



---

**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, April 11, 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 March 7, 2022, Meeting (Pages 3-22)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 23-26)

PETITION:

1. **Petition 22 – 08 – Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc. and Eric and Lisa Weires (Property Owners) (Pages 27-48)**  
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

NEW BUSINESS:

1. Request from Lee Legler Construction & Electric, Inc. and Sherry and Sean Smith for a Refund of an Unused Building Permit for a Generator in the Amount of One Hundred Ten Dollars (\$110) at 6217 Legacy Circle, Yorkville (PIN: 05-12-277-007) in Kendall Township (Pages 49-50)
2. Request from Brian Watkins on Behalf of Peaceful Pathways Montessori School for an Extension of the Requirement Contained in Condition 2 of Ordinance 2014-21 for Paving the Gravel Driveway at 8250 Route 71, Yorkville (PIN: 05-03-200-027) in Kendall Township (Pages 51-57)
3. Request for Guidance Regarding Violations to the Building Code (Driveway and Parking Pad Installed Without a Permit), Violation of the Zoning Ordinance (Operating a Landscaping Business on A-1 Zoned Property Without a Special Use Permit), and Violations to the Kendall County Junk and Debris Ordinance at 1038 Harvey Road (PINs 03-12-100-004 and 03-12-100-013) in Oswego Township; Committee Could Direct Staff to Issue New, Additional Citations (Pages 58-64)

OLD BUSINESS:

None

REVIEW VIOLATION REPORT (Pages 65-67):

REVIEW NON-VIOLATION REPORT (Page 68):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Recommendation for a Proclamation Declaring May Historic Preservation Month in Kendall County (Page 69)

REVIEW PERMIT REPORT (Pages 70-79):

REVIEW REVENUE REPORT (Page 80):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

1. Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

NEW BUSINESS:

1. Approval to Release the Executive Session Minutes of April 11, 2022

ADJOURNMENT:

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

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

*Kendall County Office Building*

*Rooms 209 and 210*

*111 W. Fox Street, Yorkville, Illinois*

**6:30 p.m.**

**Meeting Minutes of March 7, 2022 – Unofficial until Approved**

**CALL TO ORDER**

The meeting was called to order by Chairman Gengler at 6:31 p.m.

**ROLL CALL**

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

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Brian Holdiman (Code Compliance Official), Andrew Doyle, and Patti Bernhard

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Member Flowers made a motion, seconded by Member Koukol to approve the minutes of the February 7, 2022, meeting. With a voice vote of five (5) ayes, the motion carried.

**PUBLIC COMMENT**

None

**EXPENDITURE REPORT**

The Committee reviewed the expenditure report from February 2022. Mr. Asselmeier noted the Department purchased binoculars.

**PETITIONS**

*Petition 22-03 Executive Pastor Sean Mabee on Behalf of Grace Bible Church of Shorewood and Fire Chief Andrew Doyle on Behalf of the Troy Fire Protection District*

Mr. Asselmeier summarized the request.

In July 2004, the Kendall County Board granted a special use permit for a church at the subject property. The property was for sale and the Troy Fire Protection District would like to purchase the property in order to construct a new fire station and training facility.

The application materials, plat of survey, site plan, renderings of some of the proposed buildings, Ordinance 2004-24 and the aerial of the property were provided.

The property is located at 748 Jones Road.

The property is approximately twenty-five (25) acres in size.

The Future Land Use Map calls for this area to be Suburban Residential (Max 1.00 DU/Acre). The Village of Shorewood's Future Land Use Map calls for this area to be Residential.

Jones Road is maintained by the City of Joliet at this property. Jones Road is a Minor Collector maintained by Seward Township in the unincorporated area. Shorewood has a north-south road planned near the subject property.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned R-1 B Single-Family Residential inside Joliet and A-1 in the unincorporated area.

The Land Resource Management Plan calls for the area to be Suburban Residential. Shorewood's Future Land Use Map calls for this area to be Residential and Commercial. Joliet's Future Land Use Map calls for this area to Residential with 2.5 DU/Acre for single-family and 3.0 DU/Acre for mixed use.

The zoning districts within one half (1/2) mile are R-1 B, B-2, and B-3 inside Joliet and A-1 in the unincorporated area.

Six homes plus several homes in the Hunters Ridge Subdivision inside the City of Joliet are located within one half (1/2) mile of the property.

EcoCAT Report was submitted on December 17, 2021, and consultation was terminated.

The NRI application was submitted on December 17, 2021. The LESA Score was 183 indicating low level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on December 23, 2021. The Seward Township Planning Commission reviewed this proposal on January 4, 2022. They recommended approval by a vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting were provided.

Petition information was sent to the Village of Shorewood on December 23, 2021. In the special use permit for the church, condition 3 required an annexation agreement with Shorewood that did not occur. At the ZPAC meeting, the Village of Shorewood requested an annexation agreement with the Petitioners; the Petitioners were agreeable to the request. At the Kendall County Regional Planning Commission meeting, an email from the Petitioner was read explaining that an annexation agreement could be not secured until the Fire District owned the property. The email was included in the minutes of the February 23, 2022, Kendall County Regional Planning Commission meeting.

Petition information was sent to the City of Joliet on December 23, 2021. In the special use permit for the church, condition 4 required the church to develop a time table for improvements to Jones Road. The City of Joliet supplied information regarding planned improvements to Jones Road. This information was provided. The Petitioners agreed to establish an escrow account with the City of Joliet to cover the cost for some of the improvements to Jones Road. At the Kendall County Regional Planning Commission meeting, an email from the Petitioner was read explaining that the City of Joliet had no record of the establishment of an escrow with the church and the Fire District would be required to establish an escrow, if the Fire District could

not provide information to the contrary. The email was included in the minutes of the February 23, 2022, Kendall County Regional Planning Commission meeting.

ZPAC reviewed the proposal on January 4, 2022. The Health Department noted a change of use would be necessary for the property. They requested the septic area be protected and to secure appropriate permits for the well based on the usage of the property. A fire suppression system would be installed in the existing buildings. The Petitioners would provide information regarding the brightness of lights. The fire equipment would not use their horns at night unless there were vehicles on the road. ZPAC recommended approval of the proposal with the conditions proposed by Staff, a requirement that an escrow be paid to Joliet and an annexation agreement was secured with Shorewood by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. Discussion occurred about having an antenna at the property and reducing the brightness of the sign to match the ambient light of the area instead of a 10:00 p.m. reduction. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff and changing the time the brightness of the sign was reduced by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were provided.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. Discussion occurred regarding the berms. The berms would be created from dirt moved as part of the pond project and would block some lights from vehicles from leaving the property. Discussion also occurred regarding increased traffic at the property when trainings occurred. The Fire District hoped to occupy the building by fall 2023. The Kendall County Zoning Board of Appeals recommended approval of the special use permit with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the January 31, 2022, and February 28, 2022, hearings were provided.

The Troy Fire Protection District plans to convert the property into a fire station and training facility. The fire station would be staffed twenty-four (24) hours per day and would serve as the District's third (3<sup>rd</sup>) fire station. The station would have a maximum of eight (8) firefighters.

The indoor training facility would be housed in the existing four thousand five hundred (4,500) square foot building. The building will have four (4) classrooms and one (1) office. Three (3) of the classrooms can hold twenty (20) students and the other classroom can hold fifty-two (52) students. The total number of students and instructors would be a maximum of one hundred twenty (120). Hours of operations would be Monday through Friday from 8:00 a.m. until 10:00 p.m. and Saturdays and Sundays from 8:00 a.m. until 5:00 p.m.

The outside training area and tower would be used for live fire training, non-live fire training, search and rescue, and technical rescue. The hours of operation for this site would be the same as the hours of operation for the indoor training facility. The total number of students and instructors at this site would be twenty (20).

The total maximum occupancy of all of the classrooms, training tower site, and fire station employees would be one hundred forty-eight (140).

The District currently holds a Basic Operations Fire Academy in partnership with Joliet Junior College at Fire Station #1. This course would be moved to the subject property.

According to the site plan, a proposed boat dock for water training is planned south of the retention pond. No information was provided regarding any trainings that may occur at this portion of the property.

According to the site plan, the property presently consists of one (1) one (1) story eighteen thousand two hundred (18,200) square foot building used as a church. This building would be converted to the fire station. One (1) one (1) story four thousand five hundred (4,500) square foot accessory building will be converted to office and classrooms. One (1) pre-engineered building presently located on the southwest corner of the property would be moved next to the outdoor training area.

The renderings for the fire station and office classroom building were provided. At its highest point, the façade of the fire station will be fifty-four feet (54') tall. Three (3) bays will exist for fire apparatus. There will also be at least one (1) door on each side of the building. There will not be any windows on the east side of the building except by the door. The office/training building will have one (1) door on the east side of the building and windows on all sides.

The site plan calls for a training pad area west of the existing main building. This area will have a forty foot (40') tall training tower, a storage area, fire investigation area, and a SCBA trailer. The training tower will be approximately sixty feet (60') long and thirty feet (30') feet wide. The rendering of the training tower was provided. The storage area will be an open area for the storage of pallets and straw bales and will be approximately sixteen feet (16') long, forty feet (40') wide, and eight feet (8') feet in height. The fire investigation area will also be an open area for trainings/scenarios. This area will be approximately sixteen feet (16') long, twenty feet (20') wide, and eight feet (8') feet in height. The trailer will be used to store breathing apparatus and will be approximately eight feet (8') wide, fifty-three feet (53') long, and fourteen feet (14') in height.

Any structures related to the proposed operations would be required to obtain applicable building permits.

The property is served by well and septic.

One (1) trash enclosure area is shown on the site plan. The Petitioners' intent would be to use this area to house one (1) four (4) yard dumpster and one (1) four (4) yard recycling dumpster.

Per the plat of survey, most of the property drains to the south. The area north of the existing church building drains towards the retention pond.

The site plan called for the enlargement of the retention pond. The exact enlargement of the pond has not been determined and will be based on the ground and earth in the area. A stormwater management permit will be required for the expansion.

Per the plat of survey, the property has two access points off of Jones Road. The eastern drive is asphalt and the western drive is gravel. Per the site plan, the eastern drive will be concrete

from Jones Road to the vehicle turnaround area; the remainder of the eastern drive will be asphalt. The western drive will be concrete.

According to the site plan, one (1) three hundred (300) parking space asphalt parking lot is located on the property. Per the Americans with Disabilities Act, seven (7) handicapped parking spaces are required for a parking lot with this number of parking spaces; one (1) additional handicapped parking space is needed. The Petitioners indicated that seven (7) handicapped parking spaces presently exist at the property. The parking lot will be resurfaced.

Per the site plan, a portion of the eastern drive will be turned to concrete, a new apron will be installed, and the drive will be altered to provide direct access to the fire apparatus bays.

According to the plat of survey, there are four (4) existing light poles in the parking lot. Each pole has four (4) lights. There is also one (1) additional light pole by the northeast corner of the existing church. There are also lights pointing downwards above each door of the existing church.

According to the site plan, one (1) digital ground sign is proposed west of the eastern entrance. This sign will be a maximum of ten feet (10') in length and a maximum five feet (5') tall. The sign will be lit from dusk until dawn. However, the lighting output was originally planned to be reduced to fifty percent (50%) at 10:00 p.m. Per Section 12:08.A.2.a, signs at public safety facilities are exempt from the requirement to turn off illuminated signs at 11:00 p.m. The Kendall County Regional Planning Commission requested that the reduction time be adjusted to reflect changes in sunset times and ambient light levels. Staff has concerns regarding having a rotating reduction time for the lighting of the sign.

Per the renderings, the number 3 will be placed above the bays for the fire apparatus on the north side of the building and a Troy FPD 3 sign will be installed on the west side of building. The letters will be three feet (3') tall and the signs will be backlit with LED lights.

The site plan shows one (1) new steel double gate at the entrance of the western driveway. The site plan also shows the western end of parking lot fenced and gated. This fence will be chain link with slats at six feet (6') in height.

Both the plat of survey and the site plan show numerous existing trees, arborvitae, and other vegetation throughout the property. No information was provided regarding the types or numbers of the various planting currently placed on the property. Section 11:02.F.8 provides screening requirements for parking lots with more than twenty (20) parking spaces. These requirements are presently met. The Petitioners' intention is to keep all of the existing vegetation onsite except for those plantings in the new concrete apron area, new training pad area, and pond extension area.

The site plan shows five (5) new turf berms. The berms would be a maximum slope of three to one (3:1). The minimum height of the berms shall be five feet (5'). The trees planted on top of the berms would be arborvitae, spruce, or other similar tree. The berms would be installed at the same time the pond is dug with trees planted after completion of the berms.

The Petitioners plan to have emergency dispatch horns, strobes, and speakers on the property. These items will not be broadcast or used outside of the buildings between 10:00 p.m. and 8:00 a.m.

All training burns should occur inside the training tower. No other burning or odor causing activities are foreseen at the property.

If approved, this would be the first (1<sup>st</sup>) special use permit for a fire station in the unincorporated area. This would be the fifth (5<sup>th</sup>) special use permit for a government facility in the unincorporated area; the others are highway related or government office related.

The Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and provided that conditions are included in the special use permit to mitigate outside noise, odor, and lighting, the proposed use should not be detrimental or endanger the public health, safety, morals, comfort, or general welfare. Placing a fire station at this location, with trained first responders, should enhance the public safety of the area.

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. Appropriate restrictions should be placed in the special use permit to regulate outside noise, odors, and lighting. It is acknowledged that a fire station could produce noise, particularly sirens, at any point in time. Landscaping is incorporated in the controlling site plan for the property. Presently, very few houses are located within a half mile of the property. The neighboring property owners should not suffer loss in property values caused by the placement of this use.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Provided the City of Joliet and Seward Township have no concerns regarding the use of Jones Road for the purposes of a fire station, adequate roads are provided. Adequate utilities are onsite or will be upgraded. Drainage issues shall be addressed as part of the stormwater management permit for the property.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

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 proposal is consistent with the goals and objectives included in the Public Safety section found on pages 4-10 and 4-11 of the Kendall County Land Resource Management Plan.

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



1. The special use permit granted by Ordinance 2004-24 is hereby revoked and Ordinance 2004-24 is repealed in its entirety.
2. The site shall be developed substantially in accordance with the plat of survey and site plan. The exact size of the retention pond expansion shall be determined by the stormwater management permit related to that expansion. The pond expansion must occur within two (2) years of the issuance of the special use permit. The Kendall County Planning, Building and Zoning Committee may extend this deadline upon request by the property owner.
3. The vegetation presently shown on the plat of survey and site plan shall remain in substantially the same locations as shown on these documents with the exception that the vegetation around the concrete apron, training pad area, and pond extension may be removed.
4. The berms shown on the site plan shall be a minimum of five feet (5') in height. Evergreen type vegetation shall be planted on top of the berms. The berms and evergreens must be installed within two (2) years of the issuance of the special use permit. The Kendall County Planning, Building and Zoning Committee may extend this deadline upon request by the property owner.
5. Damaged or dead plantings related to the landscaping of the property shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. The fire station, four thousand five hundred (4,500) square foot training building, and fire tower, shall be developed substantially in accordance with the elevations.
7. Any new structures constructed or installed related to the use allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
8. The training tower shown on the site plan shall be approximately sixty feet (60') in length, thirty feet (30') in width, and forty feet (40') in height.
9. The storage area shown on the site plan shall be an open area for outdoor storage approximately sixteen feet (16') in length and forty feet (40') in width. The maximum height of materials stored in this area shall be eight feet (8').
10. The fire investigation area shown on the site plan shall be an open area used for trainings and shall be approximately sixteen feet (16') in length, twenty feet (20') in width, and eight feet (8') in height.
11. The SCBA trailer shown on the site plan shall be approximately eight feet (8') in width and fifty-three feet (53') in length. The trailer shall be approximately fourteen feet (14') in height.
12. The eastern driveway shall be concrete from Jones Road to the vehicle turnaround around area as shown on the site plan. The remainder of the eastern driveway shall be asphalt.
13. The parking area shall be maintained in substantially the same location as shown on the site plan with approximately three hundred (300) parking spaces. The property owners shall ensure that handicapped parking spaces required by the Americans with Disabilities Act are provided. Per the site plan, seven (7) handicapped accessible parking spaces with applicable signage shall be provided for the three hundred (300) spaced parking lot.

14. The fence around the western portion of the parking lot shall be chain link with slats added. The maximum height of the fence shall be six feet (6').
15. One (1) free standing sign may be installed in substantially the location shown on the site plan. The sign shall be a maximum ten feet (10') in length and a maximum five feet (5') in height. The sign may be lit from dusk until dawn. However, the lighting output of the sign shall be set to a maximum of fifty percent (50%) of capabilities between 10:00 p.m. and dawn.
16. Wall signage on the building shall be installed in substantially the locations and sizes as shown on the renderings. These signs may be back lit.
17. The trash enclosure shall be placed in substantially the location shown on the site plan and shall be large enough to hold one (1) four (4) yard dumpster and one (1) four (4) yard recycling dumpster. The enclosure shall be screened per the requirements of the Kendall County Zoning Ordinance.
18. No burning, other than burning normally allowed on A-1 zoned property, may occur outdoors at the subject property.
19. Emergency dispatch horns, strobes, and speakers shall not broadcast or be used outdoors at the subject property between the hours of 10:00 p.m. and 8:00 a.m.
20. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment, vehicles, and materials parked and stored on the subject property and shall promptly clean up the site if leaks occur.
21. None of the vehicles or equipment parked or stored on the subject property related to the use allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
22. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
23. Within one (1) year of the approval of this special use permit ordinance, the owners of the subject property shall submit an escrow payment to the City of Joliet for improvements to Jones Road. The Kendall County Planning, Building and Zoning Committee may extend the deadline for payment of the escrow funds.
24. Within one (1) year of the approval of this special use permit ordinance, the owners of the subject property shall enter into an annexation agreement with the Village of Shorewood. The Kendall County Planning, Building and Zoning Committee may extend the deadline for the creation of the annexation agreement.
25. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
26. 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.
27. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

28. 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.

Member Koukol asked where the church relocated. Chief Andrew Doyle of the Troy Fire Protection District responded that the church remained at their original location.

The Troy Fire Protection District has a contract to purchase the property. The Troy Fire Protection District hopes to occupy the building in Fall 2023.

Chief Doyle discussed the mutual aid agreements that the Troy Fire Protection District has with other fire districts.

Jones Road is a paved road; at least part of the Jones Road is marked with yellow lines.

The Troy Fire Protection District was paying for the project through savings and taking out a loan. The project cost was between six and eight million (6-8 Million) not counting the cost of the land. They will pay cash for the land.

Member Gilmour requested an image of the chain link fence. She noted the poor quality of a similar chain link fence on Eldamain Road. Discussion occurred regarding the location of the chain link fence on the subject property in relation to property lines and vegetation.

Discussion occurred regarding weight restrictions on Jones Road. There were no weight limit signs on Jones Road.

Discussion occurred regarding reducing the brightness of the sign. The consensus of the Committee was to keep the lighting reduction time at 10:00 p.m.

Discussion occurred regarding increased traffic when trainings occur at the property. Based on the attendees at these trainings, the amount of traffic would be less than the amount of traffic generated by the church, if the church's plans had been implemented.

Discussion occurred regarding drainage at the property. A low spot exists at the southeast corner of the property. Drainage will be examined when at the time of stormwater permit application.

Member Vickers made motion, seconded by Member Flowers, to recommend approval of the proposal.

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

The proposal goes to the County Board on March 15, 2022, on the consent agenda.

*Petition 22-04 John and Laura Gay*

Mr. Asselmeier summarized the request.

In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

1. Shifting the building orientation; the proposed building size remains the same.
2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
4. Modifying the emergency access road to include a one hundred percent (100%) concrete surface area and hammerhead turnaround.

The application materials, Engineering Plans, Ordinance 2019-33, survey, building elevations, and updated landscaping plan were provided.

The property is located at 3601 Plainfield Road.

The area for the special use is approximately four point seven (4.7) acres.

The Future Land Use Map calls for the property to be Suburban Residential (Max 1.0 DU/Acre).

Plainfield Road is a County Road Classified as a Major Collector.

No trails are planned in the area.

There are no floodplains or wetlands on the property, but Morgan Creek runs along the northeastern boundary of the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for this area to be Suburban Residential and Commercial.

Zoning Districts within one half (1/2) mile include A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on December 21, 2021, and consultation was terminated.

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report was provided.

Oswego Township was emailed information on December 23, 2021.

Oswego Fire Protection District was emailed information on December 23, 2021. On January 3, 2022, the Oswego Fire Protection District submitted an email noting that the building had to be alarmed and have sprinklers. The email also requested an auto-turn exhibit and that the proposed turnaround area was sixty feet (60') short on the right side. The Petitioners submitted an auto-turn exhibit on January 19, 2022. The Oswego Fire Protection District requested that no landscaping or obstructions be in the area, a block or stop be installed to prevent apparatus from falling off the hard surfaced area, low growth or height landscaping in the area beyond the parking stop, and "No Parking-Fire Lane" markings or signage in the area. The Petitioners

submitted updated plans on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. The emails and exhibit were provided.

The Village of Oswego was emailed information on December 23, 2021.

ZPAC reviewed the proposal on January 4, 2022. Discussion occurred regarding the new driveway. It was clarified that the existing eastern access point would be removed. The Petitioners' Engineer agreed to provide the information requested by the Oswego Fire Protection District. The Sheriff's Department expressed concerns regarding traffic congestion and that the sign be placed in an appropriate location to prevent lines-of-sight issues. The septic system was still under design. The Planning, Building and Zoning Department requested improved area calculations because, based on the information provided, the area of improvement was close to the threshold for requiring a stormwater permit, if the berms were not installed. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. The Petitioners were offering grooming and daycare services on the property presently. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were provided.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. Discussion occurred regarding the outdoor play area in relation to the existing house to the southwest. It was noted that none of the neighbors submitted comments in favor or in opposition to the request. The Petitioners pursued the amendment for cost reasons and operational concerns. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the January 31, 2022, and February 28, 2022, hearing were provided.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

- A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
- B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
- C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance

allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.

- D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
- E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
- F. A maximum of one hundred (100) pets may be on the subject property at any time.
- G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- O. 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.
- P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

Neither the Sheriff's Department nor the Planning, Building and Zoning Department had received complaints against the kennel operation at this property.

According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the engineering plans, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According to the building elevations, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area. The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22'). The plans show the removal of the existing southeastern access point.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

The Petitioners plan to install one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall packs will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting and the location of these lights can be found on the elevations. The exact light fixtures are not known.

The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan. The Petitioners were allowed to have one (1) sign per their original special use permit.

The Petitioners plan to install approximately eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials in substantially the sizes and locations as shown on the landscaping plan. The landscaping plan

also shows one (1) approximately four foot (4') tall berm and a retention pond. All landscaping was planned to be installed by June 1, 2022.

Seven (7) existing trees in front of the house will be protected with fencing. One (1) tree will be removed.

Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the project. The stormwater related correspondence was provided.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates.

One (1) future gate is planned near the entrance to the property as shown on the landscaping plan.

The Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.



That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, septic systems, and the new driveway access.

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. Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

Staff recommended approval of the requested amendment to an existing special use permit for a kennel subject to the following conditions:

1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan, elevations, and landscaping plan.
2. The vegetation and berm outlined in the landscaping plan shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
3. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
5. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
6. This special use permit and 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.

Patti Bernhard, Attorney for the Petitioners, explained the proposal.

Member Koukol asked about the timeline for the project. The Petitioners wanted to be operational in 2022.

Discussion occurred regarding current activity on the property and the storage container on the property.

Discussion also occurred regarding traffic on Plainfield Road.

Member Vickers made motion, seconded by Member Flowers, to recommend approval of the proposal.

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

The proposal goes to the County Board on March 15, 2022, on the **consent** agenda.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

Discussion and Approval of Policy Requiring Applicants to the Planning, Building and Zoning Department to be Free of Debt or Current on an Approved Payment Plan to the County at the Time of Application Submittal.

Mr. Asselmeier explained the issue.

The Planning, Building and Zoning Department has started checking to see if applicants were free of debt to the County using the tax bill search information on the County's website.

Staff is still formulating a method regarding contacting other Department. If this procedure caused a delay in the issuance of permits, Staff was wondering if the Planning, Building and Zoning Committee had any concerns about such delays.

Mr. Holdiman noted that simple permit applications can be turned around in two or three (2 or 3) business days. Permits for houses might take seven (7) business days.

The consensus of the Committee was that slight delays were OK.

Discussion of Intergovernmental Agreements with Townships Regarding Additional Code Enforcement

Mr. Asselmeier explained the issue.

The Planning, Building and Zoning Department reached out to Oswego and Seward Townships to see if they would each be in favor of paying Nine Thousand Dollars (\$9,000) per year for five (5) hours per week of additional code enforcement in their respective township.

Seward Township is taking the proposal to their Annual Meeting in April.

The Oswego Township Board plans to discuss the proposal. No firm date was known for when Oswego would discuss the matter.

Member Gilmour asked how the dollar amount was determined. Mr. Asselmeier responded that the figure was Seven Hundred Fifty Dollars (\$750) per month for five (5) hours per week of work.

Discussion occurred regarding potentially hiring one (1) additional part-time person. Mr. Holdiman said the current part-time inspector was not available due to the duties of his other job.

Discussion occurred regarding issuing citations without giving a warning notice if the complaint came from the township.

Discussion occurred regarding the number of complaints in Oswego Township compared to Seward Township. Mr. Holdiman said the majority of complaints occur in Oswego Township. Member Gilmour suggested a higher amount for Oswego Township. Mr. Holdiman was unsure the number of hours necessary for enforcement in Oswego Township; he felt that five (5) hours was a good starting point.

*Discussion of Having a Planning, Building and Zoning Committee Meeting in Boulder Hill in the Spring of 2022*

Mr. Asselmeier noted that when the Committee originally discussed the idea for another meeting in Boulder Hill, the intent was to have an intergovernmental agreement either in place or substantially drafted before having a meeting. Given that at least one (1) township was waiting until April with making a decision, Staff felt that it was unlikely a meeting could occur in Boulder Hill in the spring. Time would be needed to negotiate the intergovernmental agreement and promote the meeting.

The consensus of the Committee was to wait with having the meeting in Boulder Hill until the summer of 2022.

The meeting would be more of a question and answer meeting.

*Update on Special Use Permit Enforcement*

Mr. Asselmeier provided an update.

At the December 14, 2021, and January 25, 2022, Planning, Building and Zoning Committee meeting, the Committee reviewed several special use cases. Below please find updates on the unresolved 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 going through the special use process.
2. 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: The County Highway Engineer is working with the property owner to complete the necessary documents for the dedication. \
3. 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: PBZ Department has been instructed not to issue a citation on this property until January 1, 2023.

4. Ordinance 2014-21-Special Use Permit for Peaceful Pathways Montessori School at 8250 Route 71

Issue: Condition 2 requires the gravel driveway to be paved with asphalt no later than May 15, 2017

How Department Became Aware of Violation: The Parcel ID number for the property was updated in 2021 and Staff discovered the condition.

Current Status: Request had been sent to the Petitioner's Attorney for a time line for paving the driveway; Petitioner did not respond. Violation warning sent February 22, 2022; Petitioner has until March 24, 2022, to respond or a citation will be issued.

*Follow-Up from February 16, 2022, Kendall County Historic Preservation Commission meeting at the Little White School Museum*

Mr. Asselmeier summarized the meeting. There were approximately twenty (20) people in attendance. The Committee reviewed the unapproved minutes of the meeting and presentations of the meeting.

Mr. Asselmeier noted that the County was still waiting to hear from the Illinois Historic Preservation Agency regarding the Certified Local Government Grant.

**REVIEW VIOLATION REPORT**

The Committee reviewed the violation report.

**REVIEW NON-VIOLATION REPORT**

The Committee reviewed the non-violation report.

**UPDATE FOR HISTORIC PRESERVATION COMMISSION**

Mr. Asselmeier noted that the Commission received five or six (5 or 6) applications for historic preservation awards which the Commission will be reviewing at their next meeting.

**REVIEW PERMIT REPORT**

The Committee reviewed the report.

**REVIEW REVENUE REPORT**

The Committee reviewed the report.

**CORRESPONDENCE**

None

**COMMENTS FROM THE PRESS**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

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

Chairman Gengler adjourned the meeting at 7:38 p.m.

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

Enc.



**KENDALL COUNTY  
PLANNING, BUILDING, & ZONING COMMITTEE  
MARCH 7, 2022**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Andrew Doyle</i>		
<i>Patti Bernhard</i>		



CLERK: pherber BATCH: 2325 NEW INVOICES  
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

135 00000 BUILDING & ZONIN 02152022 031522 3.71 .00 .00 3.71 1099:  
 CASH 000008 2022/04 INV 03/04/2022 SEP-CHK: N DISC: .00 11001902 63830  
 ACCT 1Y210 / DEPT 19 DUE 03/04/2022 DESC:MEETING REFRESHMENTS  
 CONDITIONS THAT PREVENT POSTING INVOICE 135/25732

\* Invoice must be approved or voided to post.  
 1153 00000 KENDALL CO HIGHW February 2022 031522 154.71 .00 .00 154.71 1099:  
 CASH 000008 2022/04 INV 03/04/2022 SEP-CHK: N DISC: .00 11001902 62170  
 ACCT 1Y210 / DEPT 19 DUE 03/04/2022 DESC:PBZ TRUCK FUEL FEB 2022  
 CONDITIONS THAT PREVENT POSTING INVOICE 1153/25728

\* Invoice must be approved or voided to post.  
 1849 00001 VERIZON 9900017388 031522 25.04 .00 .00 25.04 1099:  
 CASH 000008 2022/04 INV 03/04/2022 SEP-CHK: N DISC: .00 11001902 62070  
 ACCT 1Y210 / DEPT 19 DUE 03/04/2022 DESC:ZONING CELL PHONE  
 CONDITIONS THAT PREVENT POSTING INVOICE 1849/25729

\* Invoice must be approved or voided to post.  
 1849 00001 VERIZON 9900017388-1 031522 84.58 .00 .00 84.58 1099:  
 CASH 000008 2022/04 INV 03/04/2022 SEP-CHK: N DISC: .00 11001902 62070  
 ACCT 1Y210 / DEPT 19 DUE 03/04/2022 DESC:PBZ CELL PHONES  
 CONDITIONS THAT PREVENT POSTING INVOICE 1849/25730

\* Invoice must be approved or voided to post.  
 1969 00000 RANDY ERICKSON February 2022 031522 1,800.00 .00 .00 1,800.00 1099:7  
 CASH 000008 2022/04 INV 03/04/2022 SEP-CHK: N DISC: .00 11001902 63610  
 ACCT 1Y210 / DEPT 19 DUE 03/04/2022 DESC:12 Plumbing Inspections  
 CONDITIONS THAT PREVENT POSTING INVOICE 1969/25726

\* Invoice must be approved or voided to post.



CLERK: pherber BATCH: 2325 INVOICE PO NEW INVOICES  
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

2063	00000	RUNCO	OFFICE	SUP	859212-0	031522	48.74	.00	.00
CASH	000008	2022/04	INV	03/04/2022	SEP-CHK: N	DISC: .00			
ACCT	1X210	DEPT 19	DOE	03/04/2022	DESC:Office	Supplies			
CONDITIONS THAT PREVENT POSTING INVOICE 2063/25725									
* Invoice must be approved or voided to post.									
6 PENDING UNPAID INVOICES						TOTAL	2,116.78		
0 INVOICE(S)						REPORT POST TOTAL	.00		
						REPORT TOTALS	.00		





CLERK: pherber BATCH: 2372 NEW INVOICES  
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

107 00000 AUTOMOTIVE SPECI 25187 033122 131.22 .00 .00 131.22 1099:

CASH 000008 2022/04 INV 03/18/2022 SEP-CHK: N DISC: .00  
 ACCT 1Y210 DEPT 19 DUE 03/18/2022 DESC:2017 CHEVY MAINTENANCE

CONDITIONS THAT PREVENT POSTING INVOICE 107/26220

\* Invoice must be approved or voided to post.

859 00000 IACZO - KRISTAL 03182022 033122 25.00 .00 .00 25.00 1099:

CASH 000008 2022/04 INV 03/18/2022 SEP-CHK: N DISC: .00  
 ACCT 1Y210 DEPT 19 DUE 03/18/2022 DESC:ANNUAL DUES

CONDITIONS THAT PREVENT POSTING INVOICE 859/26223

\* Invoice must be approved or voided to post.

1165 00000 KENDALL COUNTY R 331 033122 67.00 .00 .00 67.00 1099:

CASH 000008 2022/04 INV 03/18/2022 SEP-CHK: N DISC: .00  
 ACCT 1Y210 DEPT 19 DUE 03/18/2022 DESC:FEBRUARY 2022 RECORDINGS

CONDITIONS THAT PREVENT POSTING INVOICE 1165/26224

\* Invoice must be approved or voided to post.

1665 00000 SHAW MEDIA 02222210101009 033122 106.02 .00 .00 106.02 1099:

CASH 000008 2022/04 INV 03/18/2022 SEP-CHK: N DISC: .00  
 ACCT 1Y210 DEPT 19 DUE 03/18/2022 DESC:FEBRUARY 2022 LEGAL PUBLICATIONS

CONDITIONS THAT PREVENT POSTING INVOICE 1665/26215

\* Invoice must be approved or voided to post.

1928 00000 WRK ENGINEERING, 22841 033122 215.00 .00 .00 215.00 1099:

CASH 000008 2022/04 INV 03/18/2022 SEP-CHK: N DISC: .00  
 ACCT 1Y210 DEPT 19 DUE 03/18/2022 DESC:PLASTICS BUILDING ADDITION

CONDITIONS THAT PREVENT POSTING INVOICE 1928/26216

\* Invoice must be approved or voided to post.

03/18/2022 12:43 | Kendall County  
 pherber | PBZ 03182022

1 P  
 | apinvent 2



CLERK: pherber BATCH: 2372 INVOICE NEW INVOICES  
 VENDOR REMIT NAME PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1928	00000	WBK ENGINEERING, 22842		033122	1,320.00	.00	.00
CASH	000008	2022/04	INV 03/18/2022	SEP-CHK: N	DISC: .00	180119 63150	1,320.00
ACCT	1Y210	DEPT 19	DUE 03/18/2022	DESC:PLAINFIELD ROAD		22-04	-CONTSVC -002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE 1928/26217							
* Invoice must be approved or voided to post.							
1928	00000	WBK ENGINEERING, 22839		033122	430.00	.00	.00
CASH	000008	2022/04	INV 03/18/2022	SEP-CHK: N	DISC: .00	180119 63150	430.00
ACCT	1Y210	DEPT 19	DUE 03/18/2022	DESC:12830 ASHLEY RD		21-29	-CONTSVC -002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE 1928/26218							
* Invoice must be approved or voided to post.							
1928	00000	WBK ENGINEERING, 22840		033122	107.50	.00	.00
CASH	000008	2022/04	INV 03/18/2022	SEP-CHK: N	DISC: .00	180119 63150	107.50
ACCT	1Y210	DEPT 19	DUE 03/18/2022	DESC:BRISTOL SANITARY DISTRICT		21-47	-CONTSVC -002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE 1928/26219							
* Invoice must be approved or voided to post.							
1957	00000	YORKVILLE BRISTO 03182022		033122	3,485.50	.00	.00
CASH	000008	2022/04	INV 03/18/2022	SEP-CHK: N	DISC: .00	180119 63150	3,485.50
ACCT	1Y210	DEPT 19	DUE 03/18/2022	DESC:REFUND OF ESCROW ACCOUNT 21-47		21-47	-REFUND -003
CONDITIONS THAT PREVENT POSTING INVOICE 1957/26222							
* Invoice must be approved or voided to post.							
9 PENDING UNPAID INVOICES				TOTAL	5,887.24		

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



---

---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

---

---

**Petition 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.

**ZPAC**

ZPAC reviewed the proposal at their meeting on April 5, 2022. It was clarified that no existing utilities were located inside the easements. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were included as Attachment 3.

**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 Petitioners provided emails from Comcast and Comed stating these utilities had no opposition to the requested vacation. These emails are included as Attachments 4 and 5 respectively.

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

WBK Engineering submitted a letter expressing no objections to the request. This letter is included as Attachment 6.

### **RECOMMENDATION**

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

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.

The draft ordinance is included as Attachment 7.

### **ATTACHMENTS**

1. Application Materials (Including an Email from the Homeowners' Association)
2. Plat of Vacation
3. April 5, 2022 ZPAC Minutes (This Petition Only)
4. Comcast Emails
5. Comed Email
6. WBK Letter
7. Draft Ordinance



**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: Michael J. Steck, Managing Member

Attest: [REDACTED]

**Karen Maxam, Manager**



**Matt Asselmeier**

---

**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

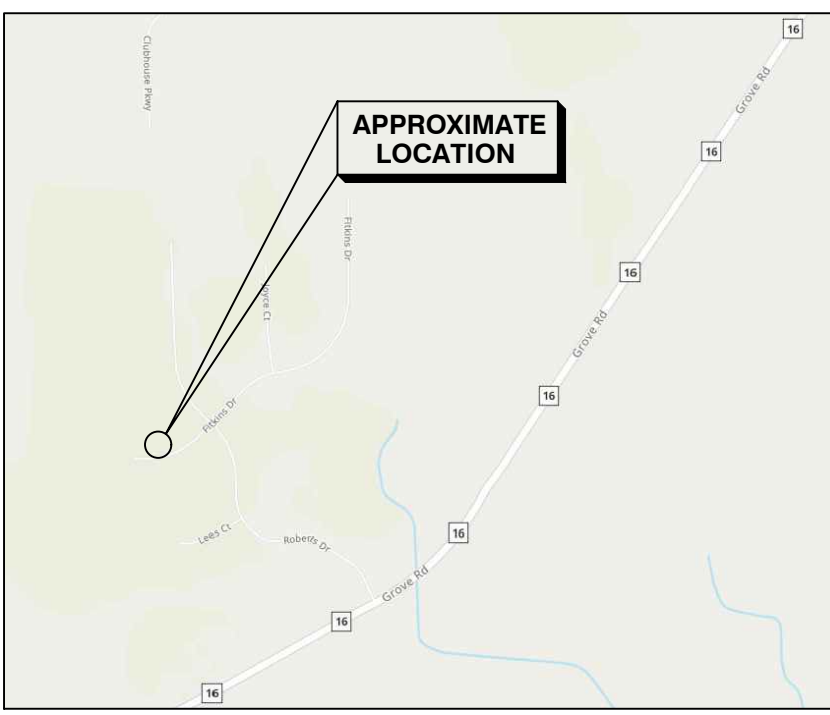
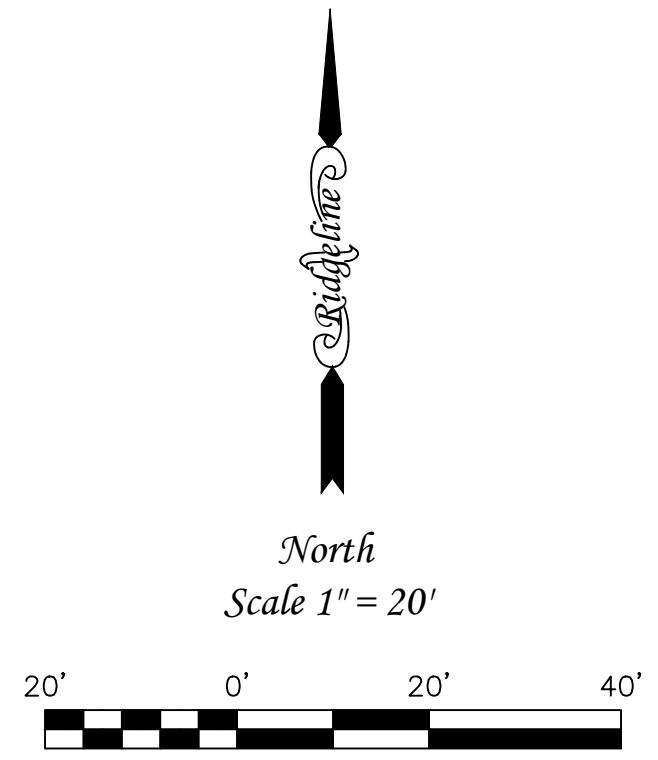
# PLAT OF EASEMENT VACATION

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

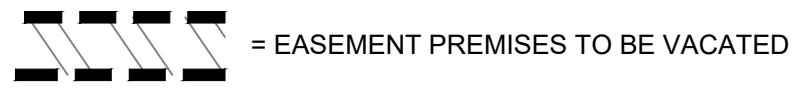
**PARCEL NUMBERS**  
06-08-150-001 (LOT 12)  
06-08-150-001 (LOT 13)



Vicinity Map  
(No Scale)

### LINE TYPE LEGEND

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



### 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

- [Hatched Box] = ASPHALT
- [Circle with 'C'] = CATCH BASIN
- [ET in Circle] = ELECTRIC TRANSFORMER
- [S in Circle] = SANITARY MANHOLE
- [St in Circle] = STORM MANHOLE
- [Square with 'S'] = SQUARE CURB DRAIN

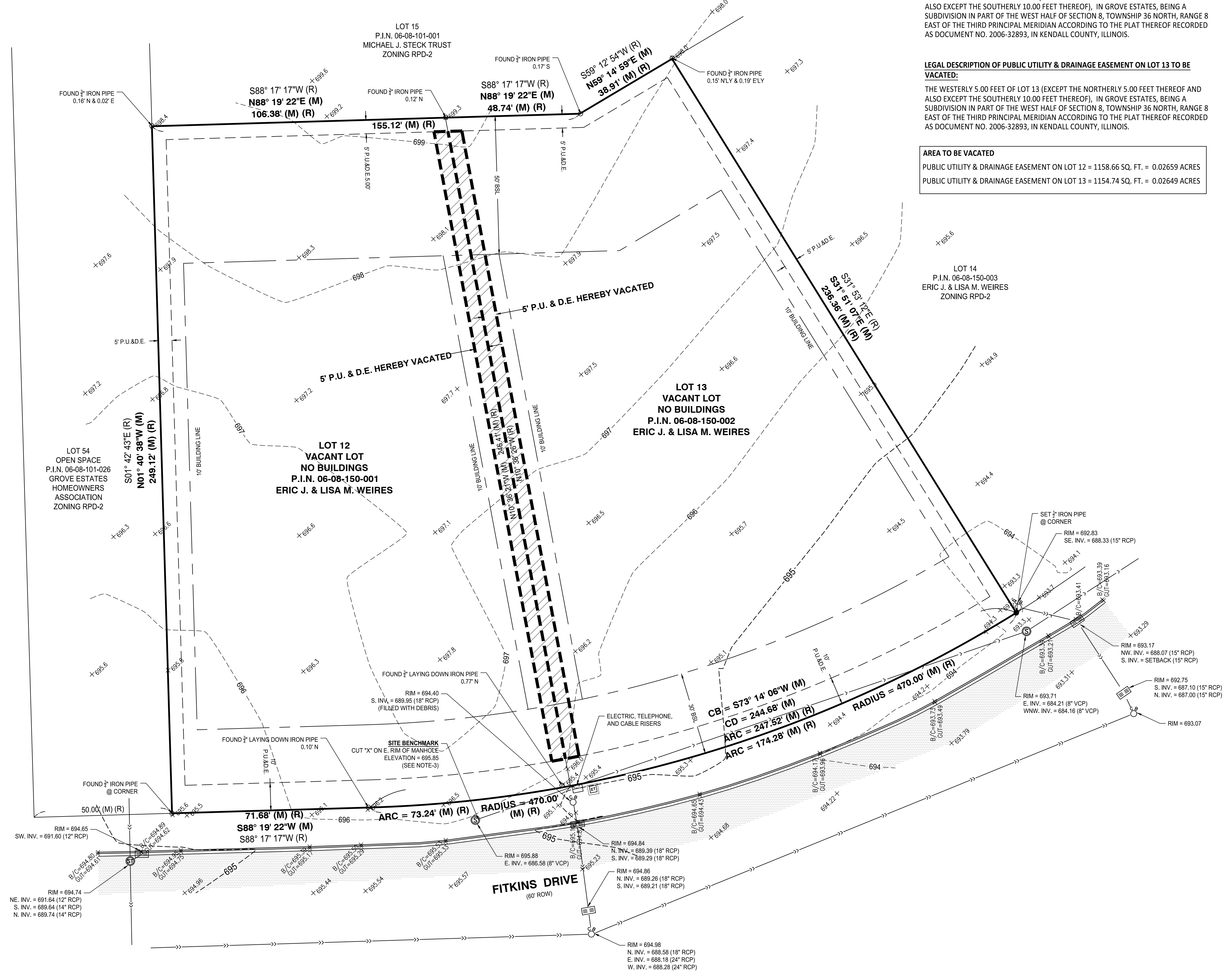
**PRESENT ZONING:**  
RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT-TWO)

**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:

- 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.
- ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
- 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	D
DRAWN	TMSJL	
CHECKED	GIS	
REFERENCE		
DATE	7-14-2021	
PROJECT NO.	2021-0436	

**Ridgeline Consultants LLC**  
1081 Algonquin Road, Algonquin, IL 60110  
PH: 630.801.7927 FAX: 630.701.1385  
George H. Shulavik 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



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
April 5, 2022 – 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  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Alyse Olson – Soil and Water Conservation District

Audience:

None

**PETITIONS**

**Petition 22-08 Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc. and Eric and Lisa Weires (Property Owners)**

Mr. Asselmeier summarized the request.

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 (7327 and 7301 Fitkins Drive, Oswego) in Na-Au-Say Township.

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

The application materials and the plat of vacation were provided.

The properties were approximately one point five (1.5) acres and the vacation area was approximately five hundredths (0.05) of an acre.

The property was zoned RPD-2 and was wooded.

Fitkins Drive is a local road maintained by Na-Au-Say Township.

There were no trails, floodplains, or wetlands on the property.

The adjacent land uses are wooded lots.

The adjacent properties were zoned RPD-2.

The Future Land Use Map calls for the area to be Rural Residential (max 0.65 du/acre).

The zoning districts within one half (1/2) mile are A-1 and RPD-2.

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

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

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

Staff requested that the Petitioners provide information stating that none of the utilities were in opposition to the request. Mr. Asselmeier provided emails from Comcast and Comed stating they had no objections to the request.

The homeowners' association submitted an email, which was provided, stating they were not in opposition to this request.

Mr. Asselmeier presented a letter from WBK Engineering stating they had no objections to the request.

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

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. 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.

It was noted that the Petitioners own the land to east.

Mr. Klaas asked if any utilities were in the easement. Mr. Asselmeier said a JULIE Locate occurred and no utilities were presently located in the easements.

No comments had been submitted by NICOR or AT&T.

Mr. Rybski made a motion, seconded by Commander Langston, to recommend approval of the requested vacation.

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

The proposal goes to the Kendall County Planning, Building and Zoning Committee on April 11, 2022.

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

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

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

The ZPAC, at 9:27 a.m., adjourned.

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

## Matt Asselmeier

---

**From:** Sheila Anderson <sheila@jbarchitecture.com>  
**Sent:** Tuesday, March 29, 2022 9:46 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Plat of Easement Vacation/Lot Consolidation - Lots 12 & 13 Fitkins, Oswego

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,

I contacted both AT&T and Comcast. Comcast got back to me and stated everything is ok. See below. Will this be enough or will you need a letter? Also Ted with Comcast asked if his signature needs to be witnessed or will his signature suffice?

The email I sent to Joslyn Frost was undeliverable maybe I got the email wrong. Is this what you have JC1243@att.com?

Let me know when you get a chance.

Thanks,

Sheila Anderson  
Construction Administrator



Please consider the environment before printing this e-mail.

This message and any attachments (hereunder the « message ») are confidential and intended solely for the addressees. If you receive this message in error, please delete it and immediately notify the sender. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized use, copying or dissemination is prohibited. E-mails are susceptible to alteration, therefore JB Architecture Group, Incorporated shall not be liable for the message if altered, changed or falsified.

---

**From:** Wyman, Ted <Ted\_Wyman@comcast.com>  
**Sent:** Tuesday, March 29, 2022 9:29 AM  
**To:** Sheila Anderson <sheila@jbarchitecture.com>  
**Subject:** RE: Plat of Easement Vacation/Lot Consolidation

Sheila,

After review of your Plat of Vacation of the proposed easements vacation between Lots 12 & 13 on the north side of Fitkins Dr. in Oswego, Comcast has underground cable facilities within the north Right-of-Way of Fitkins Dr. but has no



facilities within the 5' easements proposed to be vacated. Therefore, Comcast has no objection to the vacation of said easements.

When you are ready to have the mylar signed off, please contact me and we can coordinate a day and time for the sign-off.

Sincerely,

Ted Wyman  
Comcast Cable  
Right-of-Way Engineer  
688 Industrial Drive  
Elmhurst, IL 60126  
Phone: (224) 229-5850 office (847) 652-6074 cell  
Fax: (630) 359-5482  
[Ted\\_Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)

---

**From:** Sheila Anderson <[sheila@jbarchitecture.com](mailto:sheila@jbarchitecture.com)>  
**Sent:** Tuesday, March 29, 2022 8:50 AM  
**To:** Wyman, Ted <[Ted\\_Wyman@cable.comcast.com](mailto:Ted_Wyman@cable.comcast.com)>  
**Subject:** [EXTERNAL] Plat of Easement Vacation/Lot Consolidation

Ted,

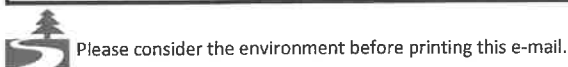
Good morning. I got your email from Kendall County Building Department. We are combining two lots in the subdivision of Grove Estates located in Oswego. The lots are 12 & 13 on Fitkins Dr, Oswego. There is a utility easement between the 2 lots but there are no utilities located there at this time.

I will need an email or letter from AT&T supporting (or at least not objecting) to the vacation? Do you handle this, or can you direct me to the person I need to speak with regarding this?

Let me know when you get a chance.

Thanks,

Sheia Anderson  
Construction Administrator



This message and any attachments (hereunder the « message ») are confidential and intended solely for the addressees. If you receive this message in error, please delete it and immediately notify the sender. If the reader of this message is not the intended recipient, you are hereby notified that any

**Matt Asselmeier**

---

**From:** Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>  
**Sent:** Wednesday, March 23, 2022 2:41 PM  
**To:** Dave Altosino  
**Cc:** Ron Fessler; Sheila Anderson  
**Subject:** RE: [EXTERNAL]Vacation of Easement - Lots 12 & 13 - Grove Estates - Kendall County

Dave,

Engineering verified we have no facilities within the side lot easements and approved the vacation.

We can coordinate me signing the mylar when you are ready to proceed.

Thanks,

*Jerry Bouska*

Senior Real Estate Representative  
Real Estate & Facilities  
Three Lincoln Centre, 4<sup>th</sup> Floor  
Oakbrook Terrace, IL 60181  
[gerald.bouska@comed.com](mailto:gerald.bouska@comed.com)  
T 630 437 2219



[comed.com](http://comed.com)

**From:** Dave Altosino <Dave@jbarchitecture.com>  
**Sent:** Tuesday, March 22, 2022 4:53 PM  
**To:** Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>  
**Cc:** Ron Fessler <Ron@jbarchitecture.com>; Sheila Anderson <sheila@jbarchitecture.com>  
**Subject:** RE: [EXTERNAL]Vacation of Easement - Lots 12 & 13 - Grove Estates - Kendall County

Good Afternoon Jerry,

I wanted to inform you that as of this afternoon, these properties have been JULIED. If you have any questions or wish to discuss anything, feel free to give me a call / email.

Thank You,

Dave Altosino, Associate AIA  
Senior Project Manager



March 25, 2022

Mr. Matt Asselmeier  
Kendall County Planning, Building, & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498

Subject: Lots 12 & 13 Grove Estates (WBK Project 13-180)

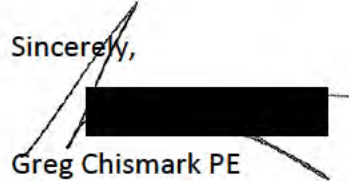
Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Petition 22-08 Plat of Vacation of a Utility Easement dated March 15, 2022 and received March 22, 2022.

We have no objection to the vacation of the easement from a drainage and stormwater utility perspective. This in no way waives the rights of any other utility or entity having rights under the original easement grant. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

  
Greg Chismark PE  
WBK Engineering, LLC

State of Illinois  
County of Kendall

Zoning Petition  
#22-08

**ORDINANCE NUMBER 2022-\_\_\_\_\_**

**APPROVING A PLAT OF VACATION OF FIVE FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE EAST PROPERTY LINE OF LOT 12 AND WEST PROPERTY LINE OF LOT 13 IN GROVE ESTATES SUBDIVISION ON PARCELS IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 06-08-150-001 AND 06-08-150-002 IN NA-AU-SAY TOWNSHIP**

WHEREAS, Section 7.06 of the Kendall County Subdivision Control Ordinance permits the Kendall County Board to approve plats of vacation and provides the procedure through which plats of vacation are approved; and

WHEREAS, the two five-foot public utility and drainage easements which are the subject of this Ordinance were established by Ordinance 2006-36 which granted approval of a final plat of Grove Estates Subdivision and was approved by the Kendall County Board on May 16, 2006; and

WHEREAS, the final plat of Grove Estates Subdivision was recorded in the Kendall County Recorder of Deeds Office on October 12, 2006; and

WHEREAS, the two five-foot public utility and drainage easements which are the subject of this Ordinance are located along and parallel to the east property line of Lot 12 and the west property line of Lot 13 in Grove Estates Subdivision. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, on or about February 12, 2021, Eric and Lisa Weires acquired ownership of Lots 12 and 13 of Grove Estates Subdivision and the property identified by Parcel Identification Numbers 06-08-150-001 and 06-08-150-002; and

WHEREAS, on or about March 18, 2022, Eric and Lisa Weires, working with Jonathan A. Bieritz of JB Architecture Group, Inc, collectively hereinafter referred to as "Petitioners," filed a petition for approval of a plat of vacation of the five-foot public utility and drainage easements located along the east property line of Lot 12 and the west property line of Lot 13 in Grove Estates Subdivision; and

WHEREAS, on April 5, 2022, the Kendall County Zoning, Platting and Advisory Committee reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval with conditions of the requested plat; and

WHEREAS, on April 11, 2022, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the information presented and recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has forwarded to the Kendall County Board a recommendation of **approval with conditions** of the requested plat of vacation; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

State of Illinois  
County of Kendall

Zoning Petition  
#22-08

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

1. The Kendall County Board hereby grants approval of Petitioners' petition for plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the plat of vacation attached hereto as Exhibit B.
2. Lots 12 and 13 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation attached hereto as Exhibit B. Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
3. This vacation shall become effective upon the successful recording of Exhibit B 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.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19<sup>th</sup> day of April, 2022.

Attest:

---

Kendall County Clerk  
Debbie Gillette

---

Kendall County Board Chairman  
Scott R. Gryder

**Exhibit A**

**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

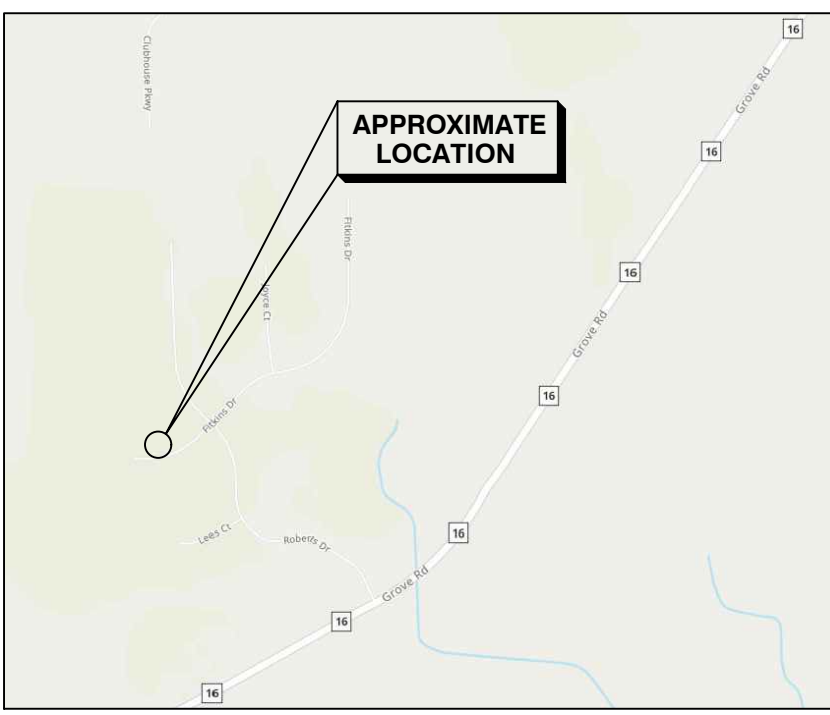
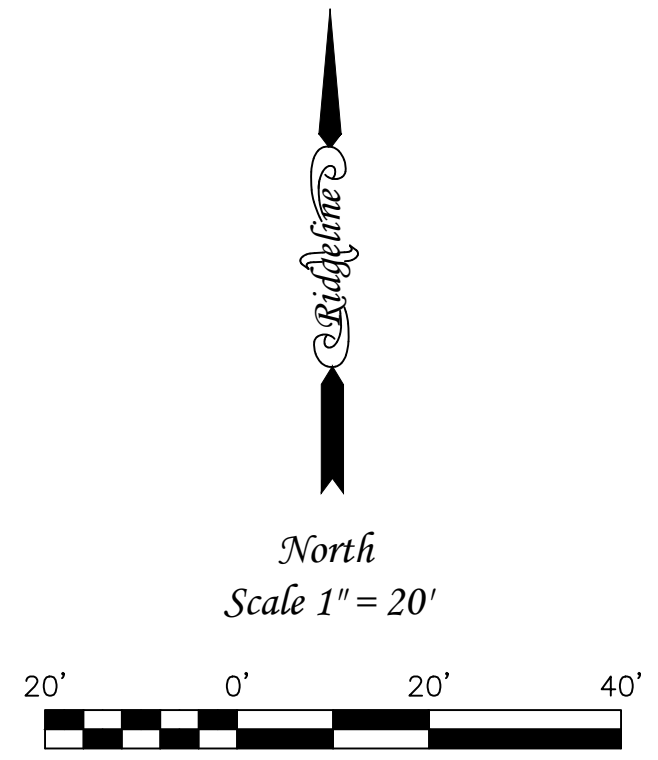
# PLAT OF EASEMENT VACATION

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 = - - - - -



### 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

- [Hatched Box] = ASPHALT
- [Circle with 'C'] = CATCH BASIN
- [Square with 'ET'] = ELECTRIC TRANSFORMER
- [Circle with 'S'] = SANITARY MANHOLE
- [Circle with 'ST'] = STORM MANHOLE
- [Square with 'S'] = SQUARE CURB DRAIN

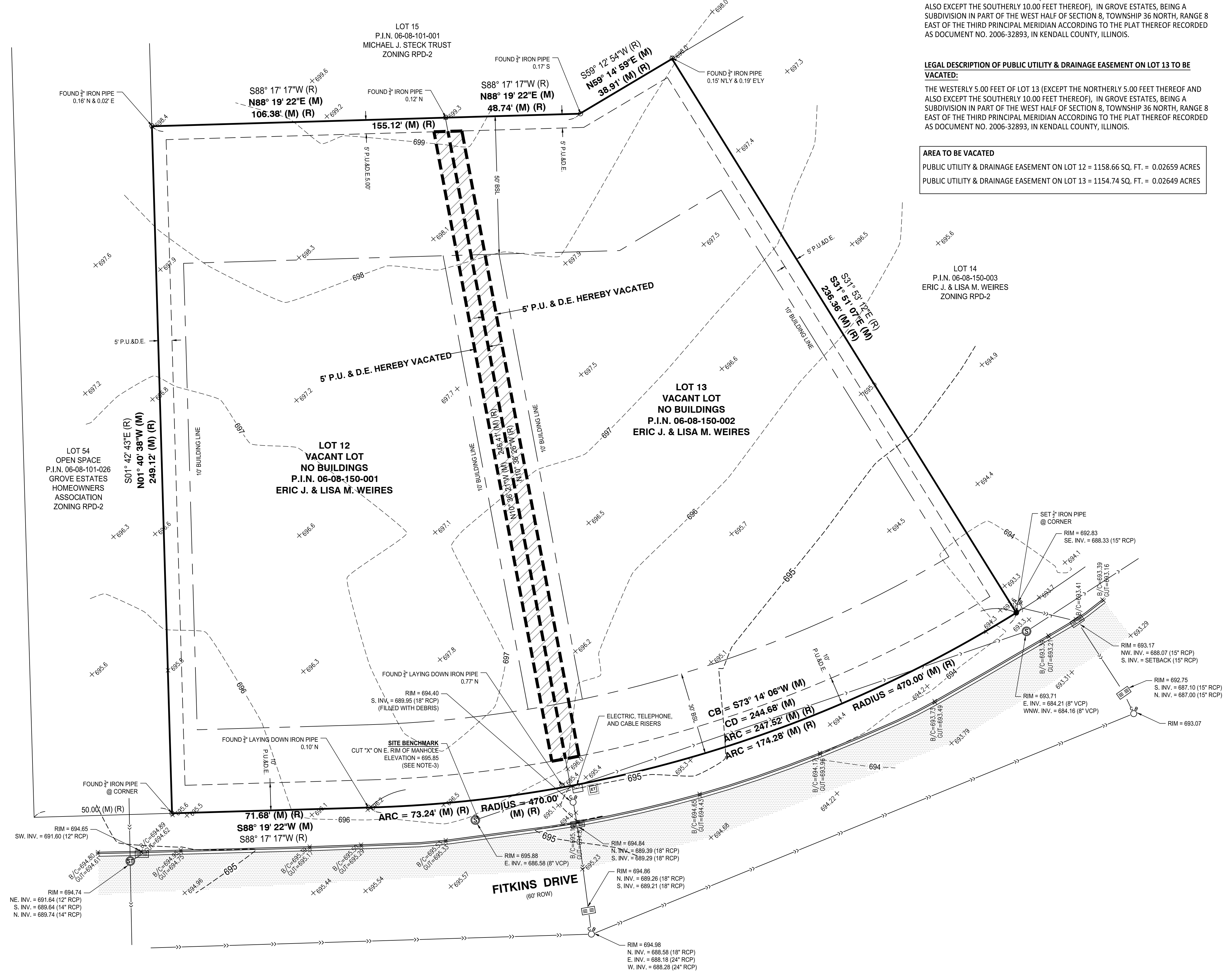
**PRESENT ZONING:**  
RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT-TWO)

**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:

- 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.
- ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
- 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	D
DRAWN	TMSJL	
CHECKED	GIS	
REFERENCE		
DATE	7-14-2021	
PROJECT NO.	2021-0436	

**Ridgeline Consultants LLC**  
1081 Alton Road, Mokena, IL 60450  
PH: 630.801.7827 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



PREPARED FOR:  
**JB ARCHITECTURE**  
PROPERTY ADDRESS:  
**(LOTS 12 & 13) FITKINS DRIVE**  
**OSWEGO, ILLINOIS**





**Pam Herber**

---

**From:** Mia Johnson <MiaLLC642@outlook.com>  
**Sent:** Tuesday, March 15, 2022 8:56 AM  
**To:** Pam Herber  
**Subject:** [External]Permit # 23-2022-027

**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.

Good morning Pam, this customer has decided to not move forward with the generator install so I'm writing to request cancelation of permit # 23-2022-027. If any funds are able to be refunded that would be great if not understandable. Thank you and have a good (only)Tuesday!

Regards,

Mia Johnson  
Office Manager  
LEE LEGLER CONSTRUCTION & ELECTRIC INC  
181 Wolf St Unit A  
Yorkville, IL 60560  
miallc642@outlook.com  
Office: 630-546-8476  
Fax: 630-553-8680

*Requesting cancellation/void  
+ Refund per email*

*- Approved 3/15/22 - BCLH*

*\$110<sup>00</sup>*

KENDALL COUNTY PLANNING, BUILDING & ZONING

Name: Smith

Permit # 23 2022-027



CHECKLIST

- 3 Sets of Blueprints
- 2 Plats of Survey w/Dimensions
- Construction Type
- Contact Names/Numbers
- Signatures

- Driveway Plan & Profile
- Site Staked/Identified
- Use (if required)
- Grading Plan

- Pending Approvals:
- Well & Septic N/A
  - Access Permit
  - Address Approval
  - Address Distribution

DATA / APPROVALS

Parcel ID (Tax) #: 05-12-277-007

Owners Name: Smith, Sherry + Sean

Address: 6217 Legacy Circle Yorkville IL 60360

Subdivision: Whitetail Ridge Unit \_\_\_\_\_ Lot 136

Zoning District: RPD-2 Approved: \_\_\_\_\_ 1/14/22

Construction Type: \_\_\_\_\_ Area & Bulk \_\_\_\_\_

Flood Zone: X Panel #: 17093C0130H Elevation Certificate Required? NO

Well & Septic #: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Culvert: Diameter: \_\_\_\_\_ Length: \_\_\_\_\_ Driveway: \_\_\_\_\_ Grading Plan: \_\_\_\_\_

Proposed Top of Foundation: \_\_\_\_\_ M.E.: \_\_\_\_\_ Actual Top of Foundation: \_\_\_\_\_

FEES

PERMIT	PLUMBING	LAND-CASH	DISTRICTS
Plan Review <u>100</u>	Under Floor _____	School _____	Fire _____
Site Inspection _____	Rough _____	Parks/F.P. _____	Post Office _____
Footing _____	Final _____	<b>Total Due</b> _____	Grade School _____
Foundation Wall _____		Date Paid _____	High School _____
Backfill _____		Check # _____	Park/Forest Preserve _____
Slab (1) _____	OTHER <u>50</u>	Receipt # _____	
Slab (2) _____	Zoning Cert. <u>50</u>		
Meter Socket _____	Address _____		
Frame/Wire _____		<b>OFFSITE ROADWAY</b>	
Insulation _____		Date Paid _____	
Final <u>50</u>	<b>Total Due</b> <u>110</u>	Check# _____	<b>ENGINEER</b>
Occupancy _____	Date Paid <u>1/14/22</u>	Receipt # _____	Review _____ TO
Single Family _____	Check# _____		BE PAID SEPARATELY
Dwelling _____	Receipt# <u>60378</u>		

Zoning Conditions of Permit: See legal

Site Inspection N/A 1 1 PERMIT APPROVED BY \_\_\_\_\_ 1/14/22

INSPECTIONS/APPROVAL DATE

Footing _____	/ /	Slab (1) _____	/ /
Backfill _____	/ /	Slab (2) _____	/ /
Foundation Wall _____	/ /	Electric Service _____	/ /
Frame/Wire _____	/ /	Insulation _____	/ /
Under Floor Plumbing _____	/ /	Rough Plumbing _____	/ /
Final/Occupancy _____	/ /	Final Plumbing _____	/ /



---

**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: April 6, 2022  
Re: Enforcement of Special Use Conditions

---

While updating parcel identification number information earlier this year, Staff became aware of the following violation:

1. Ordinance 2014-21-Special Use Permit for Peaceful Pathways Montessori School at 8250 Route 71  
Issue: Condition 2 requires the gravel driveway to be paved with asphalt no later than May 15, 2017  
How Department Became Aware of Violation: The Parcel ID number for the property was updated in 2021 and Staff discovered the condition.

Staff had requested a response from the property owners' attorney by the middle of the February. When no response came, on February 22, 2022, Staff sent a thirty (30) day warning letter to the property owners.

On March 23, 2022, the property owners' attorney sent the attached email requesting an extension to the deadline for paving the driveway.

A copy of Ordinance 2014-21 is also attached.

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

MHA

Encs.: March 23, 2022 Email from Dan Kramer  
Ordinance 2014-21

## Matt Asselmeier

---

**From:** Daniel J Kramer <dkramer@dankramerlaw.com>  
**Sent:** Wednesday, March 23, 2022 12:35 PM  
**To:** Matt Asselmeier; Watkins, Brian  
**Cc:** Scott Koeppel; Scott Gengler  
**Subject:** RE: [External]RE: Peaceful Pathways Montessori School

Two reasons for a bit of the delay. One with the health issues I am still out until April 4, 2022 and working very limited remote. Second the Client started looking thru their old file .They were under the impression after much debate with former County Board Member, John Purcell, ho had been the only one pushing the black topping issue that the condition was going to be removed from final approval. They have contacted their Lender who will advance No funds to do the blacktopping. By way of explanation they are a small family owned Montessori School. Unfortunately the First and Second Covid shutdowns seriously compromised their enrollment of Students , not only due to actual inability to conduct on-site learning, but also due to the fact that many parents lost or had reduced employment and could no longer pay tuition. They were not able to come close to getting Covid relief sufficient to pay staff and overhead. They are dutifully still operating and attempting to put the business on a better financial footing. I would ask by this Letter that we be placed on the April P,B and Z Agenda to discuss an extension to give them a sufficient opportunity to right the ship financially. They have been a valuable resource to the community which I am sure the County Board and the local School Districts would hate to lose. Let me know if we are on the Agenda and date please.

---

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Wednesday, March 23, 2022 9:26 AM  
**To:** Daniel J Kramer <dkramer@dankramerlaw.com>  
**Cc:** Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>  
**Subject:** RE: [External]RE: Peaceful Pathways Montessori School

Dan:

The owners of 8250 Route 71 were sent the attached letter on February 22<sup>nd</sup> and they signed the green card on February 24<sup>th</sup>.

To date, we have not received any correspondence from them regarding this matter. If they don't respond or if the driveway is not paved when do an inspection, a citation will be issued.

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:** Daniel J Kramer [<mailto:dkramer@dankramerlaw.com>]  
**Sent:** Thursday, February 10, 2022 11:17 AM  
**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Cc:** Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>  
**Subject:** RE: [External]RE: Peaceful Pathways Montessori School

**ORDINANCE NUMBER 2014 - 21**

**GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR  
BRIAN WATKINS, d/b/a PEACEFUL PATHWAYS MONTESSORI SCHOOL**

WHEREAS, Brian Watkins, d/b/a Peaceful Pathways Montessori School has filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 7.06 acre property located on the south side of Route 71, west of the Ravine Woods Subdivision, commonly known as 8250 Route 71, (PIN# 05-03-200-021), in Kendall Township; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation of a school; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their school and modify their site plan to build another building and modify the existing conditions; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a special use for a pre-school facility with a maximum of 24 students as Ordinance 2005-60 on November 15, 2005; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner an amendment to the Special Use to allow an increase to the maximum student enrollment from twenty-four (24) to seventy-five (75) and to allow the construction of a classroom structure pursuant to Ordinance 2007-19 approved by the Kendall County Board on May 15, 2007; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner an amendment to the Special Use to allow an increase to the maximum student enrollment from seventy-five (75) to two hundred (200) students, modify the site plan and conditions pursuant to Ordinance 2009-05 approved by the Kendall County Board on March 17, 2009; and

WHEREAS, said property is legally described as:

**PARCEL ONE:**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3906.54 FEET, AN ARC DISTANCE OF 1438.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE CURVE 555.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 50 MINUTES 41 SECONDS WITH THE CHORD OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 540.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 78 DEGREES 36 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 625.64 FEET; THENCE NORTHWESTERLY 515.60 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

AND

PARCEL TWO:

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 CENTER LINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT OF 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 1438.52 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, 2007 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTES 04 SECONDS WEST, 264.70 FEET TO THE POINT OF BEGINNING, 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, 10.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

WHEREAS, the Zoning Board of Appeals did grant the petitioner said request for a variance to the parking lot drive aisle standards for the aisles to be twenty (20) feet in width on July 28, 2014; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.04.A.3 of the Zoning Ordinance, and recommendation for approval by the Zoning Board of Appeals on July 28, 2014; and

WHEREAS, the findings of fact were approved as follows:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **It would add more impervious area that is really not necessary since it met the prior regulations from 2007. The petitioners are trying to keep a residential character to the property and a 20' drive aisle is already larger than a typical driveway.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Most other properties are not built yet and were not approved previously. Other petitioners can request a small drive aisle but staff most likely would not support it.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **There is not a true hardship but it met previous conditions and was already approved by the fire protection district in 2007.***

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **To date***

**there have been no issues with a 20' drive aisle, therefore staff is of the opinion that should remain.**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **This variance will not change congestion on the public streets or impact any surrounding properties or values.***

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on July 28, 2014; and

WHEREAS, the findings of fact were approved as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The property is considered an amenity to the area by providing an additional educational resource for parents with children ages 15 months to 15 years old. Some improvements have already been made to the property including a right in and right out of the property and with the expansion of Route 71 a left turn lane will be added to help any traffic and safety concerns.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The operation of a Montessori school during normal school hours should not diminish the residential usage of adjacent property. The subject site borders on Outlot "A" of the Ravine Woods subdivision. Adequate landscape buffering of the proposed parking area is provided by the existing woodland portions of the site which should shield Outlot "A" from views of the parking area. The increase in required parking is minimal and should not have an impact on surrounding areas.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The petitioners are currently working with the fire protection district but 20' was the width of the driveway regulations back in 2007 and the fire department approved the site plan at the time. However, the petitioners are currently working with the fire protection district to make sure the current site plan will meet their needs. No new ingress or egress or drainage will be provided at this time.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **The special use will conform to all other respects of applicable regulations except for the variance that is being requested on the drive aisle width.***

*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. **The existing use is consistent with the LRMP of rural residential as the petitioners still live on site and the site is almost at maximum capacity. Unless more land is acquired this is the build out of the site.***

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

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

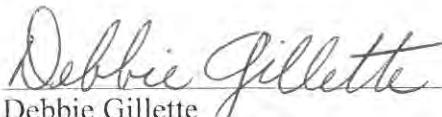
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinances #05-60, #07-19 & #09-05 in their entirety and grants approval of a major amendment to their existing special use zoning permit to continue operation of their school at 8250 Route 71 in accordance to the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:


1. Limit student enrollment to no more than two-hundred (200) and fifteen (15) full-time employees. However, in the event State or Local requirements or any other requirements, regarding the number of instructors to serve the number of students would require hiring of additional employees necessitating installation of additional off-street parking spaces, such alterations shall require review and approval of necessary permits for review and approval by PBZ staff without the need to amend the special use.
2. Existing gravel driveway (not including the parking stalls) shall be paved with asphalt no later than May 15, 2017 or once the student enrollment exceeds 150, whichever occurs first.
3. Prior to the issuance of a building permit the following must be completed:
  - a. Review and approval from the Health Department regarding existing and proposed well and sanitary disposal systems and their ability to handle the anticipated student amount.

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 August 19<sup>th</sup>, 2014.

Attest:

  
Debbie Gillette  
Kendall County Clerk

  
Bennett Mikelson  
Chief Deputy

  
John Shaw  
Kendall County Board Chairman



<p><b>SITE DATA:</b> EXISTING ZONING: A1-SU</p> <ul style="list-style-type: none"> <li>LOT SIZE: 279,406± SQ. FT. (6.411 AC.)</li> </ul>
<p><b>BUILDING AREA:</b></p> <ul style="list-style-type: none"> <li>EXISTING BUILDING: (7,055 SQ. FT.) (SEPARATE FROM RESIDENCE)</li> <li>PROPOSED BUILDING: (6,500 ± SQ. FT.)</li> </ul>
<p><b>PARKING DATA:</b></p> <p><b>EXISTING DATA:</b></p> <ul style="list-style-type: none"> <li>REGULAR STALL COUNT: 15</li> <li>ADA ACCESSIBLE STALLS: 1</li> <li>TOTAL NUMBER OF EXISTING STALLS: 16</li> </ul> <p><b>PROPOSED DATA:</b></p> <ul style="list-style-type: none"> <li>NUMBER OF REGULAR PARKING STALLS: 28</li> <li>NUMBER OF ADA ACCESSIBLE STALLS: 2</li> <li>TOTAL NUMBER OF PROPOSED STALLS : 30</li> <li>TYPICAL PARKING WIDTH: 9.0'</li> <li>TYPICAL PARKING LENGTH: 20.0'</li> <li>TYPICAL ISLE WIDTH: 20.0' MIN. - TWO WAY</li> <li>TYPICAL ISLE WIDTH: 12.0' MIN. - ONE WAY</li> </ul>



LOT 1  
279,406± SQ. FT.  
(6.411 AC.)

EXHIBIT A



PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com  
 HRGreen

PEACEFUL PATHWAYS MONTESSORI  
 PROPOSED BUILDING ADDITION  
 KENDALL COUNTY, ILLINOIS  
 CONCEPT PLAN  
 CONCEPT PLAN 6

BAR IS ONE INCH ON  
 OFFICIAL DRAWINGS  
 0 1"  
 IF NOT ONE INCH,  
 ADJUST SCALE ACCORDINGLY

DRAWN BY: GJV  
 APPROVED: DWS  
 JOB DATE: 05/30/2014  
 JOB NO: 88140094

DRAWING  
**CON 6**

xrefs: 070103.dwg, 070075-ExistingTopo, econtours, 070075-POS-REFERENCEONLY, xgl-1-0x07  
 8/6/2014 5:43:12 PM  
 \\HRGreen.com\Data\88140094\CAD\Drawings\88140094-PCS-Concept-6.dwg



---

## 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: April 4, 2022  
Re: 1038 Harvey Road

On January 13, 2020, after a several month long investigation, the Planning, Building and Zoning Committee voted to forward alleged violations of various ordinances that occurred at the subject property to the Kendall County State's Attorney's Office for prosecution. Thirteen (13) months later in February 2021, the court fined the property owners Thirty-Two Thousand Dollars (\$32,000). Since that time, collection of the fines has not occurred because the property owners filed a motion to vacate the fine and the court was conducting a discovery of assets to determine if the property owners had the means to pay the fines.

The County was also hoping that the property owners would submit the necessary applications for a special use permit and variances at the subject property. On December 9, 2021, the necessary applications were completed and submitted to the County. The application requested a special use permit for a landscaping business, a variance to allow a driveway within five feet (5') of the southern property line, and a variance to allow a landscaping business on a non-State, County, or Collector Road as identified in the Kendall County Land Resource Management Plan.

In January 2022, the Kendall County Regional Planning Commission did not have a quorum at their meeting. In February 2022, the Kendall County Regional Planning Commission requested the property owners submit either approval of the access location of the southern driveway from the Village of Oswego or a plat of survey showing the access point and southern driveway were at least five feet (5') north of the southern property line. The Village of Oswego was the access permitting authority for this portion of Harvey Road. Neither the Petitioners nor their Attorney attended the March Kendall County Regional Planning Commission meeting and the item remained tabled.

On April 1, 2022, the Planning, Building and Zoning Department inspected the subject property; related pictures are attached. The property owners appear to be operating a landscaping business, junk and debris appears visible, and new gravel appears on the driveway. No permit was obtained to install the driveway.

The property owners have applied for a permit for the existing deck around their swimming and they moved two (2) accessory structures out of the required setback on the northern portion of the property.

Information related to the special use permit and variance applications can be found here, <https://www.co.kendall.il.us/home/showpublisheddocument/22267/637842239153300000>.

In light of the Planning, Building and Zoning Department's Policy for Code Enforcement in Cases Where Applicants Are Pursuing Legislative and Administrative Remedies dated January 25, 2022, the Department requests guidance on how to proceed with this matter. In particular, the Department requests guidance on the following:

1. Should new, additional citations be issued at this property for illegal operation a landscaping business without a special use permit, illegal placement of a driveway and parking pad without a permit, and junk and debris violations.

2. If the new, additional citations are issued, should the Department give the property owner a thirty (30) day warning notice to remedy the issues.

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

MHA

Encs. Five Pictures















**2020 VIOLATIONS**

<b>Violation</b>	<b>Name</b>	<b>Parcel #</b>	<b>Address</b>	<b>Subdivision</b>	<b>Description</b>	<b>Opened</b>	<b>Follow up</b>	<b>PBZ</b>	<b>SAO</b>	<b>Closed</b>
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 Ridgefield Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri 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	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	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 Ceboold 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
<b>20-025</b>	<b>Sec of Veteran Affairs</b>	<b>05-05-103-002</b>	<b>14 Maple Street</b>	<b>Fox Lawn</b>	<b>Multiple Violations</b>	<b>6/15/2020</b>	<b>12/31/2020</b>			
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Amlich	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	Driveway - 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	Landscap 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

**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 Cr	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
<b>19-049</b>	<b>Martinez</b>	<b>03-12-100-004</b>	<b>1038 Harvey Rd</b>		<b>Multiple Violations</b>	<b>5/13/2019</b>	<b>8/1/2019</b>		<b>11/3/2021</b>
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 Cebold Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019		6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019		5/23/2019
19-055	Henn	03-08-280-008	16 Cebold Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Cr.	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 TRT# 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 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019		6/11/2019
19-076	Gallejos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019		6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019		7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019		7/30/2019
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019		7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019		7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019		9/11/2019
19-082	Cerny/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	Majley Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgeland 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

**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
12/13/2021	03-05-430-019	42 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	30 day warning 1/24/2022	2/24/2022	3/9/2022
12/16/2021	03-05-429-031	37 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	Trailer removed		2/8/2022
12/16/2021	02-35-381-004	5879 Danielle Lane Yorkville	Fields of Farm Colony	3 trailers in front yard setback	1/6/2022	30 day warning 1/13/2022		2/18/2022
12/16/2021	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	30 day warning 1/24/2022		3/9/2022
12/20/2021	06-02-177-003	7 Cherokee Dr. Oswego	Oswego Plains	Building w/ permit	12/20/2021	BP applied for #04-2022-029		1/5/2022
12/20/2021	03-18-402-003	19 N. Cherry Dr. Oswego	Owners 2nd Sub	Junk & Debris	1/6/2022, 1/23/2022	No change	3/21/2022	1/19/2022
12/29/2021	03-04-305-026	22 Wyntham Dr. Montgomery	Boulder Hill	Junk & Debris	1/6/2022	Debris has been removed		1/19/2022
1/5/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	1/6/2022	Gravel Drive Grandfathered in		1/19/2022
1/5/2022	02-34-204-004	80 Riverside St. Yorkville	Fox River Gardens	Tent	12/21/2021	Forwarded to Matt A for response		1/19/2022
1/6/2022	02-35-380-006	7796 Madeline Dr. Yorkville	FOFC	RV parked in front yard since 12/10/2021	1/5/2021	RV still driveway - f/y setback	1/21/2022	1/21/2022
1/11/2022	02-35-380-006	5703 Fields Dr. Yorkville	FOFC	Trailer in Front yard setback	2/28/2022	Removed		3/7/2022
1/13/2022	05-18-226-002	8115 E. Highpoint. Rd.		Trucking Business	1/23/2022	Several Trucks Parked	2/3/2022	3/8/2022
1/14/2022	05-03-200-027	8250 Route 71 Yorkville		Drive Lane not hard surface per SU approval	1/18/2022	Forwarded to Matt A for response	2/18/2022	2/22/2022
1/18/2022	01-19-200-009	17660 Sedgewick Rd. Sandwvich		Possible residence in Barn	1/18/2022	Building permit applied for		2/2/2022
1/19/2022	05-04-300-033	9600 Route 71		Junk & Debris	1/19/2022	Unable to observe blowing J & D		1/20/2022
1/26/2022		behind 421 Hazeltine Way		Junk & Debris	1/27/2022	No Debris or Garbage observed		1/27/2022
2/3/2022	03-05-401-003	81 Boulder Hill Pass	Boulder Hill	Occupying a structure w/o C of O	2/9/2022	Applied for Permit		3/8/2022
2/4/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	No RV on site		3/9/2022
2/7/2022	03-04-256-020	51 Hunter Dr. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop		2/15/2022
2/7/2022	03-04-378-019	83 Pueblo Rd. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop		2/15/2022
2/16/2022	02-24-228-001	8 Riverview Ct. Oswego	Riverview Heights	Remodel bathroom w/o permit	2/18/2022	No Evidence of violation		2/18/2022
2/22/2022	05-03-200-027	8250 Route 71 Yorkville		Driveway not asphalted per Ord. 2014-21		MA	4/12/2022	
2/24/2022	03-08-202-008	54 Circle Dr. W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	No RV on site		3/9/2022
2/24/2022	03-05-453-007	141 Boulder Hill Pass Montgomery	Boulder Hill	POD in driveway	3/9/2022	No POD on site		3/9/2022
2/28/2022	02-36-300-014	5626 Minkler Rd. Yorkville	Squaw Valley	Trailer in setback	3/7/2022	No violation		3/7/2022
3/1/2022	02-21-151-005	30 Patricia Ln. Yorkville	Richard Blackberry Estates	Inoperable Vehicle	3/7/2022			
3/7/2022	03-04-154-002	37 Woodridge Rd. Montgomery	Boulder Hill	Junk & Debris				
3/7/2022	02-28-403-005	804 McHugh Rd. Yorkville		Multiple Violations	3/7/2022			
3/7/2022	02-35-301-003	339 Austin Ct. Yorkville	FOFC	Box truck	3/7/2022		4/7/2022	
3/10/2022	03-05-402-008	Camacho Lopez Ma Carmen	Boulder Hill	Possible Auto repair business	2/12 & 3/9	Tow vehicle, trailers, cars, hauler		
3/11/2022	07-07-200-022	13297 Fennel Rd. Newark		Possible barndominium	3/15/2022	Single family home BP# 01-00-160		

**A PROCLAMATION**  
**Declaring Historic Preservation Month in Kendall County, Illinois**

---



WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, “*People Saving Places*” is a theme adopted by the National Trust for Historic Preservation and embraced by Kendall County as we celebrate our historic built environment and work to preserve the places that matter to the citizens of our County; and

THEREFORE, the Board of Kendall County do proclaim May as National Preservation Month, and call upon the people of Kendall County to join their fellow citizens across the United States in recognizing and participating in this special observance.

ADOPTED BY THE COUNTY BOARD THIS 3<sup>RD</sup> DAY OF MAY, 2022.

Attest:

---

Scott R. Gryder  
County Board Chairman

---

Debbie Gillette  
County Clerk

## Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	5	\$2,875,000	\$20,838	\$11,238
Garage	1	\$44,154	\$0	\$0
Accessory Buildings	10	\$124,217	\$1,079	\$0
Additions	1	\$55,000	\$0	\$0
Remodeling	4	\$445,388	\$1,815	\$0
Commercial - B Zone	1	\$850,000	\$0	\$0
Barns/Farm Buildings	4	\$463,000	\$0	\$0
Swimming Pools	7	\$287,688	\$1,200	\$0
Decks	3	\$49,240	\$400	\$0
Demolitions	2	\$5,000	\$300	\$0
Change in Occupancy	1	\$0	\$200	\$0
Driveway	2	\$12,000	\$0	\$0
Patio	1	\$0	\$50	\$0
Generator	4	\$41,834	\$440	\$0
Solar	3	\$79,020	\$750	\$0
	49	\$5,331,540	\$27,072	\$11,238

March 2021 - 3 Houses  
34 Permits

YTD 2021 - 9 Houses  
63 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	8	1	2	5	0	0	0	0	0	0	0	0	0
Garage	1	0	0	1	0	0	0	0	0	0	0	0	0
Accessory Buildings	10	0	0	10	0	0	0	0	0	0	0	0	0
Additions	4	1	1	1	1	0	0	0	0	0	0	0	0
Remodeling	8	1	3	4	0	0	0	0	0	0	0	0	0
Commercial - M Zone	1	0	1	0	0	0	0	0	0	0	0	0	0
Commercial - B Zone	1	0	0	1	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	6	1	1	4	0	0	0	0	0	0	0	0	0
Swimming Pools	9	0	2	7	0	0	0	0	0	0	0	0	0
Decks	5	1	1	3	0	0	0	0	0	0	0	0	0
Demolitions	2	0	0	2	0	0	0	0	0	0	0	0	0
Electrical Upgrades	2	1	1	0	0	0	0	0	0	0	0	0	0
Change in Occupancy	2	1	0	1	0	0	0	0	0	0	0	0	0
Driveway	2	0	0	2	0	0	0	0	0	0	0	0	0
Patio	1	0	0	1	0	0	0	0	0	0	0	0	0
Generator	6	2	0	4	0	0	0	0	0	0	0	0	0
Solar	17	6	8	3	0	0	0	0	0	0	0	0	0
	85	15	20	49	1	0	0	0	0	0	0	0	0

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/29/2022	012022078	01 House	09-23-300-021	JAMES AND CAROL FLEMING	15611 HARE ROAD MINOOKA, IL 60447		
3/7/2022	012022060	01 House	05-12-227-005	MURRAY, KYLE & ANNA	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
2/18/2022	012022048	01 House	04-02-225-004	CLEAN EDGE HOMES INC	6106 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	CLEAN EDGE CONSTRUCTION
3/9/2022	012022063	01 House	06-13-101-011	RUFFATTO, MICHAEL & ERYN	782 ROUTE 126 PLAINFIELD, IL 60544		
1/11/2022	012022030	01 House	06-07-226-004	MCCUE DEVELOPMENT INC	5556 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
3/22/2022	012022084	01 House	05-12-276-002	ARMSTRONG ERRIN & SHIRLEY	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
3/30/2022	032022103	03 Accessory Buildings	04-21-251-001	LEDESMA PAULA & VIRGINIA M	15593 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
3/30/2022	032022094	03 Accessory Buildings	03-08-154-004	AGLER SAMUEL D & REESE OLIVIA	20 SHORE DR OSWEGO, IL 60543-	MARINA VILLAGE	ROCKY RIDGE STRUCTURES
3/9/2022	032022073	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING / DTG INVESTMENTS	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
3/9/2022	032022072	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING / DTG INVESTMENTS	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC
3/9/2022	032022071	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.



**Permit Approval Date Report**  
**Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/31/2022	032022104	03 Accessory Buildings	08-11-226-004	M E CHURCH PLATTVILLE	13025 CHURCH RD YORKVILLE, IL 60560-		
3/29/2022	032022091	03 Accessory Buildings	09-14-400-002	MOSCATO JUSTIN E	1498 ROUTE 52 MINOOKA, IL 60447-		COAST TO COAST CARPORTS
3/2/2022	032022062	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG	3485 ROUTE 126 OSWEGO, IL 60543-		
2/9/2022	042022029	04 Additions	06-02-177-003	ROSIER CHRISTOPHER A & NIVEDA NICOLEMI	7 CHEROKEE DR OSWEGO, IL 60543-		
2/15/2022	042022046	04 Additions	03-32-133-001	STAUFFER PAUL & STACEY	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	CLEAN EDGE CONSTRUCTION
3/16/2022	042022082	04 Additions	06-29-100-004	LEEDY MILTON H	4932 WALKER RD YORKVILLE, IL 60560-		
2/18/2022	052022052	05 Remodeling	03-07-253-009	SANTELLANES BRENDA IVETTE	113 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	RITWAY HOME REMODELING
1/13/2022	052022032	05 Remodeling	02-28-453-017	GENTILE FRANK D & JENNIFER	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
3/30/2022	052022098	05 Remodeling	07-06-300-004	KULBARTZ NICHOLAS & NICOLE	17574 ROUTE 71 NEWARK, IL 60541-		WILLMAN & GROESCH GC
3/30/2022	052022106	05 Remodeling	03-18-451-002	LMFAO LLC	5462 ROUTE 34 OSWEGO, IL 60543-		AMENITY ROOFING, SIDING & GUTTERS
3/23/2022	052022086	05 Remodeling	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		DOCK AND DOOR NATIONAL

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/16/2022	052022083	05 Remodeling	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		ARTIST TOUCH INC
3/2/2022	052022059	05 Remodeling	08-09-200-003	LOOS KENNETH & DENGES LAURA	9396 PLATTVILLE RD NEWARK, IL 60541-		
2/18/2022	052022053	05 Remodeling	07-16-400-006	BUDRECK ELIZABETH E	14560 TOWNHOUSE RD NEWARK, IL 60541-		
3/23/2022	062022054	06 Commercial - M Zone	01-01-200-002	TMF MANAGEMENT LLC	12127 B GALENA RD PLANO, IL 60545-		SAME
3/30/2022	082022097	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
3/30/2022	082022096	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
3/30/2022	082022095	08 Barns/Farm Buildings	07-29-400-011	LAESCH JAMES H & LAURA J	16640 STEPHENS RD NEWARK, IL 60541-		
3/29/2022	082022079	08 Barns/Farm Buildings	09-23-300-021	JAMES AND CAROL FLEMING	15611 HARE ROAD MINOOKA, IL. 60447		
2/24/2022	082022051	08 Barns/Farm Buildings	07-34-400-004	INGRAM CHRISTOPHER	14040 HILL RD NEWARK, IL 60541-		
2/28/2022	082022037	08 Barns/Farm Buildings	09-09-300-009	PADILLA JOSE L	13916 MCKANNA RD. MINOOKA, IL. 60447		
3/15/2022	122022077	12 Swimming Pools	05-08-352-006	HAGOS YONAS A & KRISTENA	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/31/2022	122022111	12 Swimming Pools	05-18-229-004	WILLMAN JASON P & HEATHER B	10974 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	SAME
3/30/2022	122022099	12 Swimming Pools	01-25-454-006	STONE MARIA T & DANIEL R	12490 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	AG POOL MASTERS LLC
3/11/2022	122022061	12 Swimming Pools	06-05-300-011	BAILEY FAMILY TRUST	4811 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 4	DUTCH BARN LANDSCAPING
2/28/2022	122022056	12 Swimming Pools	04-16-377-014	MAILLOUX BRAD & PAM	8840 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	
3/29/2022	122022092	12 Swimming Pools	05-08-403-002	PEYTON BRYAN	12 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	
2/9/2022	122022045	12 Swimming Pools	06-07-226-022	FRANCESCO MI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNSET POOLS AND SPAS
3/22/2022	122022087	12 Swimming Pools	06-02-177-002	RENDINA BRUNO & LAURAL	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	
3/15/2022	132022080	13 Decks	06-07-130-003	BULLINGTON AUSTIN J & LINDSEY N	7136 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	TOM RODNEY-RODNEY BUILDERS
3/8/2022	132022068	13 Decks	03-12-100-013	MARTINEZ JOSE A & SILVIA			HOMEOWNER
3/1/2022	132022058	13 Decks	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CHRIS BOURQUE
1/18/2022	132022034	13 Decks	04-21-125-014	KRISTIANSON NEIL A & JENNINE F	9175 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	HURSTHOUSE, INC.

Permit Approval Date Report  
Kendall County

Issue Date	Permit ID	Permit Category	Owner Name	Property Address	Subdivision	Contractor Name
3/22/2022	142022090	14 Demolitions	03-12-251-001 KST EXPRESS LTD	1214 ROUTE 30 AURORA, IL 60503-		
3/7/2022	142022065	14 Demolitions	02-34-151-003 MEYER DETRAK	90 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	
2/4/2022	152022044	15 Electrical Upgrades	03-04-306-016 ROBLES, RAFAEL	81 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	INDEPENDENCE RENEWABLE ENERGY
1/18/2022	152022035	15 Electrical Upgrades	03-05-278-023 POWELL FRANCINE & EDMONDS ANTHONY N C/D	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	KG BUILDERS
3/9/2022	172022066	17 Change in Occupancy	03-05-401-003 AHMAD, DAANYAAL / BOULDER HILL PROP	83 BOULDER HILL PASS MONTGOMERY, IL 60538-		
2/9/2022	172022038	17 Change in Occupancy	01-19-200-009 RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
1/4/2022	172022025	17 Change in Occupancy	03-06-200-012 MANAGEMENT CORP LLC	275 ROUTE 31 OSWEGO, IL 60543-		THE BOLDT COMPANY
1/4/2022	172022024	17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TSA PROCESSING CHICAGO, INC.
1/4/2022	172022023	17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		UNITED GROUP LOGISTICS, INC. UGL
3/30/2022	182022110	18 Driveway	09-14-300-001 RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
3/23/2022	202022088	20 Patio	03-07-252-012 JVE HOMES LLC	120 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/15/2022	232022081	23 Generator	02-27-153-007	BOTCHEV MIROSLAV I & BORISLAVOVA LIDIA	4416 TUMA RD YORKVILLE, IL 60560-	WACKERLINS 2ND SUB	BAKER ELECTRIC
3/10/2022	232022076	23 Generator	05-12-220-004	FERRI JOHN & LUZ	6349 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITTAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
3/10/2022	232022075	23 Generator	06-07-130-005	CARSON BRIAN K & ANNETTE M	5836 WHITTAIL RIDGE DR YORKVILLE, IL 60560-	WHITTAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
3/10/2022	232022074	23 Generator	06-07-375-006	KRAMER CHRISTINE M	5725 WATERS EDGE CT YORKVILLE, IL 60560-	WHITTAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
1/27/2022	232022039	23 Generator	04-02-230-002	MOUIS KEITH F & JESSICA A	6160 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 2	LEE LEGLER CONSTRUCTION AND ELECTRICAL
1/4/2022	232022027	23 Generator	05-12-277-007	SMITH SEAN K & SHERRY	6217 LEGACY CIR YORKVILLE, IL 60560-	WHITTAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
2/3/2022	242022042	24 Solar	09-15-400-010	HUERTA HERIBERTO & ISRAEL	14776 JUGHANDLE RD MINOOKA, IL 60447-		SUNRUN INSTALLATION SERVICES
2/3/2022	242022041	24 Solar	02-11-176-008	BAYER CHRISTOPHER A & MALDONADO ANDRIANA	7617 GALENA RD BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	SUNRUN INSTALLATION SERVICES
2/3/2022	242022040	24 Solar	07-34-100-009	CARLSON JASON D & ERICA	14908 WHITEWILLOW RD NEWARK, IL 60541-		SOLAR POWER MIDWEST
1/20/2022	242022036	24 Solar	03-08-253-005	GONZALEZ JOSE	6 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	BRIGHT PLANET SOLAR
1/13/2022	242022033	24 Solar	08-28-400-005	FRIESTAD SCOTT & KRISTIN	16950 QUARRY RD MORRIS, IL 60450-		SOLAR POWER MIDWEST

Permit Approval Date Report  
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/31/2022	242022112	24 Solar	02-34-202-002	ANDERSSON MICHAEL & CUNNINGHAM TUCUMCACA	134 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
3/22/2022	242022089	24 Solar	03-08-280-027	GIOVANNONI MATTHEW & GARNER CAMARILLIA	3 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION
3/9/2022	242022070	24 Solar	03-04-303-007	CAZARES ELODIA	40 CIRCLE DRE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION
2/24/2022	242022057	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	HEADLINE SOLAR LLC
2/24/2022	242022055	24 Solar	06-02-300-018	MARTINEZ ANDRES	1585 JOHNSON RD OSWEGO, IL 60543-		SUNPOWER CORP.
2/16/2022	242022050	24 Solar	02-28-401-002	NUNEZ GERARDO	901 MCHUGH RD YORKVILLE, IL 60560-	GUTHRIE SUB	SUNRUN INSTALLATION
2/18/2022	242022049	24 Solar	09-16-200-018	DELANEY MARTHA ANN & RUDDICK DEVIN	13990 MCKANNA RD MINOOKA, IL 60447-		SUN BADGER SOLAR
2/9/2022	242022047	24 Solar	05-18-153-001	MCCUSKER MICHAEL J & PAMELA K	64 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 4	SUNRUN INSTALLATION
2/4/2022	242022043	24 Solar	02-24-300-021	PARKHURST GERALD	6809 A ROUTE 71 YORKVILLE, IL 60560-		POWER HOME SOLAR LLC
1/13/2022	242022031	24 Solar	03-05-404-033	MENDELL GERALD A & WINIFRED	17 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	BRIGHT PLANET SOLAR - JULIA CARTER
1/4/2022	242022028	24 Solar	01-26-300-005	SANDOVAL JONHATAN J SAAVEDRA & RUIZ	13871 HALE RD PLANO, IL 60545-		BRIGHT PLANET SOLAR

Permit Approval Date Report  
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/4/2022	242022026	24 Solar	06-05-402-012	THOMAS KURIAN E & CHEYENNE F CASSIDY	4122 STEAM MILL CT OSWEGO, IL 60543-		SUNRUN INSTALLATION

**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	\$5,238.40	\$600.00	\$4,805.78	\$1,000.00	\$11,644.18	\$43,766.42	\$15,150.19	\$23,530.29
February	\$5,245.20	\$0.00	\$2,188.27	\$0.00	\$7,433.47	\$51,199.89	\$17,144.89	\$40,675.18
March	\$14,568.84	\$516.00	\$13,209.46	\$2,000.00	\$30,294.30	\$81,494.19	\$36,607.37	\$77,282.55
April					\$0.00		\$21,718.13	\$99,000.68
May					\$0.00		\$23,617.81	\$122,618.49
June					\$0.00		\$42,987.55	\$165,606.04
July					\$0.00		\$10,495.24	\$176,101.28
August					\$0.00		\$17,777.87	\$193,879.15
September					\$0.00		\$15,109.78	\$208,988.93
October					\$0.00		\$38,827.30	\$247,816.23
November					\$0.00		\$46,125.36	\$293,941.59
<b>YR END TOTAL</b>	<b>\$37,508.64</b>	<b>\$4,905.00</b>	<b>\$33,080.55</b>	<b>\$6,000.00</b>	<b>\$81,494.19</b>			