  
**ZBA** – 9 (2020: 8)  
**HPC** – 12 (2020: 8)  
**Stormwater Management Oversight Committee** – 1 (2020: 1)

**Comprehensive Land Plan and Ordinance Committee – 6 (2020: 6)  
PBZ – 13 (2020: 13)**

**Of the 35 ordinances approved by the County Board in 2021, 19 were Planning, Building and Zoning related. Of the 26 ordinances approved by the County Board in 2020, 13 were Planning, Building and Zoning related. Of the 39 ordinances approved by the County Board in 2019, 22 were Planning, Building and Zoning related.**

**The Department investigated zero (0) noxious weed violations in 2021 compared to zero (0) noxious weed violation investigation in 2020 and 2019.**

**Construction Activity**

Single-Family Dwelling Units – 32 (34 approved in 2020)

**New Homes by Township 2021 (2020)**

Kendall Township – 6 (12)	Bristol Township – 1 (0)	Na-Au-Say Township – 17 (7)
Fox Township – 2 (5)	Little Rock Township – 0 (2)	Oswego Township – 2 (4)
Lisbon Township – 3 (0)	Seward Township – 1 (1)	Big Grove – 0 (3)

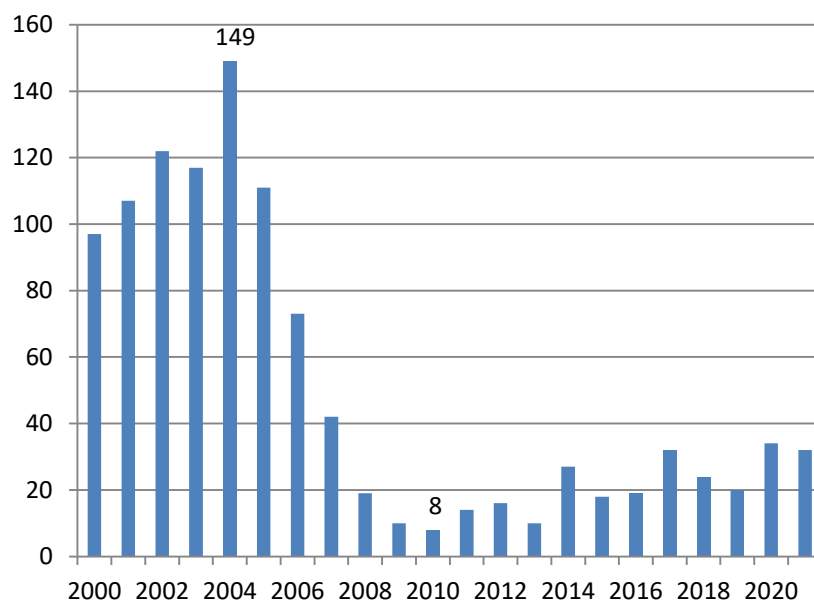
**New Homes by Subdivision (Approximate Number of Vacant/Total Lots)**

Whitetail Ridge – 13 (189/244)	Grove Estates – 4 (40/50)	Fields of Farm Colony – 1 (17/159)
Estates of Millbrook – 2 (75/175)	Tanglewood Trails – 1 (28/38)	Henneberry Woods – 3 (63/352)
Southfield Estates – 1 (2/36)	Rosehill – 1 (8/57)	Other (Not in Subdivision): 6 (N/A)

**Average New Single Family Home Permits Since 2000 – 50**

**Average New Single Family Home Permits Since 2010 – 21**

**Single Family Homes 2000-2021**



**Available Lots in RPD Subdivisions (Total Platted Lots)**

Deere Crossing – 15 (18)  
Whitetail Ridge – 189 (244)  
Brighton Oaks – 11 (20)  
Equestrian Estates – 9 (16)  
Grove Estates – 40 (50)  
Henneberry Woods – 63 (352)  
Rosehill – 8 (57)  
\*Schaefer Glen – 6 (6)  
Tanglewood Trails – 28 (38)  
\*Highpoint Meadows – 23 (23)  
Highpoint – 2 (4)

**Total Platted RPD Lots – 828    Total Available RPD Lots – 395    Total Developed RPD Lots - 433**

*\*Open Subdivisions*

**Available Lots in other Subdivisions (Total Platted Lots)**

Estates of Millbrook – 75 (175)  
Shadow Creek – 19 (29)  
\*Matlock – 12 (12)  
Fields of Farm Colony – 17 (159)

**Total Platted Lots – 375                      Total Available Lots – 118                      Total Developed Lots - 257**

*\*Open Subdivisions*

**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)

**2022 Goals of Code Official**

1. Renew International Code Council Certifications
2. Test and Implement Permit Tracking Site Created by GIS
3. Provide an Education Program During the Kendall County Fair