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**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  
**SPECIAL AGENGA**

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Wednesday, June 29, 2022 – 5:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from June 13, 2022, Meeting (Pages 3-25)

PUBLIC COMMENT:

PETITION:

1. **Petition 22 – 06 – Kendall County Planning, Building and Zoning Committee (Pages 26-40)**  
Request: Text Amendment to Section 3:02 (Definitions) of Kendall County Zoning Ordinance Adding Definitions of “Landscaping Business” and “Excavating Business” to the Kendall County Zoning Ordinance  
Purpose: Petitioner Wants to Add Definitions of Landscaping Business and Excavating Business to the Kendall County Zoning Ordinance

NEW BUSINESS:

1. Discussion of Adding Definitions of Forestry, Tree Farm, and Related Text Amendments to the Kendall County Zoning Ordinance; Committee Could Initiate Text Amendments Related to These Terms and Uses or Forward the Proposal to the Comprehensive Land Plan and Ordinance Committee (Page 41)
2. Approval of a Proposal from WBK Engineering to Evaluate the Kendall County Stormwater Management Ordinance for Possible Changes Due to the Revised Illinois Model Floodplain Ordinance at a Cost Not to Exceed \$2,500; Related Invoices to Be Paid from the PBZ Department’s Consultant Line Item 11001902-63630 (Page 42)
3. Request for Guidance Regarding a Banquet Facility at 1126 Simons Road (Pages 43-51)
4. Recommendation of a Proposal from Teska Associates, Inc. to Update the Kendall County Land Resource Management Plan in Its Entirety (Pages 52-55)
5. Approval of an Intergovernmental Agreement between the Village of Millbrook and the County of Kendall to Administer the County’s Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan, and Stormwater Management within the Jurisdiction of the Village of Millbrook for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Millbrook to the County of Kendall (Pages 56-67)

OLD BUSINESS:

1. Update on Right-of-Way Dedication as Required by Condition 6 of Ordinance 2005-37 at 5681 Whitewillow Road (PIN: 09-31-100-005) in Seward Township
2. Discussion of Intergovernmental Agreements with Townships Regarding Additional Code Enforcement (Pages 68-86)
3. Discussion of Having a Planning, Building and Zoning Committee Meeting in Boulder Hill in 2022
4. Update on Requiring Applicants to the Kendall County Planning, Building and Zoning Department to be Debt Free or Current on an Approved Payment Plan to the County at the Time of Application Submittal; Committee Could Approve a Policy on This Matter (Page 87)
5. Update from WBK Engineering Regarding Drainage Issue at 7405 Audrey Avenue (PIN: 05-02-201-006) in Kendall Township (Pages 88-91)

REVIEW VIOLATION REPORT: (Pages 92-94)

REVIEW NON-VIOLATION REPORT: (Pages 95-96)

UPDATE FROM HISTORIC PRESERVATION COMMISSION: (Page 97)

REVIEW PERMIT REPORTS FROM APRIL AND MAY 2022: (Pages 98-110 and 111-115)

REVIEW REVENUE REPORT: (Page 116)

CORRESPONDENCE:

1. June 17, 2022 Email from Dave Altosino Pertaining to the Vacation of Easements Granted by Ordinance 2022-12 (Formerly Petition 22-08) (Pages 117-122)

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

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

***Kendall County Office Building***

***Rooms 209 and 210***

***111 W. Fox Street, Yorkville, Illinois***

**6:30 p.m.**

**Meeting Minutes of June 13, 2022 – Unofficial until Approved**

**CALL TO ORDER**

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

**ROLL CALL**

Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Dan Koukol, and Robyn Vickers

Committee Members Absent: Judy Gilmour (Vice-Chairwoman)

Also Present: Matt Asselmeier (Senior Planner), Dan Kramer, Jeremy Dippold, Samantha Dippold, Boyd Ingemunson, Robert Delaney, Jim Martin, Joe Frescura, Pat Frescura, Ramiro Guzman, Sharleen Smith, Anne Vickery, Gerald Gapa, Bob Patula, Kathy Patula, and Blanca Mota

**APPROVAL OF AGENDA**

Member Vickers made a motion, seconded by Chairman Gengler, to approve the agenda with amendment to move the item regarding 19 N. Cherry Road to the first item of under New Business.

With a voice vote of four (4) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Flowers made a motion, seconded by Member Vickers, to approve the minutes of the May 9, 2022, meeting.

With a voice vote of four (4) ayes, the motion carried.

**PUBLIC COMMENT**

None

**EXPENDITURE REPORT**

The Committee reviewed the expenditure report from May 2022.

The Committee also reviewed the six (6) month expenditure report and fiscal year-to-date escrow report.

**PETITIONS**

*Petition 21-49 Irma Loya Quezada*

Mr. Asselmeier summarized the request.

The Petitioner is requesting a map amendment rezoning two (2) approximately three point two-four (3.24) acre parcels from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house on each parcel.

The Petitioner plans to use Plat Act exemptions to divide the subject areas proposed for rezoning from the larger parcels.

The agricultural building permits for the parcels were used in 2003 and 2004. The only way houses can be constructed on the subject parcels is by obtaining the requested map amendment.

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

On December 4, 2021, five (5) neighbors submitted a written objection to the map amendment. These objections were provided. On January 24, 2022, one (1) additional neighbor submitted an objection. This objection was provided.

On December 7, 2021, the Petitioner's Attorney submitted a request to continue the Petition from the December Kendall County Regional Planning Commission meeting and Kendall County Zoning Board of Appeals hearing. This email was provided.

The properties are on the east side of Brisbin Road across from 14859 and 14975 Brisbin Road.

The current land use is Agricultural.

The future land use is Rural Estate Residential (Max 0.45 Du/Acre).

Brisbin Road is a Township Maintained Major Collector. There are no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural, Farmstead, and Hogan's Market.

The adjacent properties and properties within one half (1/2) of a mile were zoned A-1 and A-1 SU.

The Kendall County Future Land Use Map called for the to be Rural Estate Residential. The Plattville Future Land Use Map called for the property to the north of the subject property to be Low Density Residential.

The A-1 special use to the west is for the sale of agricultural products, art, pottery, and home décor not produced on the premises (Hogan's Market).

EcoCat submitted on November 11, 2021, and consultation was terminated.

NRI application submitted on October 18, 2021. The draft LESA Score was 199 indicating a low level of protection.

Seward Township was emailed information on November 16, 2021. The Seward Township Planning Commission reviewed this proposal on December 7, 2021. Discussion occurred regarding the Land Resource Management Plan in relation to Seward Township and protecting farmland. Discussion also occurred regarding drainage and illegal dumping on the property. The Seward Township Planning Commission issued a negative recommendation by a vote of four (4) against the proposal and zero (0) in favor of the proposal with one (1) member absent. The minutes were provided. On December 27, 2021, the Petitioner's Attorney submitted a response to the actions of the Seward Township Planning Commission; this letter was provided. On January 11, 2022, the Seward Township Board voted to submit a formal objection to the

map amendment. On May 10, 2022, prior to submitting the objection to the County, the Seward Township Board voted to rescind the objection. The email to that effect was provided.

The Village of Plattville was emailed information on December 16, 2021. No comments received.

The Lisbon-Seward Fire Protection District was emailed information on November 16, 2021. No comments received.

ZPAC reviewed this proposal at their meeting on December 7, 2021. The Petitioner's Attorney indicated the Petitioner only wanted to build two (2) houses at this time. The Highway Department requested a voluntary right-of-way dedication; the Petitioner's Attorney was agreeable to the request. ZPAC recommended approval of the requested map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission did not have a quorum for their meeting on January 26, 2022. The Kendall County Regional Planning Commission reviewed the proposal at their meeting on April 27, 2022. Member Wilson asked why the Petitioners were rezoning only the center portion of the lot and leaving a U-shaped area zoned A-1. The Petitioners, responded that the proposed rezoned portions of the property were the best locations for houses because of drainage, per the engineer, Phil Young, that examined the property. They said the second home would be for their son. They will lease the land to farm and they also plan to have horses on the property. Dan Kramer, Attorney for the Petitioner, explained that the Petitioner still desired to farm a portion of the property. No other business would be run at the property; no landscaping business has been run at the property and no construction or landscaping debris has been placed on the property. The request is consistent with the County's Land Resource Management Plan; Mr. Kramer noted that Seward Township allowed similar rezoning requests recently. He felt that some of the objectors had an implicit bias against the Petitioner. He hoped Seward Township would follow the proper procedures regarding updating a comprehensive plan. Mr. Kramer discussed the LaSalle Factors. He also discussed the *Village of Richton Park v. Sinclair Pipeline* case. He felt the proposed use would be consistent with the neighboring uses because other single-family homes on similar sized lots are located in the area. Donald and Jo Beth Larkin expressed concerns about drainage, potential damage to field tile, and the construction of more homes on smaller parcels in the area. A drain tile survey will be required in order to build a house; the owners have to repair damaged tile by law. Also, a homeowner would not want broken tile on their property because the water would damage their house. Drainage Law is enforced civilly in Illinois. The property is not in a federal designated floodplain. The Larkins were encouraged to work with the Petitioners to maintain the tile; this will be an opportunity to locate and examine the tile. Tim O'Brien, Seward Township Supervisor, explained that the Seward Township Planning Commission was concerned about water issues. The Kendall County Regional Planning Commission recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on December 13, 2021. At the Petitioner's request the hearing was continued to January 31, 2022. The hearing was continued again to February 28, 2022. The minutes of the December 13, 2021, meeting were provided. The minutes of the January 31, 2022, meeting were provided.

On February 14, 2022, the Petitioner's Attorney submitted a request that the hearing be continued to May 2, 2022. This email was provided. The minutes of the February 28, 2022, hearing were provided. At the May 2, 2022 hearing. Mr. Kramer said that his comments regarding implicit bias were directed at the objectors and not anyone associated with Seward Township. He also clarified the type of development that would occur if the rezoning request was approved. The drain tile would be located. Member Vickery provided a history of development in the area and the need for a moratorium on certain zoning actions. The Kendall County Zoning Board of Appeals recommended approval of the request by vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

The Petitioner desires to rezone the subject property in order to build one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

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

No public or private utilities are onsite.

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

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

No new odors were foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

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

The Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 SU for the sale of agricultural products, art, pottery, and home décor not produced on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. The agricultural housing allocations for the subject property have already been used and no new single-family homes can be constructed on the subject property without a map amendment.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the

public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single-family residential uses found in rural settings.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Staff recommended approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

The draft ordinance was provided.

Dan Kramer, Attorney for the Petitioner, discussed the acreage configuration in the area. The owner of the neighboring twenty (20) acres to the north have dumped debris on their property and observers misunderstood which properties were owned by which parties. The Petitioners have not dumped debris on the subject property. The area around the property proposed for rezoning is planted in soybeans.

Member Koukol asked about the landscaper on the west side of the road and if that landscaper was connected to the property on the east of the road. Mr. Kramer did not know the answer to that question. The subject properties have always been vacant.

Discussion occurred regarding the current and projected taxes generated by the subject properties.

Member Koukol made motion, seconded by Member Vickers, to recommend approval of the map amendment.

With a voice vote of four (4) ayes, the motion carried.

Anne Vickery noted the confusion in the area and she pledged to be good neighbors.

The proposal goes to the County Board on June 21, 2022, on the regular agenda.

*Petition 22-10 Mark Fecht on Behalf of Fecht Brothers, Inc. (Property Owner) and Jeremy and Samantha Dippold on Behalf of Best Budget Tree, LLC (Contract Purchaser)*

Mr. Asselmeier summarized the request.

Best Budget Tree, LLC would like to purchase the subject property from Fecht Brothers Inc. in order to operate a tree and landscaping business at the property.

Best Budget Tree, LLC has been in existence for over ten (10) years.

The application materials, site plan, landscaping plan, stormwater plans, and renderings of the proposed building were provided.

The property is on the north side of Route 52 across from 2190 and 2200 Route 52.

The property is approximately forty-eight (48) acres in size.

The property is zoned A-1 Agricultural.

The County's Future Land Use Map calls for the property to be Rural Residential (Max 0.65 Du/Acre). Shorewood's Future Land Use Map calls for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial road.

Joliet has a trail planned along Route 52, but Joliet does not want a right-of-way dedication at this time; an email to that effect was provided.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

The adjacent land uses are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1 and R-3.

The County's Future Land Use Map calls for the area to be Commercial, Rural Residential, and Suburban Residential. Joliet's Future Land Use Map calls for the area to be Residential. Shorewood's Future Land Use Map calls for the area to be Residential and Commercial.

The nearby properties are zoned A-1, A-1 SU, and R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

EcoCAT Report was submitted on April 15, 2022, and indicated the following protected resources:

Aux Sable Creek INAI Site

Greater Redhorse (*Moxostoma valenciennesi*)

The Illinois Department of Conservation determined that negative impacts were unlikely and consultation was terminated on April 18, 2022.

The application for NRI was submitted April 21, 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on April 25, 2022. The Seward Township Planning Commission reviewed the proposal in May 2022. They expressed concerns about the location of lighting with respect to the adjacent homes. The Seward Township Planning Commission recommended approval of the request. An email to that effect was provided. The Seward Township Board met on May 28, 2022 and recommended denial on a vote of three (3) in favor and one (1) in opposition. The Township Board recommended denial because of concerns related to decreased property values, noise, pollution concerns, the presence of containers for storage, fire issues, the impact of the use on the existing pipelines, and enforcement of conditions by the County. The minutes of the meeting were provided.

Petition information was sent to the Village of Shorewood on April 25, 2022. On May 4, 2022, the Village of Shorewood submitted an email saying they did not want to request a right-of-way dedication for a biking/walking trail. This email was provided.



Petition information was sent to the Minooka Fire Protection District on April 25, 2022. On May 5 and 6, 2022, the Minooka Fire Protection District submitted a letter and email requesting a fire alarm system that meets applicable codes, no smoking signs near the mulch pile, a dry fire hydrant, and signage properly marking the address of the property. The letter and email were provided. The Petitioners were agreeable to this request.

The Kendall County ZPAC reviewed this Petition at their meeting on May 3, 2022. Mr. Klaas asked if the six inch (6") pipe shown on the plans went to Route 52. John Tebrugge, Petitioners' Engineer, said the pipe goes almost to Route 52. The Petitioners had not received final access approval from the Illinois Department of Transportation; they will not get final approval until they (the Dippolds) own the property. The Petitioners understood that any buildings constructed on the property would not be eligible for agricultural building permit exemptions. Based on the information provided, the well would not be a non-community well. The Petitioners were advised to design the septic system for maximum load. The Petitioners were advised to identify on the site plan where lights would be placed. The Petitioners had no plans to use the access off of Arbeiter Road. The land comes with building allocations. 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 were provided.

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on May 25, 2022.

Chairman Ashton asked if the Minooka Fire Protection District wanted just an alarm system or if the request was to have the building sprinklered. Mr. Asselmeier responded just an alarm system.

Member Wilson asked how the Petitioners were going to manage the mulch pile and if mulch would be sold. Jeremy Dippold, Petitioner, said the mulch would be installed on off-site locations. They would have several small piles. The maximum height of the mulch piles would be twelve feet (12') because of the company's equipment.

Member Casey asked where the business was currently located. Mr. Dippold responded Renwick Road and Interstate 55. Mr. Dippold said the proposed location would look better than the existing location because no inside storage exists at their current location.

Member Casey asked about possible expansion. Mr. Asselmeier said, if the Petitioners expanded into the farmland beyond the area identified on the site plan, an amendment to the special use permit would be required.

Discussion occurred regarding the access point off of Arbeiter Road. The access would remain to allow a farmer to get their equipment into the field. Based on the plans, it appeared difficult for a farmer to get equipment to north portion of the property using the access off of Route 52. Equipment could be driven through the parking lot. The current owner would continue to farm the property after the Dippolds acquire the property.

Joe Frescura requested that the proposal be denied for the following reasons:

1. The business has no noise control plan; wood chippers would exceed the noise requirements in the proposed special use permit. He provided pictures of the height of mulch piles at the business' current location. The trees proposed on the site plan will not reach full height for ten (10) years and will not provide a full

- noise buffer until that time.
2. The dyed mulch will jeopardize local wells, waterways, and wetlands.
  3. Inclusion of access to Arbeiter Road; he would like to see the access point removed. He also discussed burning at other landscaping businesses.
  4. There are several containers at the Petitioners' current operating location. He was concerned about the placement of the containers turning the area into an industrial park and causing a decrease in property values in the area.
  5. He noted that five (5) landscaping business have special use permits in Seward Township. These existing special uses are not located near homes like the proposed special use.
  6. He expressed concerns regarding the soils to support a septic system.
  7. He expressed concerns regarding burning on the property and the possible intermingling of onsite and offsite generated materials in a burn pile.
  8. He noted that the LESA Score was 210. He argued the property should be retained for farming.

Mr. Dippold said chippers would not be used onsite; they would be at customers' homes. He explained the mulch dyeing process; the dyed mulch is not hazardous. He did not want burning on the property. He has three (3) containers which are used for storage; the containers would be replaced with the building. He was agreeable to a condition not allowing shipping containers on the property. He did not anticipate operating at the site until July 2023. He has no interest in using Arbeiter Road to access the property for the business.

Anne Vickery noted this proposal would be the sixth (6<sup>th</sup>) landscaping special use in Seward Township. She asked if anyone on the Board would like to live next to this type of use. She also noted that the property was planned to be residential. She asked who would enforce the regulations; she noted burning at another landscaping business.

Robert Delaney said the area was a residential area and should remain a residential area. He questioned the need to have a large amount of acreage used for the proposed use.

Pat Frescura said that she has lived in the area for over fifty (50) years. She noted the time, investment, and pride in her property. She was against having the proposed use near her property. She wanted to keep the land as farmland. She said that she was unaware of the Seward Township Planning Commission's meeting.

Jim Martin, Seward Township Trustee, said the Seward Township Planning Commission did not forward a recommendation to the Township Board. The Township Board did not vote on this proposal.

Tim O'Brien, Seward Township Supervisor, said the Seward Township Planning Commission did not forward a recommendation to the Township Board.

It was noted that the proposal would preserve agricultural uses on the majority of the property.

Dave Shively asked what A-1 meant. A-1 means agricultural. He discussed the repaving of Arbeiter Road. He asked about enforcement of burning regulations. Mr. Asselmeier explained that burning items brought onto the property was against State law. Mr. Shively favored keeping the property in farming. He favored a housing development instead of the proposed use.

Member Wilson favored having the proposal over houses.

Tony Guzman said that he bought his property because it was a residential area. He would like to see the property become a park. He likes the wildlife in the area. He felt the use was an industrial use.

Mr. Dippold asked if his proposal was any different than a farmer building grain bins with related noise and odors. He also noted that he was pursuing the zoning on the property the correct way.

Kim Larkin said that she did not want to look at this use in her backyard. She said that mulch has an odor. Discussion occurred regarding the smell of mulch. She expressed concerns about diminished property values.

Steve Papaeliou expressed his opposition to the containers on the property.

Mr. O'Brien requested the proposal be tabled and sent back to Seward Township. Member Wilson wanted to know the opinion of the Township Board. Member Nelson noted the Petitioners followed the proper procedures to get to this point. Mr. Dippold opposed tabling the proposal because Mr. Fecht wants to close on the property quickly.

Member Nelson did not see much of a difference between the proposal and farming uses.

Member Wormley noted that a subdivision could be placed on the property at some point in the future, even if the special use permit was approved. He thought the proposal was a good proposal compared to other uses that could go on the property.

The Kendall Regional Planning Commission voted to recommend approval of the proposal with an additional condition stating that no storage containers would be allowed on the subject property by a vote of seven (7) in favor and one (1) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on May 31, 2022. It was noted that the powered equipment exemption applies to equipment used to maintain the property and not to equipment related to the landscaping business. The business would have to follow the hours of operation and employee number requirements in the special use permit and could move snow, if they followed the hours of operation requirement. The Petitioners had not indicated that they would move snow. The Zoning Ordinance set the number of parking spaces required. An amendment to the special use permit would be required, if the business expanded onsite. Discussion occurred regarding Joliet's and Shorewood's Future Land Use Maps in this area.

Boyd Ingemunson, Attorney for the Petitioners, said the Petitioners have gone above and beyond what is required of them in terms of planning and preparing for the proposal. He said the business is a tree processing company. Chipping occurs offsite. Onsite, they make mulch and cut firewood for customers. No chipping occurs onsite. There are no by-products. No storage of landscaping materials like rock or grass clippings, will occur. He noted that the conditions were more restrictive than other special uses in the A-1 District. The Petitioners agreed to the conditions. He noted the buffer space and screening with trees. Member Vickery asked if chipping would occur onsite. Mr. Ingemunson said chipping occurs offsite. Mr. Ingemunson noted the safety guide for the mulch dyeing. He said table salt is more toxic than mulch dyeing. Mr. Ingemunson said wood splitting would occur onsite with a hydraulic splitter.

Member Vickery asked about containers. Jeremy Dippold, Petitioner, said the reason for the building was to store equipment. No cargo containers would be needed if the building was constructed. He was agreeable to a condition not to have semi-trailers on the premises.

Chairman Mohr asked how long the business had been in existence on Renwick Road. Mr. Dippold responded 2012. Chairman Mohr asked about the distance to existing residences at the business' current site. Mr. Dippold responded the current site was thirty-two (32) acres and across the entire frontage there is about a dozen homes. He has not received any complaints. Chairman Mohr asked if the business will change because of the increased acreage. Mr. Dippold responded that he wanted additional room and have more organization. Chairman Mohr asked if any employees self-report to sites. Mr. Dippold responded employees come to the business and take work vehicles to sites. Mr. Dippold explained that he always overdoes in terms of room and space. He noted it was better to have multiple small piles of mulch.

Discussion occurred regarding moving the perimeter trees, with berms and more mature trees, along the boundary of the landscape business area instead of around the perimeter of the entire site. Mr. Dippold described tree growth and that trees root better on flat pieces of land.

Joe Frescura discussed the impact of the proposed use on property values. He said that no noise plan was provided. He discussed the removal of tree waste from the site. He discussed the wheel loader used by the Petitioners. This piece of equipment generates about 125 decibels. He said people purchased property in the area for the peace and quiet. Agricultural equipment is used episodically and not continually on the subject property. The proposed use is different than residential maintenance. He stated that the proposed use is close to residential houses, which is different than other intense agricultural and landscaping uses. Noise would decrease property values. It was noted that no noise study existed for the proposed use. The noise ordinance does not apply to agricultural uses. Mr. Asselmeier explained the enforcement of noise regulations. Mr. Frescura requested a noise study. He also noted that the amount of chemicals impact toxicity. He questioned how much water would be used to dilute chemicals. Loss of water would also negatively impact property values.

Pat Frescura said the property is zoned residential and agricultural and has been used for farming. She had a Realtor look at her property and said that her property would decrease in value by fifteen percent (15%) if the proposed use moved into the area. She said no one would benefit from this use, except the Petitioners. She noted the odors from the mulch, dust from truck traffic, noise, and burning would negatively impact the area. She said that complaints of burning against TZ Landscaping have been made and no enforcement occurs. She did not see a gain to the public from the proposed use. She noted that none of the existing landscaping businesses were close to existing homes. She noted that the Seward Township Board voted against the proposal. She noted the LESA Score was 210 making the land desirable for farming; lower score land should be used for business uses.

Discussion occurred regarding other landscaping businesses located near residences.

Ramiro Guzman said that he was also in the landscaping business, but did not operate out of his house. He loves the agriculture around his property. He did not think a business would locate in the area. He is opposed to the proposal. He discussed the making of chips and mulch. He would like to know the power load of the grinder. The use will create a pile of dead branches; he questioned the height of piles of brush and logs. He was also concerned about the safety of local children because of the pond. He was also concerned about mulch fires. Mr.

Dippold described his grinder; he said it makes minimal noise. He said his pond is no different than retention ponds in subdivision. He was not opposed to moving the screen of trees to around the landscaping business area only.

Sheila Trost questioned the public need for the proposed use. Chairman Mohr said there was not a public need and special use permits do not need to meet all of the LaSalle Factors, like zoning changes.

Kim Larkin felt the proposal did not meet the requirements of the LaSalle Factors. The business will not be open to the public and will not bring anything to the community or provide income to the County or Township. She said Kendall County does not come out when complaints are filed; she provided an example involving Animal Control and a dog in the area.

Mr. Frescura asked about buildings not being considered agricultural. Mr. Asselmeier explained that the conditions related to agricultural exempt buildings and agricultural exempt equipment were placed in special use permits to qualify that the use is not agricultural and needs to secure appropriate permits and follow rules for non-agricultural equipment. Mr. Frescura argued that the use is a manufacturing use and not an agricultural use.

Tim O'Brien, Seward Township Supervisor, noted that the Seward Township Board voted this proposal down by a three (3) to one (1) vote.

Mark Fecht, Property Owner and Petitioner, said the wetland is a farmed wetland. He said the soil is not the greatest soil; leaching was not likely. He discussed his hog operations and the property would be ideal for pig space. He felt operating a hog farm would more negatively impact property values than the proposed use. He felt that he might be able to get two thousand four hundred (2,400) hogs on the property. The property was not set up for irrigation.

Discussion occurred regarding the location of the pipelines. The pipelines are near the southern part of the property and are not near the proposed use area.

Member Vickery left the meeting prior to the votes on the conditions and recommendation.

The Kendall County Zoning Board of Appeals voted four (4) in favor and zero (0) in opposition with three (3) absent to amend condition 25 to not allow semi-trailers to be parked on subject the property.

The consensus of the Kendall County Zoning Board of Appeals was not to change the site plan, landscaping plan, and tree counts to have the trees placed along the landscape business area only instead of the perimeter of the property.

The Kendall County Zoning Board of Appeals voted three (3) in favor and (1) in opposition to the request with three (3) members absent. State law requires the concurrent vote of four (4) members to recommend approval. Therefore, the recommendation was denial. Chairman Mohr voted no because of the concerns raised by the neighbors related to the view of area. He was also concerned about loss of property values. He believed the subject property would eventually be houses. The minutes of the hearing were provided.

The Petitioners called after the hearing and said they would like to amend condition 25 to set a date for removal of the storage containers. The Petitioners also would like to allow semi-trailers on the property both in relation to the business allowed by the special use permit and in relation

to farming activities. The Petitioners also submitted a plat showing the distance to property lines from their operations. This plat was provided.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned property subject to the following conditions:

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

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

According to the business plan, the business currently operates two (2) four (4) employee crews in April through October and one (1) four (4) employee crew in November through March. The Petitioners plan to hire four (4) additional employees, if business increases. Employees arrive at the property at approximately 7:30 a.m., go to work sites, and return to the property between 3:30 p.m. and 4:00 p.m. Employees unload equipment and materials and leave between 4:30 p.m. and 5:00 p.m. The business operates on Monday through Fridays with an occasional Saturday.

Business equipment presently consists of two (2) bucket trucks, two (2) wood chippers, two (2) one (1) ton pickup trucks, two (2) utility trailers, two (2) spare pick-up trucks, and one (1) wheel leader tractor. When not in operation, the Petitioners plan to house vehicles and equipment inside the proposed approximately nine thousand six hundred (9,600) square foot building. Mulch and firewood piles would be placed on the gravel area as shown on the site plan and landscaping plan and would be piled a maximum twelve feet (12') in height. The Petitioners do not plan to store stone, brick, or rock at the property. Per the site plan, the gravel area is approximately ten point five (10.5) acres in size. If there is a motor vehicle or equipment related leak, the impacted gravel will be removed and replaced with clean gravel.

No retail services will be available at the property and retail customers will not be invited onto the property.

If approved, the Petitioners plan to start operations as quickly as possible.

One (1) approximately nine thousand six hundred (9,600) square foot building is proposed for the site in the location depicted on the site plan and landscaping plan. The building will look substantially like the provided rendering. The walls will be approximately sixteen feet (16') feet

tall and the doors will be fourteen feet (14') in height. The peak of the building will be a maximum twenty-four feet (24').

Any structures related to the landscaping business would be required to obtain applicable building permits.

No well or septic system presently exists on the property. No other utilities are located on the property.

One (1) ten foot by ten foot (10' X 10') dumpster enclosure was shown on the site plan and landscaping plan east of the vehicle parking area.

The property drains to the south.

There is one (1) wetland located near the northwest corner of the property.

The site plan and landscaping plan show a proposed seventy-three thousand, nine hundred eighty-four (73,984) square foot wet bottom pond. At the deepest point, the pond will be sixteen feet (16') deep. The stormwater plan information was provided.

WBK Engineering submitted comments on the proposal. This letter was provided. These comments will have to be addressed prior to the issuance of a stormwater management permit.

Per the site plan and landscaping plan, the Petitioners plan to install one (1) thirty foot (30') wide gravel driveway. The driveway will be approximately forty-eight feet (48') from the western property line.

According to site plan and landscaping plan, the Petitioners plan to install two (2) parking areas. One (1) parking area is planned south of the building and the other parking area is planned west of the building. The total number of parking spaces is twenty-one (21) including one (1) handicapped accessible parking space.

Three (3) pipeline easements exist on the property.

No existing lighting is located on the property.

At the time of the ZPAC meeting and Seward Township Planning Commission meeting, the Petitioners had not submitted a lighting plan. The lighting plan shows one (1) free standing light near the south parking lot and six (6) lights on the building. Based on the photometrics provided, no light would cross the property lines. The lighting plan was provided.

Per Section 11:02.F.12.e, of the Kendall County Zoning Ordinance, the maximum height for the freestanding light is twenty feet (20').

According to the site plan and landscaping plan, one (1) non-illuminated sign is proposed between the gravel driveway and the western property line. No information was provided regarding sign dimensions or height. Per Section 12:08.A. of the Kendall County Zoning Ordinance, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

No security information was provided.

The landscaping plan shows one hundred fifty (150) white pines along the perimeter of the property. The white pines will be three (3') feet at the time of planting and will grow to between fifty feet (50') and eighty feet (80'). Ten (10) deciduous trees are planned along the perimeter of the pond. The trees will be one and one half inches (1.5") at the time of planting. The landscaping plan also calls for a seed mix of Kentucky blue grass and turf type perennial grass around the pond and along the gravel driveway. Vegetation will be installed after the gravel and pond are installed.

The portion of the property not used for storage, building, driveway, or the pond will remain farmed. Most of the property will be farmed in 2022, which will delay the installation of the landscaping until 2023.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the nineteenth (19<sup>th</sup>) special use permit for a landscaping business in unincorporated Kendall County.

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 landscaping plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation. **Member Vickery dissented with this Finding.**

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 may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses. **Chairman Mohr and Member Vickery dissented with this Finding.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If the Illinois Department of Transportation approves the access, ingress and egress should not be an issue. Utilities will need to be extended and/or installed on the property. **Member Vickery dissented with this Finding.**

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 required. **Member Vickery dissented with this Finding.**

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 9-21 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”. Also, the Kendall County Future Land Use Map and the Village of Shorewood’s Future Land Use Map call for commercial uses near the intersection of Route 52 and Arbeiter Road. **Chairman Mohr and Member Vickery dissented with this Finding.**

Staff recommended approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and lighting plan **(amended after ZPAC)**.
2. The gravel area shown on the submitted site plan and landscaping plan shall not exceed ten point five (10.5) acres in size. The owners of the business allowed by this special use permit may reduce the amount of acreage covered by gravel.
3. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
4. One (1) approximately nine thousand six hundred (9,600) square foot building may be installed on the subject property in substantially the location shown on the site plan. The building shall look substantially like the building depicted in the submitted rendering. The maximum height of the building shall be twenty-four feet (24’).
5. Any new structures constructed or installed related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. No business operations may commence at the subject property until an occupancy permit is issued for the building shown on the submitted site plan. No business operations may commence at the subject property until the parking stalls, dumpster enclosure, and wet bottom pond shown on the submitted site plan are installed. Business operations may commence at the subject property prior to the installation of vegetation shown on the submitted landscaping plan.
7. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors at the subject property during the hours the business is open and shall be stored indoors during non-business hours.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

10. All landscape related materials shall be stored indoors or on the gravel area depicted on the site plan. The maximum height of the piles of landscaping related material shall be twelve feet (12') in height, unless otherwise restricted by a stormwater management permit. Stone, brick, and rock shall not be stored outdoors.
11. The size and depth of the wet bottom pond shall be governed by the stormwater management permit issued for the subject property.
12. One (1) two (2) sided non-illuminated sign may be installed on the location depicted on the submitted site plan.
13. At least two (2) no smoking signs shall be installed near the piles of landscaping related materials. **(added after ZPAC)**
14. One hundred fifty (150) white pines shall be installed in substantially the locations shown on the submitted landscaping plan. The white pines shall be a minimum of three feet (3') in height at the time of planting. The white pines shall be installed by June 30, 2023. Damaged or dead white pines shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the white pines.
15. Ten (10) deciduous trees shall be installed in substantially the locations shown on the submitted landscaping plan. The deciduous trees shall be a minimum one point five inches (1.5") in diameter at the time of planting. The deciduous trees shall be installed by June 30, 2023. Damaged or dead deciduous trees shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the deciduous trees.
16. The seed mix called for in the submitted landscaping plan shall be installed by June 30, 2023. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the seed mix.
17. No landscape waste generated off the property can be burned on the subject property.
18. A maximum of twenty (20) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
19. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
20. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 7:30 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
21. The noise regulations are as follows:

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

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

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

22. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
23. One (1) dry hydrant shall be placed on the property **(added after ZPAC)**.
24. The maximum height of the light pole shown in the lighting plan shall be twenty feet (20') **(added after ZPAC)**.
25. No storage/shipping containers are allowed on the subject property and no semi-trailers may be parked on the subject property **(added by the RPC and amended at ZBA)**.
26. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
27. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
28. 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.
29. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
30. 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.

The draft ordinance was provided.

Member Koukol asked about the handicapped parking space. Mr. Asselmeier said that parking space was required per the Americans with Disabilities Act.

Member Koukol asked about grinding offsite and the dyeing process. Boyd Ingemunson, Attorney for the Petitioners, said wood chipping occurs offsite and they roto-chop onsite (making the mulch onsite).

Mr. Ingemunson explained that the equipment would not exceed the noise requirements. He also explained the need for the business in the area; the business is a specialized tree and landscaping business. He explained the proposed screening and said the Petitioners were agreeable with planting trees along the perimeter of the property as shown on the landscaping plan.

Mr. Ingemunson requested that condition 25 be amended to have semi-trailers on the property, but not used for storage. The semi-trailers would be stored inside the building during non-business hours.

Mr. Dippold explained the dyeing process. The dyeing machine is not used every day. Dyeing does not occur in the winter because the water freezes. No burning would occur onsite. He also discussed back-up beepers that only go off if something is behind the equipment.

Member Flowers asked about fire prevention. The site will have a pond and dry hydrant.

Member Koukol asked if the restrictions would impact the business and if the Petitioners have discussed the proposal with neighbors. Mr. Dippold said that he has containers to store equipment at his existing site. Those containers will not be used at the subject property. The existing containers on the subject property will be removed, if the special use permit is approved.

Member Koukol noted the concerns of the neighbors.

Discussion occurred regarding the proposed gravel driveway and keeping access on Arbeiter Road for farming purposes.

Discussion occurred about installing berms. The belief was that trees would do better on flat ground compared to installing trees in berms. Mr. Dippold explained the tree selection in the landscaping plan.

The building would be installed over the winter 2022-2023 with excavating in fall 2022. Mr. Dippold would like to plant the trees in the fall.

Robert Delaney questioned if the Petitioners were in the landscaping business. He said the Petitioners were a manufacturing facility. Mr. Ingemunson said the Petitioners are not manufactures and the use does not fit in the M-1 District. The use is landscaping. Mr. Ingemunson said forestry is a permitted use in the A-1.

Joe Frescura discussed concerns about a lack of a noise abatement plan. He requested that the proposal not be voted on or denied until a noise abatement plan was provided. He has driven by the Petitioners current location.

Anne Vickery discussed the Findings of the Fact. She felt the use would be detrimental to the area. She said the use would not be consistent with the Kendall County Land Resource Management Plan because no taxes would be generated at the subject property. She said that the Petitioners could do their business at their home outside Newark. She asked when the

people living in the unincorporated area count.

Pat Frescura said that her neighbor, Mr. Carusi, was elderly and also against the proposal.

Ramiro Guzman said that he was in the landscaping business. He explained the mulch making process. He said that it would take at least twelve (12) months to make mulch. He was concerned about traffic, dust, and noise.

Member Vickers discussed the possibility of hogs going on the property. Discussion occurred hog farmers paying neighbors because of the smell.

Member Koukol suggest finding a compromise between the Petitioners and the neighbors.

Discussion occurred regarding the dyeing process. The wood absorbs the dye while inside the machine.

Mr. Dippold said that his residential property is wooded. He was open to installing berms on the property.

Chairman Gengler suggested that Mr. Dippold invite neighbors to the business' current location.

Sharleen Smith, Seward Township Trustee, discussed the conflicts when considering the proposal. She noted that Seward Township has had issues with other businesses and the Township has been burned in those cases. As a Board, the Township would like to see that everyone's needs are met. She said the Township Board voted with the people. She said people were concerned about noise, dye, and fire.

Member Koukol suggested tabling the proposal in order to give his neighbors an opportunity to visit the business' current operations. He also favored having a berm on the property. He would like to find some middle ground.

Mr. Ingemunson discussed the rule of law as it relates to zoning and private property rights. He discussed the possibility that the court could issue the special use permit without any conditions.

Chairman Gengler suggested visiting the business' current location.

Discussion occurred regarding the dates of the July Committee of the Whole, Planning, Building and Zoning Committee, and County Board meetings. Mr. Ingemunson noted that the property is under contract with extensions.

Jim Martin, Seward Township Trustee, said the property owner has had the property for sale for some time. He urged Committee members to visit other mulch operations to see if they are located in residential areas. He believes the quality of life for the residents would be diminished.

Chairman Gengler made motion, seconded by Member Vickers, to issue a neutral recommendation and the proposal go to the Committee of the Whole on June 16, 2022.

The proposal may get tabled at the Committee of the Whole to allow County Board members to visit the business' current location.

With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Committee of the Whole on June 16, 2022.

Robert Delaney discussed the pipelines that run through the property and if the pipeline owner would want anything over the pipes to protect the pipes.

### **NEW BUSINESS**

#### **Request for Guidance Regarding a Junk and Debris Issue and Container without a Permit at 19 N. Cherry Drive, Oswego**

Mr. Asselmeier summarized the issue and provided pictures of the property showing the container.

Gerald Gapa, property owner, explained the container was placed in the property to hold household items after a fire at the property. Within the next six (6) months, they plan to sell and move to Michigan. The debris in the yard was created by the fire and related demolition work.

Mr. Gapa owns the container.

Member Koukol suggested putting the items back in the house.

The container does not leak.

Member Vickers asked if Mr. Gapa needed assistance with moving. He did not assistance taking care of the landscaping debris in the backyard.

Member Koukol asked if the Mr. Gapa could find another location for the container. Mr. Gapa was unsure if he could find an offsite location.

Mr. Gapa requested three (3) months to remove the container.

Bob and Kathy Patula said the property has continued to decline for the last twenty-six (26) years. They felt the building should be condemned. Mr. Asselmeier said that the County does not have property maintenance code in the unincorporated area. Discussion occurred about the tax reduction at the property and loss of property value.

The consensus of the Committee was to set a deadline of September 1, 2022, to remove the container.

#### **Approval of a Recommendation to Change the Address of 27 Knollwood Drive, Montgomery to 35 Woodcliff Drive Montgomery; Committee Could Request the State's Attorney's Office Assist with Drafting/Reviewing the Address Change Ordinance**

Mr. Asselmeier summarized the issue.

GIS received a complaint from the resident of 27 Woodcliff Road. Due to a public safety concern of emergency responders possibly going to the wrong address KenCom agreed the address should be changed from 27 Knollwood Drive to 35 Woodcliff Road. This issue was voted on by the KenCom Operations Board and the minutes were provided. A picture of the area was provided.

It was noted that the owners of 27 Knollwood Drive opposed the address change.

Blanca Mota, property owner, explained her reasons for opposing the change. She was not aware the issue existed. She was willing to erect clearer signage on the property. She was provided KenCom's information regarding signage placement suggestions.

It was noted that this property was not the only property with this issue in Boulder Hill.

#### Review of Annual NPDES Survey

Mr. Asselmeier summarized the issue.

Every year at the end of June or beginning of July, Kendall County sends an NPDES survey to the townships.

WBK reviewed the survey and suggested adding question one under Good Housekeeping. WBK also suggested that question two under Good Housekeeping be changed from:

"Do you feel the County provides adequate training to staff members to keep them informed on stormwater pollution prevention practices?"

to

"Do you feel you have adequate resources for training of your staff members to keep them informed on stormwater pollution prevention practices?"

The revised survey incorporating WBK's suggestions was provided.

The Committee had no objections to the survey as presented.

#### **OLD BUSINESS**

##### Approval of a Contract for Plumbing Inspections Between Kendall County and Mayer Construction, LLC D.B.A. Mayer Plumbing, LLC

Mr. Asselmeier summarized the request.

The Planning, Building and Zoning Department has been informed that Randy Erickson was no longer available to do plumbing inspections.

Brian Holdiman researched possible replacements and recommended Anthony Mayer of Mayer Construction, LLC, D.B.A. Mayer Plumbing, LLC.

The proposed contract was provided.

Pete Ratos from the United City of Yorkville is presently doing plumbing inspections for the County under the terms of the existing intergovernmental agreement between the County and Yorkville.

Member Koukol made motion, seconded by Member Flowers, to recommend approval of the contract.

With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the County Board on June 21, 2022, on the consent agenda.

Certified Local Government Grant Items

Approval to Issue an Invitation to Bids to Conduct an Historic Structure Survey in Unincorporated Kendall and Bristol Townships

Mr. Asselmeier presented the invitation to bid.

Approval to Request that the State's Attorney's Office Review the Contract of the Lowest Responsible Bidder

Member Flowers made motion, seconded by Member Koukol, to issue the invitation to bids and request that the State's Attorney's Office review the contract of the lowest responsible bidder.

With a voice vote of four (4) ayes, the motion carried.

**NEW BUSINESS**

Approval to Schedule a Second Planning, Building and Zoning Committee Meeting During the Month of June 2022

The consensus of the Committee was to have a special meeting on June 29, 2022, at 5:30 p.m.

**CORRESPONDENCE**

None

**COMMENTS FROM THE PRESS**

None

**EXECUTIVE SESSION**

None

The following items were moved to the June 29, 2022, meeting agenda:

Request for Guidance Regarding a Banquet Facility at 1126 Simons

Recommendation of a Proposal from Teska Associates, Inc. to Update the Kendall County Land Resource Management Plan in Its Entirety

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

**ADJOURNMENT**

Member Flowers made a motion, seconded by Member Vickers, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 8:51 p.m.

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

Enc.





**KENDALL COUNTY  
PLANNING, BUILDING, & ZONING COMMITTEE  
JUNE 13, 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)
Dan Keam		
Boyd Engemann		
Joe FRESCUA		
Anne Keelley		
Jim Martin		
Bob Powell		
Kathy Patula		
Blanca Mota		



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

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To: Kendall County Zoning Board of Appeals  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: May 2, 2022  
Re: Definitions of Landscaping and Excavating Businesses

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

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

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

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

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

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

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

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

This proposal was sent to the Townships on February 15, 2022.

ZPAC reviewed this proposal at their meeting on March 1, 2022. ZPAC recommended approval of the request by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were attached.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 23, 2022. Discussion occurred about requiring businesses that engage in designs of

landscapes only to obtain a special use permit. These types of office businesses would be allowed in the B-3 without a special use permit and could be allowed as a home occupation if the other home occupation rules were met. The Kendall County Regional Planning Commission, by vote of seven (7) in favor and zero (0) in opposition with two (2) members absent voted to recommend approval of the text amendments with a change to the proposed definition of excavating business as shown below in red:

**“EXCAVATING BUSINESS. A business engaged in site preparation activities including grading, earthmoving, and land clearing and businesses that rent equipment weighing over thirty thousand pounds (30,000 lbs.) for such purposes. For the purposes of this Ordinance, an excavating business shall be considered a contractors’ office or shop.”**

The minutes of the Kendall County Regional Planning Commission meeting are attached.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on March 28, 2022. No members of the public testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the amendment proposed by the Kendall County Regional Planning Commission by a vote of five (5) in favor and one (1) in opposition with one (1) member absent. Member Vickery voted no because she felt the proposal would open a can of worms. The minutes of the hearing are attached.

Staff has concerns regarding obtaining the weights of various pieces of equipment.

The proposed ordinance is attached.

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

Thanks,

MHA

Encs. March 1, 2022 ZPAC Meeting Minutes (This Petition Only)  
March 23, 2022 Kendall County Regional Planning Commission Minutes (This Petition Only)  
March 28, 2022 Kendall County Zoning Board of Appeals Minutes (This Petition Only)  
Draft Ordinance

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

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

Present:

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

Absent:

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

Audience:

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

**PETITIONS**

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

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

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

No definition of landscaping business presently exists in the Zoning Ordinance

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

The votes were follows

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

Nays (0): None

Abstain (0): None

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

The motion passed.

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

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

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

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

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

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

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of March 23, 2022 - 7:00 p.m.**

Vice Chairman Rodriguez called the meeting to order at 7:03 p.m.

**ROLL CALL**

**Members Present:** Tom Casey, Dave Hamman (Arrived at 7:06 p.m.), Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley

**Members Absent:** Bill Ashton and Bob Stewart

**Staff Present:** Matthew H. Asselmeier, Senior Planner

**Others Present:** Scott Gengler, Tim O'Brien, Jillian Prodehl, Pete Fleming, and Suzanne Casey

**PETITIONS**

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

This proposal was sent to the Townships on February 15, 2022.

ZPAC reviewed this proposal at their meeting on March 1, 2022. ZPAC recommended approval of the request by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

Member Wilson asked why businesses that rent excavating equipment were considered excavating businesses. Mr. Asselmeier said that, if a business has the equipment, they might use the equipment and be an excavating business.

Discussion occurred about setting a weight limit for businesses that rent excavating equipment. Equipment weights can be found online.

Discussion occurred regarding businesses that are run out of houses in the designing of landscaping plans business. The belief was that these types businesses would be considered home occupations if they met the home occupation requirements. Companies engaged in designing landscaping only would be allowed on properties with business zoning classifications.

Member Nelson made a motion, seconded by Member Hamman, to recommend approval of the requested text amendments with the following amendment:

“EXCAVATING BUSINESS. A business engaged in site preparation activities including grading, earthmoving, and land clearing and businesses that rent equipment **weighing over thirty thousand pounds (30,000 lbs.)** for such purposes. For the purposes of this Ordinance, an excavating business shall be considered a contractors’ office or shop.”

The votes were as follows:

- Ayes (7): Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley
- Nays (0): None
- Absent (2): Ashton and Stewart
- Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on March 28, 2022.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**ADJOURNMENT**

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

The Kendall County Regional Planning Commission meeting adjourned at 8:10 p.m.

Respectfully submitted by,  
KCRPC Meeting Minutes 03.23.22

Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.





**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 23, 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>Tom O'Brien</i>		
<i>Pete Fenley</i>		
<i>Jilligan Prodehl</i>		

**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)  
YORKVILLE, IL 60560  
**March 28, 2022 – 7:00 p.m.**

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

**ROLL CALL:**

Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Anne Vickery, and Dick Whitfield

Members Absent: Scott Cherry

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

Others Present: Andrew R. Smith, Jeremy Dippold, and Mark Fecht

**PETITIONS**

The Zoning Board of Appeals started their review of Petition 22-06 at 7:14 p.m.

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

**Request:** Text Amendment to Section 3:02 (Definitions) of Kendall County Zoning Ordinance Adding Definitions of “Landscaping Business” and “Excavating Business” to the Kendall County Zoning Ordinance

**Purpose:** Petitioner Wants to Add Definitions of Landscaping Business and Excavating Business to the Kendall County Zoning Ordinance

Mr. Asselmeier summarized the request.

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

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

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

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

When considering a definition of excavating businesses, the North American Industrial Classification System grouped excavating businesses with other site preparing contractors including dirt movers,

trenching, and foundation drilling. Also, the terms “excavating business” and “excavator” do not appear in the Zoning Ordinance. Accordingly, Staff proposed the following definition of excavating business:

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

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

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

This proposal was sent to the Townships on February 15, 2022. To date, no comments were received from the Townships.

ZPAC reviewed this proposal at their meeting on March 1, 2022. ZPAC recommended approval of the request by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal on March 23, 2022. Discussion occurred regarding businesses engaged only in design of landscapes. If they had no outside storage, they could be considered home occupations on A-1 zoned property and offices on Business or Manufacturing zoned property. The following amendment to the definition of excavating business was proposed:

“EXCAVATING BUSINESS. A business engaged in site preparation activities including grading, earthmoving, and land clearing and businesses that rent equipment **weighing over thirty thousand pounds (30,000 lbs.)** for such purposes. For the purposes of this Ordinance, an excavating business shall be considered a contractors’ office or shop.”

The Kendall County Regional Planning Commission recommended approval of the requested text amendment with the amendment to the definition of excavating business listed above in red by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the Kendall County Regional Planning Commission meeting were provided.

Staff had concerns regarding obtaining the weights of various pieces of equipment.

Chairman Mohr questioned the thirty-thousand pound (30,000 lbs.) proposal. Mr. Asselmeier explained that the Kendall County Regional Planning Commission wanted the weight to be high enough so that businesses that rented small equipment were not considered excavating businesses. Member LeCuyer was agreeable to the weight restriction.

Member Vickery questioned the activities of certain businesses, including a business that has a large mound of dirt on County Line Road north of Route 52. Mr. Asselmeier explained that the business with the mound of dirt claimed to be a forester and the State does not have a definition of forester; this business was also using an agricultural exemption in the Stormwater Management Ordinance. Mr. Asselmeier noted that Illinois Drainage Law still applied to the property.

Mr. Asselmeier stated that landscaping businesses currently have to obtain a special use permit and a stormwater permit if they pile materials taller than three feet (3'). Under the subject proposal, excavating businesses would not be allowed in the A-1 District, would not be considered agricultural, and would need to obtain a stormwater permit if they met the thresholds of the Stormwater Management Ordinance.

Discussion occurred about landscaping design businesses. If a business engaged in landscaping design does not have outside storage, they could be a home occupation in the A-1 District. Architects and other professional services are required to get special use permits in the A-1 District if the property does not meet the home occupation requirements.

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

No members of the public testified regarding the proposal.

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

Member LeCuyer made a motion, seconded by Member Thompson, to recommend approval of the text amendment with the thirty-thousand pound (30,000 lbs.) amendment.

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield  
Nays (1): Vickery  
Abstain (0): None  
Absent (1): Cherry

The motion passed.

Member Vickery voted no because she felt the proposal would open a can of worms.

Member LeCuyer felt the proposal was an attempt to fix some issues.

The townships will be notified of the results of the public hearing.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, May 9, 2022.

The Zoning Board of Appeals completed their review of Petition 22-06 at 7:32 p.m.

**PUBLIC COMMENTS**

Mr. Asselmeier reported that, for the May hearing, there will be a Petition regarding changing the Future Land Use Map for the properties near 12565 Fox Road and a requested map amendment rezoning property along Brisbin Road in Seward Township from A-1 to R-1. The Seward Township moratorium and special use permit request for 1038 Harvey could also be on the agenda.

Mr. Asselmeier also reported that the County Board will recognize Karen Clementi at their meeting on April 5, 2022, at 6:00 p.m.

Mr. Asselmeier said the Village of Oswego Planning and Zoning Commission will hold a public hearing on April 7, 2022, at 7:00 p.m., to consider annexing the Hide-A-Way Lakes Campground.

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

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

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

The Zoning Board of Appeals meeting adjourned at 7:46 p.m.

The next hearing/meeting will be on May 2, 2022.

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

**Exhibits**

1. Memo on Petition 22-06 Dated March 24, 2022
2. Certificate of Publication for Petition 22-06 (Not Included with Report but on file in Planning, Building and Zoning Office)



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

**TEXT AMENDMENTS ADDING DEFINITIONS OF LANDSCAPING BUSINESS AND  
EXCAVATING BUSINESS TO THE KENDALL COUNTY ZONING ORDINANCE**

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

WHEREAS, the Kendall Planning, Building and Zoning Committee, hereinafter be referred to as “Petitioner” desires to create clarity on the attributes that constitute a landscaping business and an excavating business; and

WHEREAS, on January 25, 2022, the Petitioner submitted text amendments to the Kendall County Zoning Ordinance amending Sections 3:02 of the Kendall County Zoning Ordinance by adding definitions for “landscaping business” and “excavating business” in the appropriate places alphabetically to the list of definitions contained in the Kendall County Zoning Ordinance; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on March 3, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on March 28, 2022, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested text amendments and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on March 28, 2022; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing, and has forwarded to the Kendall County Board a recommendation **approval/denial/neutral** of the requested text amendments; and

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

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

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: Section 3:02 Definitions is amended by adding the following terms in the appropriate places alphabetically:

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

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

*IN WITNESS OF*, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17<sup>th</sup> day of May, 2022.

Attest:

\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette

\_\_\_\_\_  
Kendall County Board Chairman  
Scott R. Gryder





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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

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To: Kendall County Planning, Building and Zoning Committee  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: June 24, 2022  
Re: Definitions of Forestry and Tree Farming and Related Text Amendments

Following the June 21, 2022, County Board meeting, Staff received a request to draft definitions of forestry and tree farming.

The term “forestry” was added as a permitted use in the A-1 District in 2000. The State of Illinois does not have a definition of forestry or forest. Also, professional organizations related to tree care do not have the exact same definitions of these terms. Accordingly, Staff suggests the following definition of forestry:

**“Forestry. A business engaged in the growing, managing, and selling of trees not including the processing of trees or tree by-products.”**

Tree farms are listed in State law as an agricultural purpose. However, no definition of “tree farm” is provided. Tree farms are a permitted use in the A-1 District only. Staff suggests the following definition of tree farm:

**“Tree Farm and Tree Farming. A business engaged in the growing, cultivating, and harvesting of trees, including fruits and nuts grown on trees, on the same premises of where the trees are grown and not including the processing of trees or tree by-products.”**

At the June 16, 2022, Committee of the Whole meeting, it was mentioned that the processing of mulch was not listed as a use within the Kendall County Zoning Ordinance. The closest related use is the production, publishing, processing, cleaning, testing, or repair of lumber mentioned in Section 10:01.B.21.k of the Kendall County Zoning Ordinance. This use is a permitted use in the M-1 and M-2 Districts. While other uses not specifically listed that conform to the goals, purpose, and objective of the district are special uses in the M-1 and M-2 Districts, Staff suggests the following amendment to Section 10:01.B.21.k to clarify certain uses related to mulch:

“k) Building equipment, building materials, **mulch derived from plants**, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature.”

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

Thanks,

MHA

## **Kendall County Stormwater Ordinance Review**

6-7-2022

**Purpose:** IDNR has published a revised Model Floodplain Ordinance. The impact of the ordinance on the County Stormwater Ordinance is uncertain however the County would like to understand what changes if any would need to be incorporated into the existing Kendall County ordinance to be compliant with the current Illinois Model Floodplain Ordinance.

**Scope:**

Tasks and manhour estimates include:

Review of Illinois Model Floodplain Ordinance – 2 hours

Comparison to Kendall County Stormwater Ordinance – 4 hours

Redline Kendall ordinance changes for compliance -4 hours

Discuss changes with Kendall staff – 1 hour

Summary memo on impact of changes, including redline ordinance changes 2 hours

Presentation to board or discussion with staff – 2 hours

Fee - \$2,500 Lump Sum

1126 Simons Rd Oswego, IL 60543

**General**

5,056 people like this

5,217 people follow this

3,367 people checked in here

Local Business

**Hours**

Always open

**Business details**

Price range · \$\$\$

**Additional contact info**

[bearcavelake@gmail.com](mailto:bearcavelake@gmail.com)

**More info**

About

We are a family farm that is just perfect for relaxing and making memories. Contact us for a visit.

Additional information

Bear Cave Lake is a rustic lodge that sits on 9 acres in Oswego. There is a 1 acre lake with stunning views. We have a barn that is perfect for outside events. The property is available for rent weddings, corporate events, birthdays, or just for a quick get away.

**See less**



## Bear Cave Lake

@BearCaveLake1 · Local business

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We are a family farm that is just perfect for relaxing and making memories. Contact us for a visit.

Bear Cave Lake is a rustic lodge that sits on 9 acres in Oswego. There is a 1 acre lake with stunning views. We have a barn that is perfect for outside... [See more](#)

5,056 people like this

5,217 people follow this

3,367 people checked in here

Price range · \$\$\$

bearcavelake@gmail.com


Always open

Local Business

many of you know, our beloved BCL is kind of a one man show and it has been a bear to keep up with (pun intended 😊) this winter and spring, so after much thought and consideration we have decided to make BCL just for our family. As much as we love sharing our property with you and have enjoyed being a part of your very special family occasions , it's time for us to focus on our family. Going forward we sadly can no longer take new requests to use the barn. We are sad, but we know this is the right decision. We hope that you all can understand.

We are so thankful for all our your love and support  41 Comments 7 Shares  305

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Most relevant 



**Danielle Winski Holman**  
Dawn & Andy, we so understand. May your Mom's wonderful memories bring you comfort. Prayers & hugs!



You guys are the most selfless, kind & wonderful people! Thank you for opening up BCL to our family & friends... so many great memories! Thank you for s... [See more](#)



3w Edited

[View 37 more comments](#)

Photos

## See more of Bear Cave Lake on Facebook



83

16 Comments

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## Videos

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We love these guys! Thanks for being so...

15

754 views · a year ago

## Page transparency

See all

Facebook is showing information to help you better understand the purpose of a Page. See actions taken by the people who manage and



Danielle Winski Holman

So sorry to hear, thinking of you all. Prayers & hugs to you & your family. 🙏❤️

19w



View 7 more comments



Bear Cave Lake

January 5 · 🌐

Attention Bear Cave Lake friends and family... it is with great sadness that we have to let you know that Andy's mom has passed away.

Those of you who know him know his mom meant the world to him and our family. We are devastated and heartbroken 🙏

Unfortunately we have not been able to respond to messages or texts and for that we are truly sorry. We hope to be able to be back work 1/24/22. Please keep us in your thoughts and prayers, and if you wish to book, please be patient w... See more

201

66 Comments 1 Share

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Bear Cave Lake 1 · 🌐

# Suburb Mini

20 minute

# sessions

Bear Cave Lake -

Oswego IL

## Nov 27

session

15 images

\$200



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**Gabbie Daylor**

November 12, 2021 · 🌐

Suburb mini sessions are now live too!

Bear Cave Lake

<https://hello.dubsado.com/.../618e8d2b3bbac417dd.../schedule>



6

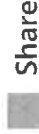
1 Comment



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Josie Anne

any chance you are doing more of these?

26w



Bear Cave Lake

October 26, 2021 · 🌐



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Send message

14

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Bear Cave Lake

October 23, 2021 · 🌐

Looking for Santa pictures?? Look no further 😊  
Please contact Christina directly to book your spot.

### Christina Michelle Photography presents...



#### Santa sit down Sessions

Come sit with Santa and tell Santa what you want for Christmas!

Mall style Sit and go Santa lap sessions.  
Includes 1 digital image, high resolution  
Turn around time 3-5 business days

Must Reserve spot.

Message me or email me to book

## See more of Bear Cave Lake on Facebook

**Sable Creek Homestead**

October 13, 2021 · 🌐

In-person tours at Sable Creek Homestead have begun and dates for the 2022 and 2023 seasons are being booked! If you're interested in pricing and touring inform... [See more](#)

34

6 Comments 2 Shares

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**Victoria Burnett**

Where are they located? No address found anywhere.

33w

Most Relevant is selected, so some replies may have been filtered out.



Author

**Bear Cave Lake**

Victoria Burnett they are in Minooka:

Their barn is stunning

33w

View 2 more replies

View 1 more comment

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Log In

or

Create new account

16

5 Comments 7 Shares



Like



Comment



Share

Most relevant



**Vee Nuñez**

Gwen Blackburn super cute idea if you don't have anything planned already

32w

Most Relevant is selected, so some comments may have been filtered out.



**Bear Cave Lake**

October 13, 2021 ·

We are SO excited for our friends Jillian & Jamie !!! They have been working so hard to make this a reality!!! Make sure to check out their page



**See more of Bear Cave Lake on Facebook**



March 21, 2022

Matt Asselmeier, Senior Planner  
Kendall County  
111 West Fox Street  
Yorkville, IL 60560-1498

**RE: Scope and Budget for LRMP Update – 3 Townships per Year**

Dear Matt:

Good talking with you last week about updating the Kendall County Land Resource Management Plan (LRMP). The following scope, budget and timeline should be helpful in planning for this major update. In the scope below I have made some assumptions, all of which will obviously impact the final cost. Assumptions include:

- Working from the existing plan rather than starting from scratch. This includes the County providing Teska with updated GIS files where available.
- Creating a project web site to assist in gaining community input throughout the County. The web site would host surveys, provide contact information, contain draft materials, and generally provide an opportunity for the public to participate throughout the planning effort.
- Dividing the County up into 3 sections for detailed planning efforts, each with 3 townships. We could do this either in an east/west or north/south fashion. In the past we focused more on north/south groupings, but I would like to consider more of an east/middle/west grouping (Oswego, Na-Au-Say, Seward as the east group and so on). This would relate to the County's primary business corridors, with Ridge to the east, Route 47 in the middle, and Eldamain to the west. *We have assumed that we would do 3 townships per year, and conduct the overall LRMP update over 3 years.*
- Consolidating demographics and trends. Rather than as they are now in each subarea (3 township section), have one section on demographics up-front that can be used throughout the plan. It is our understanding that County staff has already begun this process, and it is not included in our scope.
- Utilizing a committee to work through the details of the plan – this could be the old Ad Hoc committee, or some other group formed to guide the planning effort. The full Regional Planning Commission (RPC) should also be heavily involved throughout the effort, but I think a smaller working group will be helpful in keeping things on track while allowing the RPC to handle their normal case load.

- Efforts to keep the County Board, through the Planning, Building and Zoning Committee, updated throughout the process

## Project Scope

### 1. Kick-off Meeting

This meeting with the Regional Planning Commission will review the existing LRMP structure, overall project timeline and approach, and existing county-wide conditions (development trends, demographics, etc.).

### 2. Community Engagement

This task will focus on obtaining input from County residents and businesses through creation of an interactive web site, surveys, and development of materials for in-person meetings. It will also involve the use of social media (Facebook, Twitter, etc.) to maximize input from all areas of the County. Regarding budget, this task line only includes creation of the initial project web site. All other engagement efforts are included within the township clusters and overall plan adoption (Tasks 4-7 below)

### 3. Review and Update Countywide Policy Framework, Goals & Objectives, Policies

Sections 1 through 5 of the Existing LRMP focus on countywide policies, goals, and objectives. This task will review those existing plan components, working closely with both the Steering Committee and the RPC to refine, focus and clarify the Counties overall vision for future growth and development.

### 4. Township Cluster 1 Plan

This effort will develop a detailed Future Land Use and Transportation plan for 3 of the Counties Townships following this approach:

- Where We Are – A closer look at existing development patterns, trends, and existing plans with the 3 townships.
- Vision – Development of an overall vision for future development. This vision will largely be driven by a workshop held in one of the three clustered townships and refined through work with the Steering Committee.
- Plan – Development of a detailed future land use and transportation plan for the three townships. This plan will be reviewed at a workshop held within one of the subarea townships and refined with the Steering Committee and RPC.
- Engagement – This will include an interactive project web site, with distinct tabs for each cluster, on-line surveys and polls, and on-line mapping tool, one workshop in each township, and steering committee (Ad-Hoc), RPC, PBZ, and County Board meetings as noted in the timeline.

### 5. Township Cluster 2 Plan

Same processes as in Task 4 above, for the middle three townships.

## 6. Township Cluster 3 Plan

Same processes as in Task 4 above, for the three remaining townships.

## 7. Overall Plan Refinement and Adoption

This task will involve pulling all the pieces of the plan together into a complete LRMP, including an executive summary and a section on implementation. This task will also take the draft plan through a process of review, public hearing, revision, and ultimately approval by the County Board.

### Timeline and Budget

We have assumed completing one set of 3 townships per year, plus some initial work on the overall plan in year 1 and work to wrap it into a complete plan with summary in year 3. The table below provides a cost summary per year, with an overall cost of \$150,315. As I am sure you will notice, this total is about \$25,000 less than our earlier estimate. This assumes that County staff will assist with demographics, some GIS work like existing land use, and coordinate meeting locations. We have also assumed less time to review the overall LRMP goals and objectives and inclusion of a reduced contingency into each task. The timeline, and draft budget, are included in the attached spreadsheet.

	Year 1	Year 2	Year 3	Total
Tasks 1-4	\$ 53,665			
Task 5		\$ 40,025		
Task 6-7			\$ 56,625	
<b>Total</b>				<b>\$ 150,315</b>

There are obviously a lot of variables and options available to update the LRMP, and I would be happy to discuss these in more detail with you. Hopefully, this information will be helpful in budgeting and planning for the effort. Feel free to give me a call or shoot me an e-mail anytime.

Sincerely,



Mike Hoffman, AICP, PLA  
Vice President

## KENDALL COUNTY LRMP UPDATE TIMELINE

### MONTH

TASK	1	2	3	4	5	6	7	8	9	10	11	12	32	33	34	35	36
1. Kick-off Meeting with RPC - Review LRMP structure, updated Countywide demographics		RPC															
2. Engagement (web site, survey, meeting materials)																	
3. Review and Update Countywide Policy Framework, Goals & Objectives, Policies					RPC	PBZ											
4. Township Cluster 1 Plan				RPC		RPC				Public Hearing	County Board						
5. Township Cluster 2 Plan									Repeat Cluster 1 approach for Cluster 2 in Year 2								
6. Township Cluster 3 Plan									Repeat Cluster 1 approach for Cluster 3 in Year 3								
7. Overall Plan Refinement and Adoption														RPC	Public Hearing	PBZ	County Board

Notes: Each Township cluster would contain 3 townships - either divided east/west or north/south





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Planning, Building and Zoning Committee  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: June 7, 2022 (Updated June 24, 2022)  
Re: Proposed Intergovernmental Agreement Between Kendall County and the Village of Millbrook

---

The agreement between the Village of Millbrook and Kendall County allowing the County to provide Planning, Building and Zoning Department related services expires in August.

No changes from the previous contract are proposed.

During the current agreement period, the County conducted zero (0) investigations in Millbrook and issued three (3) permits with nine (9) inspections.

The Village of Millbrook approved the proposal on June 21, 2022.

A copy of the proposed Intergovernmental Agreement is attached.

Thanks,

MHA

ENC.: Proposed IGA



INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILLBROOK  
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this \_\_\_ day of August, 2022 by and between the VILLAGE OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic, WITNESSETH:

WHEREAS, the Village of Millbrook was incorporated by act of the voters on November 5<sup>th</sup>, 2002, and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides that a municipality and a County may enter into intergovernmental agreements for joint or compatible planning, local land resource management administration and zoning ordinance enforcement, and

WHEREAS, the Village of Millbrook adopted a Comprehensive Plan on August 22, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Millbrook have been heretofore subject to the building and zoning codes of the County of Kendall, and to the County Flood Plain, Soil Erosion and Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

- 1) The above recitals are incorporated by reference as if fully set forth herein.
- 2) That the Village of Millbrook has by ordinance duly adopted the Zoning Ordinance of the County of Kendall, the Building Code of the County of Kendall, the Comprehensive Plan of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, the Countywide Stormwater Management Ordinances as its own and further agrees that any subsequent text amendments to said ordinances and plans as may be adopted by Kendall County from time to time shall be adopted and incorporated by the Village of Millbrook as its own.

3) That for the consideration of \$1 the receipt and sufficiency of which is hereby acknowledged, the County of Kendall agrees to continue administering the County Ordinances for the Village of Millbrook as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Millbrook, and apply them to all properties located within the municipal boundaries of the Village of Millbrook.

4) In addition to the consideration set forth in Paragraph 3 above, the Village of Millbrook shall be responsible for all costs associated with the enforcement of the Zoning Ordinance of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Management Ordinance for cases within the boundaries of the Village of Millbrook. At the written request of the Village of Millbrook, Kendall County shall provide an estimated cost for investigating individual alleged violations. Upon approval of the cost estimate by the Village of Millbrook, Kendall County will conduct the necessary investigation and bill the Village of Millbrook accordingly. The Village of Millbrook shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Millbrook as provided herein.

5) The Village of Millbrook shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past, present, and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto including, but not limited to, attorney's fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.

6) That the Village of Millbrook shall secure, pay for and maintain throughout the period during which services are provided under this Agreement, general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village's general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees, arising out of the County's performance or alleged failure to perform its obligations pursuant to this Agreement. The Village's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

7) Kendall County shall maintain auto liability coverage for all County owned vehicles used by the County to perform its obligations pursuant to this Agreement. However, the Village of

Millbrook shall pay the full cost of the deductible incurred by the County for any auto insurance claims arising out of or related to the County's performance of its obligations pursuant to this Agreement.

8) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

9) This Agreement may be terminated by either party upon 30 days' written notice to the other party.

10) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

11) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

12) The County of Kendall and the Village of Millbrook each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

13) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

14) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator  
111 West Fox Street  
Yorkville, Illinois 60560

Village of Millbrook  
PO Box 51  
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK

COUNTY OF KENDALL

BY: \_\_\_\_\_  
Village President- Jackie Kowalski

BY: \_\_\_\_\_  
Chairman of Kendall County Board

ATTEST: \_\_\_\_\_  
Village Clerk

ATTEST: \_\_\_\_\_  
Kendall County Clerk

## **Exhibit A**

### **Procedure for Processing Zoning & Subdivision Cases For The Village Of Millbrook Under County/Municipal Intergovernmental Agreement**

Under the terms of the intergovernmental Agreements executed between the Village of Millbrook and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, and Zoning Board of Appeals, will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of the municipality. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:

Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:

a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).

b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:

a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from

## Exhibit A

the affected municipality will be invited to participate as sitting members of the committee.

- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.
- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior

## Exhibit A

to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

- k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to the ZBA as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- r.) The County shall post copies of the agenda as required per County policies.
- s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

## **Exhibit A**

- t.) Following review and recommendation by the ZBA, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
  - u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
  - v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.
  - w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
  - x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
4. Review and Processing of Preliminary and Final Subdivision Plats:
- a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
  - b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
  - c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.



## Exhibit A

- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.
- f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.
- j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.
- k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

## **Exhibit A**

- l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
- m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

### 5. Review and Processing of Zoning Variance:

- a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.
- e.) The County shall post copies of the agenda as required per County policies.
- f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the

## **Exhibit A**

county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

- h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.
- j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Planning, Building and Zoning Committee  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: May 3, 2022 (Updated June 6, 2022)  
Re: Possible Intergovernmental Agreements with Oswego and Seward Townships for Additional Code Enforcement

---

The Planning, Building and Zoning Department previously 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.

At their Annual Meeting in April, Oswego Township adopted a garbage dumping ordinance and a recreational vehicle and trailer parking ordinance. Oswego Township has added additional hours to their Code Enforcement Officer.

Seward Township is still evaluating the proposal.

Related emails and Oswego Township's ordinances are attached.

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

MHA

Encs.: 4-14-22 West Email  
Oswego Ordinances  
5-3-22 and 4-13-22 O'Brien Emails

## Matt Asselmeier

---

**From:** Joe West <jwest@oswegotownship.com>  
**Sent:** Thursday, April 14, 2022 6:52 AM  
**To:** Matt Asselmeier  
**Cc:** Donna Stanley; Scott Koeppel; Scott Gengler  
**Subject:** Re: [EXTERNAL] Code Enforcement Question

No we have not. We are looking at adding extra hours to our code enforcement officer.

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---

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Wednesday, April 13, 2022 7:58:41 AM  
**To:** Joe West <jwest@oswegotownship.com>  
**Cc:** Donna Stanley <dstanley@oswegotownship.com>; Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>  
**Subject:** [EXTERNAL] Code Enforcement Question

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

Joe:

Did Oswego Township decide if they were agreeable to the County's proposal for additional code enforcement?

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

**OSWEGO TOWNSHIP  
KENDALL COUNTY, ILLINOIS**

**ORDINANCE No. 2022-05**

**AN ORDINANCE ADOPTING GARBAGE DUMPING RESTRICTIONS WITHIN  
OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS**

**ANNUAL TOWN MEETING OF ELECTORS  
April 12, 2022**

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**ORDINANCE NO. 2022-05**

**AN ORDINANCE ADOPTING GARBAGE DUMPING RESTRICTIONS WITHIN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS**

**WHEREAS**, Oswego Township is a unit of local government operating under the laws of the State of Illinois (“Township”); and

**WHEREAS**, Section 30-120 of the Illinois Township Code, 60 ILCS 1/30-120, authorizes the electors of Oswego Township to adopt ordinances preventing the deposit of night soil, garbage or other offensive substances within the limits of Oswego Township; and

**WHEREAS**, the Highway Commissioner of Oswego Township has general charge of the roads and maintenance thereof within the Oswego Township Road District as provided by Section 6-201.8 of the Illinois Highway Code, 605 ILCS 5/6-201.8, and

**WHEREAS**, the Township, by its electors, hereby finds that the proper preservation and maintenance of Oswego Township Road District roads, streets, alleys, highways and rights-of-way (cumulatively, “Roads”) requires that they be kept free and clear of any and all obstructions, including garbage, offal, fecal matter, night soil, junk, trash, refuse, rubbish, debris, discarded personal property, manure (except the normal storage on a farm of manure for agricultural purposes), garbage cans, receptacles, storage containers, or other offensive substances upon public or private property (cumulatively, “Garbage”), or to permit such objects to remain upon such property, within the Township or upon Roads within the Township; and

**WHEREAS**, the Township, by its electors, hereby finds and determines that the regulation of the aforesaid Garbage on Township Roads is necessary in order to provide for the safety of those motorists and pedestrians using such Roads, and that the prohibition of depositing Garbage within the Township, excepting refuse disposal facilities regulated by the Illinois Department of Public Health and Kendall County, is in the best interests of the public health,

safety and welfare; and

**NOW, THEREFORE, BE IT ORDAINED** by the electors of Oswego Township, Kendall County, Illinois (the “Electors”) at their annual meeting held on April 12, 2022, as follows:

**Section 1. Definitions.** For the purpose of this Ordinance, the following terms shall have the meanings set forth hereinbelow:

- A. Without limiting the generality of this Ordinance, “Garbage” shall mean any and all waste matter, whether reusable or not, which is offensive to the public health, safety and welfare and is specifically intended to include, without limitation, household waste, offal, fecal matter, night soil, junk, trash, refuse, rubbish, debris, discarded personal property, manure (except the normal storage on a farm of manure for agricultural purposes), abandoned or unsecured garbage cans, receptacles, storage containers, discarded furniture, lawn furniture, appliances, household fixtures, countertops, vanities, toilets, sinks, motor vehicle parts, machinery of any kind or parts thereof, metal drums or other containers, construction debris, rubbish, ashes, unnatural accumulations of dirt, paper, raw garbage, abandoned or inoperable vehicles, noxious or offensive waste, or any other offensive substances upon public or private property or Roads.
- B. “Roads” shall mean Oswego Township Road District roads, streets, alleys, highways and rights-of-way.

**Section 2. Prohibition on Depositing Garbage on Township Roads.**

No person shall place, put, maintain or allow the placement of Garbage on Roads or other



property belonging to, or located upon, any property belonging to or under the jurisdiction of the Oswego Township Road District.

**Section 3. Prohibition on Depositing Garbage Within the Township.**

- A. No person shall deposit, allow to be deposited, or permit Garbage to accumulate or remain on public or private property within Oswego Township.
- B. No person shall place household Garbage in any outside container so that the Garbage is accessible to animals.
- C. No person shall deposit, allow to be deposited or permit outdoor storage of lumber or other building materials, construction vehicles, or construction equipment, not in connection with a permitted, ongoing building project in progress on the immediate premises.
- D. It shall not be a violation of this Section 3 to deposit Garbage in sealed containers in locations and at times authorized by a unit of local government, or when acting under the direction of public officials during specially designated cleanup days.
- E. Each day on which the Garbage remains in violation of this Ordinance following the Removal Deadline, as set forth below, shall be considered a separate and distinct violation.

**Section 4. Enforcement.**

- A. The Highway Commissioner and Oswego Township Ordinance Enforcement Officer are authorized to enforce this Ordinance.
- B. When Garbage, building materials, or other offensive matter are deposited or permitted to remain in a location in violation of this Ordinance, the Highway

Commissioner or Oswego Township Ordinance Enforcement Officer shall issue a notice to abate to the owner of the real property associated with the violation, by (i) conspicuously posting such notice to abate on the front door of the property and (ii) by mailing a copy of such notice to abate via certified mail, return receipt requested, to the owner of the property at the address to which the most recent property tax bill was sent. The notice to abate shall specify the nature and location of the offense, a statement of acts necessary to abate the violation, and a date certain no more than seven (7) days from the date of issuance of the notice to abate (“Removal Deadline”) to remove or otherwise properly dispose of the Garbage or other offending materials or substances. The notice to abate shall inform the owner, lessee, and/or occupants that failure to timely abate the violation by the Removal Deadline will result in the issuance of a subsequent notice(s) of violation imposing fines for each day on which the Garbage remains following the Removal Deadline and may also provide that the Township may seek injunctive relief providing for the removal of the Garbage at the owner’s expense.

- C. Notices of violation shall be served in the same manner provided hereinabove for the notice to abate and shall specify the date, time and nature and location of the offense and shall serve as a summons and complaint to appear in the Kendall County Circuit Court in accordance with the procedures set forth in 60 ILCS 1/100-10(d-5).
- D. When the Highway Commissioner or Ordinance Enforcement Officer finds Garbage obstructing the Roads or a public sidewalk, or a driveway entrance to any property, or in any other manner creates a dangerous or unsafe condition such that removal without delay is reasonably necessary to protect public health and safety, then such

Garbage violation may be summarily abated by the Highway Commissioner or Ordinance Enforcement Officer and a violation notice shall be issued without first issuing a notice to abate. The Township may seek judgment against the owner, lessee, or occupant of the property (whomever is found liable for a violation of this Ordinance) for its removal costs, in addition to any other penalties imposed by this Ordinance.

- E. In any prosecution of a charge for violation of this Ordinance, proof that the particular Garbage described in the notice of violation or complaint, together with proof that the defendant named in the complaint was at the time of such violation the lawful owner of said property, shall constitute prima facie evidence that the lawful owner of such property was the person who placed such Garbage at the point where, and for the time during which such violation occurred.

**Section 5. Penalty.** Any person convicted of a violation of this Ordinance shall be punishable by a fine of up to \$500. Fines shall be established and enforced by Kendall County Circuit Court pursuant to section 60 ILCS 1/100-10(d-5)(1). Upon a finding of liability, Oswego Township may seek court and associated legal fees.

**Section 6. Implementation.** The Electors hereby authorize and direct the Oswego Township Board of Trustees, the Oswego Township Supervisor, Clerk, Highway Commissioner, Ordinance Enforcement Officer, and Attorney to take any and all actions necessary to inform the public about the restrictions imposed by this Ordinance and to enforce the provisions of this Ordinance consistent with the terms set forth herein.

**Section 7. Savings Clause.** If any section, paragraph, clause, or provision of this resolution shall be held invalid, the validity thereof shall not affect any of the other provisions of this resolution.

**Section 8. Resolution of Conflicts.** All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 9. Effective Date.** This Ordinance shall be in full force and effect from after its passage, publication and approval as provided by law.

ADOPTED by a <sup>Unanimous</sup> vote of \_\_\_\_\_ to \_\_\_\_\_ by the electors of Oswego Township on April 12, 2022.

APPROVED this 12<sup>th</sup> day of April, 2022.

**OSWEGO TOWNSHIP**

  
Moderator

ATTEST:   
Township Clerk

**OSWEGO TOWNSHIP  
KENDALL COUNTY, ILLINOIS**

**ORDINANCE No. 2022-06**

**AN ORDINANCE ADOPTING PARKING RESTRICTIONS FOR RECREATIONAL  
VEHICLES AND TRAILERS ON TOWNSHIP ROADS WITHIN OSWEGO  
TOWNSHIP, KENDALL COUNTY, ILLINOIS**

**ANNUAL TOWN MEETING OF ELECTORS  
April 12, 2022**

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**ORDINANCE NO. 2022-06**

**AN ORDINANCE ADOPTING PARKING RESTRICTIONS FOR RECREATIONAL VEHICLES AND TRAILERS ON TOWNSHIP ROADS WITHIN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS**

**WHEREAS**, Oswego Township is a unit of local government operating under the laws of the State of Illinois (“Township”); and

**WHEREAS**, Section 30-125 of the Illinois Township Code, 60 ILCS 1/30-125, authorizes the electors of Oswego Township to adopt ordinances regulating the standing or parking of recreational vehicles on township roads; and

**WHEREAS**, the Highway Commissioner of Oswego Township has general charge of the roads within the Oswego Township Road District as provided by Section 6-201.8 of the Illinois Highway Code, 605 ILCS 5/6-201.8, and is further authorized to regulate the standing or parking of vehicles by Section 11-208 of the Illinois Vehicle Code, 625 ILCS 5/11-208; and

**WHEREAS**, the Township, by its electors, hereby finds and determines that regulating the standing and parking of recreational vehicles on Township Roads is necessary in order to provide for the safety of those persons using such roads, streets, or highways, and for the orderly flow of traffic.

**NOW, THEREFORE, BE IT ORDAINED** by the electors of Oswego Township, Kendall County, Illinois (the “Electors”) at their annual meeting held on April 12, 2022, as follows:

**Section 1. Definitions.** For the purpose of this Ordinance, the following terms shall have the meanings set forth hereinbelow:

A. “Recreational vehicle” shall have the meaning ascribed in Section 1-169 of the

Illinois Vehicle Code, 625 ILCS 5/1-169, as amended from time to time.

- B. "Trailer" shall have the meaning ascribed in Section 1-209 of the Illinois Vehicle Code, 625 ILCS 5/1-209, as amended from time to time.
- C. "Park" or "parking" shall have the meaning ascribed in Section 1-156 of the Illinois Vehicle Code, 625 ILCS 5/1-209, as amended from time to time.
- D. "Stand" or "standing" shall have the meaning ascribed in Section 1-194 of the Illinois Vehicle Code, 625 ILCS 5/1-209, as amended from time to time.

**Section 2. Prohibition on Parking Recreational Vehicles on Township Roads.**

- A. No person shall stop, stand or park any recreational vehicle or trailer at any time on any road, street, alley, highway or other right-of-way under the jurisdiction of Oswego Township or the Oswego Township Road District.
- B. Each day that a violation of this Section 2 continues following the Removal Deadline as set forth hereinbelow shall constitute a separate and distinct violation or offense.

**Section 3. Enforcement.**

- A. The Highway Commissioner and Oswego Township Ordinance Enforcement Officer are authorized to enforce this Ordinance.
- B. When a recreational vehicle or trailer is found parked or left in violation of this Ordinance, the Highway Commissioner or Oswego Township Ordinance Enforcement Officer shall take information displayed on the vehicle that may identify its owner, such as, without limitation, a vehicle registration number or plates, and shall (i) conspicuously affix to such vehicle a notice to abate and (ii) send by certified



mail, return receipt requested, a copy of the notice to abate to the vehicle owner. The notice to abate shall specify the nature and location of the offense, and order the removal of the vehicle from the Oswego Township or Oswego Township Road District right-of-way to a lawful location by a date certain no more than seven (7) days from the date of issuance of the notice to abate (“Removal Deadline”). The notice to abate shall inform the owner that failure to timely remove the vehicle to a lawful location off of the Oswego Township or Road District roadway by the Removal Deadline shall result in the issuance of a notice(s) of violation imposing fines for each day on which the vehicle remains in an unlawful location following the Removal Deadline and may result in the impoundment of the vehicle without further notice.

- C. When the Ordinance Enforcement Officer or Highway Commissioner finds a recreational vehicle or trailer in violation of the restrictions imposed by this Ordinance and such vehicle remains unlawfully parked after the Removal Deadline, he or she shall issue a notice of violation. Notices of violation shall be served in the same manner provided hereinabove for the notice to abate and shall specify the date, time and nature and location of the offense and shall serve as a summons and complaint to appear in the Kendall County Circuit Court in accordance with the procedures set forth in 60 ILCS 1/100-10(d-5).
- D. When the Ordinance Enforcement Officer or Highway Commissioner finds a recreational vehicle or trailer in violation of the restrictions imposed by this Ordinance and the location of the vehicle obstructs a public sidewalk, leaves less than ten (10) feet of the width of the roadway free for free movement of vehicular traffic,



blocks the driveway entrance to any property abutting said roadway, or in any other manner creates a dangerous or unsafe condition such that removal is reasonably necessary to protect public safety, then such recreational vehicle or trailer shall be subject to seizure and impoundment. The Ordinance Enforcement Officer is hereby authorized to remove such hazard from the road forthwith by a designated service of the Township at the expense of the vehicle owner in addition to any other penalties imposed by this Ordinance. Notification will be made to Kendall County Sheriff's Office that removal was made. Whenever the Ordinance Enforcement Officer or Highway Commission removes or causes the removal and impoundment of a recreational vehicle or trailer from a Township or Road District road as provided in this Section, he or she shall promptly send a written notice of impoundment to the registered owner of the vehicle (or, if such owner is not ascertainable, then such notice shall be directed to the Secretary of State) including a description of the vehicle, the date, time and place from which removed, the reasons for removal, and the name, location and contact information of the place where the vehicle is stored. The owner shall have the right to reclaim his or her vehicle after presenting identification and evidence of right to possession of the vehicle and paying any and all applicable towing and impoundment charges.

- E. In any prosecution of a charge for violation of this Ordinance, the parking of any recreational vehicle or trailer as defined in this Ordinance, proof that the particular recreational vehicle or trailer described in the notice of violation or complaint was in violation of such law or regulation, together with proof that the defendant named in the notice of violation or complaint was at the time of such violation the lawful owner

of the vehicle shall constitute prima facie evidence that the lawful owner of such recreational vehicle or trailer was the person who placed such vehicle at the point where, and for the time during, which such violation occurred.

**Section 4. Penalty.** Any person convicted of a violation of this Ordinance shall be punishable by a fine of up to \$500. Fines shall be established and enforced by Kendall County Circuit Court pursuant to section 60 ILCS 1/100-10(d-5)(1). Upon a finding of liability, Oswego Township may seek court and associated legal fees.

**Section 5. Implementation.** The Electors hereby authorize and direct the Oswego Township Board of Trustees, the Oswego Township Supervisor, Clerk, Highway Commissioner, Ordinance Enforcement Officer, and Attorney to take any and all actions necessary to inform the public about the restrictions imposed by this Ordinance and to enforce the provisions of this Ordinance consistent with the terms set forth herein.

**Section 6. Savings Clause.** If any section, paragraph, clause, or provision of this resolution shall be held invalid, the validity thereof shall not affect any of the other provisions of this resolution.

**Section 7. Resolution of Conflicts.** All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 8. Effective Date.** This Ordinance shall be in full force and effect from after its

passage, publication and approval as provided by law.

ADOPTED by a <sup>Unanimous</sup> vote of \_\_\_\_\_ to \_\_\_\_\_ by the electors of Oswego Township on April 12, 2022.

APPROVED this 12<sup>th</sup> day of April, 2022.

**OSWEGO TOWNSHIP**

Judy Bush  
Moderator

ATTEST: Ken Schultz  
Township Clerk

## Matt Asselmeier

---

**From:** Tim O'Brien <sewtow@aol.com>  
**Sent:** Tuesday, May 3, 2022 8:55 AM  
**To:** Matt Asselmeier  
**Cc:** Scott Koeppel; Scott Gengler; cbuck@rcklawfirm.com; lschoenstedt@rcklawfirm.com  
**Subject:** Re: [External]Re: Code Enforcement Question

Good morning:

I have sent an email to Joe West, from Oswego and have not received an answer yet.

Tim O'Brien  
Supervisor, Seward Township

-----Original Message-----

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**To:** Tim O'Brien <sewtow@aol.com>  
**Cc:** Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler <sgengler@co.kendall.il.us>; cbuck@rcklawfirm.com <cbuck@rcklawfirm.com>; lschoenstedt@rcklawfirm.com <lschoenstedt@rcklawfirm.com>  
**Sent:** Tue, May 3, 2022 8:32 am  
**Subject:** RE: [External]Re: Code Enforcement Question

Tim:

Is there an update on the code enforcement proposal?

Will Seward Township be discussing it further at their May meeting?

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:** Tim O'Brien [mailto:sewtow@aol.com]  
**Sent:** Wednesday, April 13, 2022 5:53 PM  
**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Cc:** Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; cbuck@rcklawfirm.com; lschoenstedt@rcklawfirm.com  
**Subject:** [External]Re: Code Enforcement Question

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 evening:

The Code Enforcement Officer was tabled at Tuesday's night's meeting.

They are in need of more information for what the Township would be getting for \$9000, i.e.

1. A monthly report of activity in Seward Township,
2. Will there be a benefit to Seward Township when the fines are recouped?
3. How many days out of the month would the Code Enforcement Officer be working for Seward Township?
4. Are we able to review the details of what has been found in Oswego?

It was a very large meeting and the lectors feel that they need more information and want to know before this is a done deal what we are getting for our money.

Please let me know.

Thank you.

Tim O'Brien  
Supervisor, Seward Township

-----Original Message-----

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

To: Tim O'Brien <[sewtow@aol.com](mailto:sewtow@aol.com)>

Cc: Scott Koeppel <[skoeppeel@co.kendall.il.us](mailto:skoeppeel@co.kendall.il.us)>; Scott Gengler <[sgengler@co.kendall.il.us](mailto:sgengler@co.kendall.il.us)>

Sent: Wed, Apr 13, 2022 7:57 am

Subject: Code Enforcement Question

Tim:

Did Seward Township decide if they were agreeable to the County's proposal for additional code enforcement?

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

## Matt Asselmeier

---

**From:** Matt Asselmeier  
**Sent:** Thursday, April 14, 2022 10:37 AM  
**To:** Tim O'Brien  
**Cc:** Scott Koeppel; Scott Gengler; cbuck@rcklawfirm.com; lschoenstedt@rcklawfirm.com  
**Subject:** RE: [External]Re: Code Enforcement Question

Tim:

Please see below for responses in red:

1. A monthly report of activity in Seward Township, This is possible. We can coordinate regarding the timing of the report and the information the Township would like included in the report.
2. Will there be a benefit to Seward Township when the fines are recouped? The County would retain any fine dollars awarded.
3. How many days out of the month would the Code Enforcement Officer be working for Seward Township? For clarification, the Code Enforcement Officer would not be an employee of Seward Township. The workload for Seward Township would be 5 hours per week, on average. Please keep in mind that these 5 hours also include court time and time to do paperwork. The Code Enforcement Officer would not necessarily be physically in Seward Township during the 5 hours they are working.
4. Are we able to review the details of what has been found in Oswego? Could you clarify this question? As of this morning, Oswego Township was still reviewing the proposal and they were exploring other alternatives.

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

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**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
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Good evening:

The Code Enforcement Officer was tabled at Tuesday's night's meeting.

They are in need of more information for what the Township would be getting for \$9000, i.e.

1. A monthly report of activity in Seward Township,
2. Will there be a benefit to Seward Township when the fines are recouped?
3. How many days out of the month would the Code Enforcement Officer be working for Seward Township?



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**POLICY FOR APPLICATIONS IN CASES WHERE APPLICANTS OWE KENDALL COUNTY MONEY**

1. Whenever a party applies for a permit or zoning action with the Kendall County Planning, Building and Zoning Department, the Planning, Building and Zoning Department will check with the County Treasurer, Circuit Clerk, and online tax records to determine if the applicant owes the County funds.
2. If the applicant does not owe the County funds or if the applicant is current on an approved debt payment plan with Kendall County, the application will be processed under the Planning, Building and Department's normal operating procedures.
3. If the applicant owes the County funds or if the applicant is delinquent on payments to the County, the Planning, Building and Zoning Department shall notify the applicant in writing that a debt is owed and that the Planning, Building and Zoning Department shall not process the applicant's application under the applicant pays the debt or becomes current on a debt payment plan.
4. Upon complete payment of the debt owed to the County or upon the applicant becoming current on an approved debt payment plan, the Planning, Building and Zoning Department shall process the application under the Planning, Building and Zoning Department's normal operating procedures.

Approved by majority vote of the Planning Building and Zoning Committee on June 29, 2022.

## MEMORANDUM

Date: June 23, 2022

To: Matt Asselmeier, Kendall County

CC: file

From: Justin Benham, PE, WBK Engineering

Subject: Resident Concern – 7405 Audrey Avenue

---

At the request of Kendall County Planning , Building & Zoning Committee, WBK staff has investigated drainage concerns at the subject address. WBK staff met with the resident on June 3, 2022 to discuss the concerns and observe drainage conditions on and adjacent to the lot. The subject address does not contain regulated floodplain or wetland areas. We obtained and reviewed the original subdivision plans for Rosehill Subdivision dated 2002. We also reviewed County GIS data to understand drainage patterns.

The concern / problem is defined as extended inundation at the north end of 7405 Audrey Avenue that cannot be mowed or reasonably maintained.

Runoff from a culvert under Audrey Avenue with tributary areas from the south flow north through the east side yard of 7405 Audrey Avenue. This drainage pattern is intended and is verified by the approved subdivision plans. No changes to this pattern are recommended.

The resident has referenced a drainpipe that appears to be a 4" (approx) corrugated PE pipe at the southeast corner of 7405 Audrey Avenue also at culvert crossing the road. This drainage pipe is not depicted on the subdivision plans and may have been put in by one of the residents or the contractor who built the homes and graded the lots. It is reported the pipe is not functioning properly. While this pipe may not be fully functioning, repairing it is not the solution to the problem noted herein. This drainage pipe is a private drainage pipe that can be repaired by the owner. However, we did not observe the outlet of the drainpipe. We recommend the drain pipe discharge downstream of the area with extended inundation.

The cause of the ponding is the lack of a positive outlet and the continuation of the swale north of 7405 Audrey Avenue as depicted on the original subdivision plans. This overland flow swale is clearly depicted on the subdivision grading plans but does not appear Kendall County GIS topo. Once a swale is constructed and positive outlet provided to the east side yard of 7405 Audrey Avenue, the ponding will be minimized. A proposed swale section is identified hereafter but tributary areas, design flow values should be verified by an engineer along with ground survey to develop a grading plan for the swale.



We understand the Homeowners Association (HOA) owns the outlot on which the swale should have been constructed. We believe this is a private property drainage matter. Historically, the County has not accepted responsibility nor resolved drainage issues between two private parties. Our recommendation is for the resident at 7405 Audrey Avenue to contact the HOA to improve the drainage in this area. I also recommend the HOA hire an engineer to survey the area and create a grading plan to assure the work is successfully completed. It does not appear a stormwater permit is needed, so long as the plan is generally consistent with the original subdivision plans.

The design event for the channel is suggested to be the 10 year event. This is the typical design event for storm sewer and since no roadway or structure flooding is reported the 10 year event is utilized.

Based on Streamstats a conservative estimate for the flow which a proposed channel would convey is 31.4 cfs (10 year event).

Open Channel Design parameters

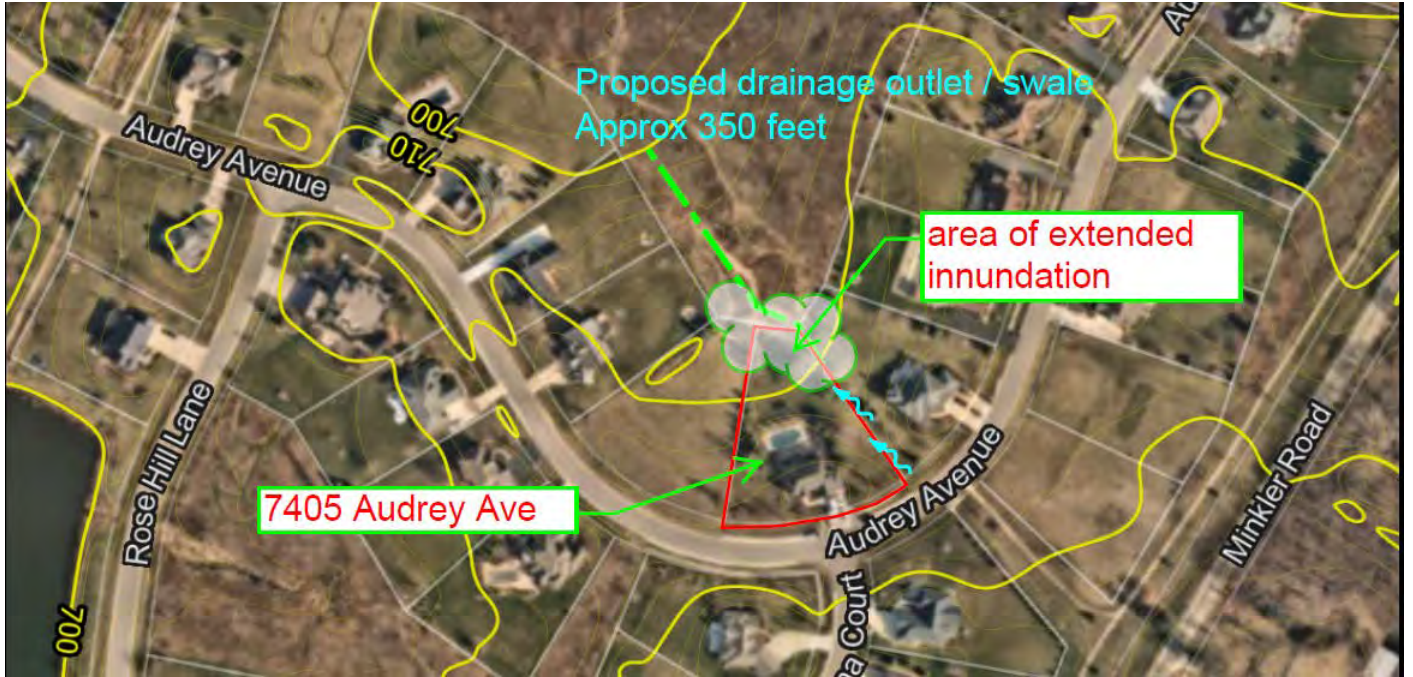
Slope 10 feet in 350 feet = 2.8%, Bottom width 4', Side Slopes 4:1, Manning's n value 0.04 (high grass)

Flow depth to accommodate design flow = approximately 1 foot

We recommend a minimum swale slope of 2% and depth of approximately 1.5 feet. Side slopes at 4:1 would result in a top width of 16 feet.

This memo summarizes our investigation, evaluation and recommendations. Find attached an exhibit to further supplement our descriptions and finding. Please contact me directly should you have additional questions or comments.

**Exhibit 1  
Drainage Exhibit**



**Rosehill Subdivision Plans**



# 7405 Audrey Avenue Drainage Exhibit

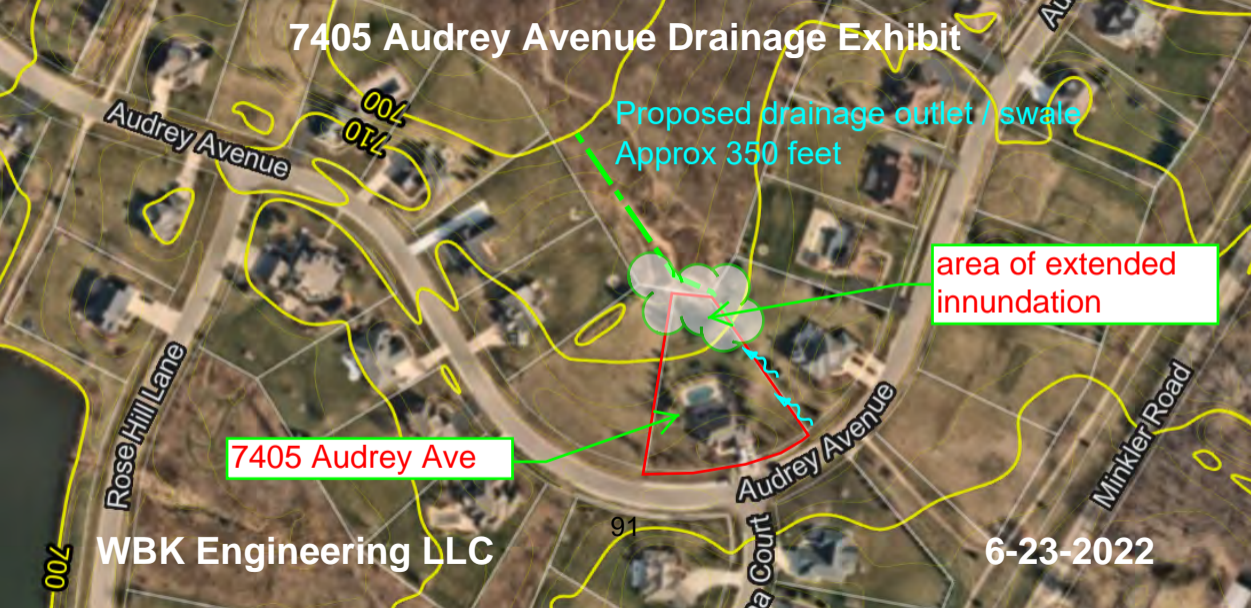
Proposed drainage outlet / swale  
Approx 350 feet

area of extended  
innundation

7405 Audrey Ave

WBK Engineering LLC

6-23-2022







**2020 VIOLATIONS**

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgerfield Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besiri Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	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 Cebold Dr.	Boulder Hill	Prohibited Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugarbrook Estate	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox Lawn	Multiple Violations	6/15/2020	12/31/2020			01/15/2021
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	Amich	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	Platnfield 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 In-r-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 British Rd		Multiple Violations	5/9/2019	8/1/2019		7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019		6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019		10/22/2019
19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019	11/3/2021	10/22/2019
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-053	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 Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019		6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr. W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019		7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019		6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019		6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019		6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019		8/28/2019
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019		6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019		6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019		6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019		6/3/2019
19-067	Void								
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019		6/5/2019
19-069	C TR# 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	Pearsons	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 Ingleshtie 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	Genivas	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	Carry/Grzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parket 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	Wolwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/1/2019
19-087	Majey Concrete, Inc.	02-12-428-001	lot 6-8 Commerce Rd	Light Rd hnd Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgfield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020		12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019		7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019		7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019		8/23/2019

11/3/2021 Court 7/1/22

**PRE VIOLATION REPORT  
2022**

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
12/2/2021	09-13-200-006	195 Route 52 Mimooka		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
12/7/2021	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	Improvement - Final Notice 5/4/22	6/3/2022	
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	
12/28/2021	03-04-406-004	49 Winrock Rd. Montgomery	Boulder Hill	Prohibited Trailer parking	1/6/22, 1/23/22	No change	4/12/2022	4/12/2022
12/29/2021	03-04-305-026	22 Wyrndham Dr. Montgomery	Boulder Hill	Junk & Debris	1/6/2022	Debris has been removed		1/19/2022
1/5/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	Burnt car / trailer		4/14/2022
1/5/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	1/6/2022	Gravel Drive Grandfatherd 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	03-04-253-010	44 Ingleshire Rd. Montgomery	Boulder Hill	Junk & Debris	1/23/2022	House seems empty	4/12/2022	4/12/2022
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. Sandwlich		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	03-05-402-008	8 Circle Dr. East Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	Tow vehicle, trailers, cars, hauler	4/13/2022	4/13/2022
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	4/3/2023	
2/24/2022	03-35-301-003	339 Austin Ct. Yorkville	Fields of Farm Colony	Box truck	3/7/2022	30 day warning		4/14/2022
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-green truck	3/7/2022		4/13/2022	4/13/2022
3/7/2022	03-04-154-002	37 Woodridge Rd. Montgomery	Boulder Hill	Junk & Debris	3/9/2022	30 day warning		4/12/2022
3/2/2022	02-28-403-005	804 McHugh Rd. Yorkville		Multiple Violations	3/7/2022	Moved from setback and used for family time	4/8/2022	4/14/2022
3/2/2022	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations	3/9/2022	30 day warning	4/12/2022	5/18/2022
3/9/2022	03-04-351-001	25 Hampton Rd. Montgomery	Boulder Hill	Illegal POD in driveway	5/23/2022	Removed		5/23/2022
3/10/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Possible Auto repair business	2/12 & 3/9	Tow vehicle, trailers, cars, hauler	4/10/2022	4/10/2022
3/11/2022	07-07-200-022	13297 Fennel Rd. Newark	Boulder Hill	Possible Auto repair business	3/15/2022	Single family home BP# 01-00-160		3/15/2022
3/16/2022	03-04-181-010	48 Pembroke Rd. Montgomery	Boulder Hill	Possible Boarding house	4/12/2022	Not enough evidence	4/12/2022	4/12/2022
3/23/2022	03-04-458-001	3 Wembley Rd. Montgomery	Boulder Hill	Trailer Parking	4/12/2022		4/12/2022	4/12/2022
4/8/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Junk & Debris	4/13/2022	30 day warning		5/18/2022
4/8/2022	03-35-200-003	1126 Simons Rd. Oswego		Short term rental- banquet facility	4/25/2022	30 day warning		5/25/2022
4/12/2022	03-04-376-003	76 Circle Dr E. Montgomery	Boulder Hill	Junk & Debris	4/14/2022	No violation		4/14/2022
4/12/2022	03-04-478-022	52 Eastfield Rd. Montgomery	Boulder Hill	Junk & Debris	4/12/2022	30 day warning		5/25/2022

**PRE VIOLATION REPORT  
2022**

4/12/2022	03-04-479-032	52 Sonora Dr. Montgomery	Boulder Hill	Ambulance parked in driveway	4/12/2022	Removed	5/12/2022	4/25/2022
4/13/2022	06-08-101-011	7126 Roberts Ct. Oswego	Grove Estates	Zoning Violation - Airbnb	4/13/2022	MA - 30 day warning	5/16/2022	4/19/2022
4/20/2022	03-04-303-029	40 Marnel Rd. Montgomery	Boulder Hill	Unsafe Structure	4/22/2022	No Property Maintenance Code		4/22/2022
4/25/2022	01-16-201-003	15416 Miller Rd. Plano		Multiple Violations	4/21/2022	Not enough evidence		4/28/2022
4/25/2022	04-13-226-004	61 Cotswold Dr. Yorkville	Cotswold FEN	Inoperable Vehicle	5/4/2022	Can't prove inoperable		5/27/2022
4/26/2022	06-02-177-001	73 Oswego Plains Dr. Oswego	Oswego Plains	2 Horses	4/27/2022	No Horses		4/28/2022
4/27/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	Fence debris after storm	5/3/2022	No violation		5/3/2022
5/3/2022		Fernwood Rd. Montgomery	Boulder Hill	Semi tractor trailer	5/3/2022	Using to move		5/3/2022
5/4/2022	05-08-403-002	12 Ronhill Rd. Yorkville	Ronhill	Pool - No fence	5/6/2022	BP 12-2022-092 in progress		5/9/2022
5/5/2022	03-04-378-039	43 Saukatuck Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept		5/10/2022
5/5/2022	03-04-477-024	52 Springdale Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept		5/10/2022
5/5/2022	03-04-306-024	38 Hampton Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept		5/10/2022
5/5/2022	02-35-382-008	5812 Danielle Ln. Yorkville	FOFC	Trailer in F-yard setback	5/10/2022	No violation		5/10/2022
5/9/2022	03-05-430-031	9 Seneca Dr. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept		5/10/2022
5/10/2022	04-16-351-005	8942 Wilcox Ct. Millbrook	Estates of Millbrook	Pool encroachment	5/17/2022	Pool is min. 5" from property line		5/24/2022
5/10/2022	09-18-300-017	Brislin Rd. Minooka		Illegal dumping	5/16/2022	Removed		5/16/2022
5/18/2022	03-04-180-002	115 Fernwood Rd. Montgomery	Boulder Hill	Driveway - No Permit	5/31/2022	No violation		5/31/2022
5/20/2022	03-04-252-003	55 Ingleshire Rd. Montgomery	Boulder Hill	Possible remodel w/o permit	5/26/2022			5/30/2022



## Historic Preservation Organization Meeting

The Kendall County Historic Preservation Commission would like to invite you to a meeting on **August 15, 2022**, at the Fern Dell Museum at 9 Front Street, Newark. Prior to the meeting, a tour of the Fern Dell School located at 302 Chicago Road, Newark will occur at **6:00 p.m.** The purpose of this meeting is to explore collaborative opportunities between historic preservation groups in Kendall County and to receive updates on the activities of local historic preservation groups.

The historic structure survey in unincorporated Kendall and Bristol Townships will be a topic of discussion.

Please RSVP to Matt Asselmeier at [masselmeier@kendallcountyil.gov](mailto:masselmeier@kendallcountyil.gov) or 630-553-4139 by **August 8, 2022**. Any questions or requests for additional information should also be sent to Mr. Asselmeier.



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## Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$1,250,000	\$7,507	\$3,707
Accessory Buildings	6	\$213,937	\$862	\$0
Additions	4	\$497,350	\$1,298	\$0
Remodeling	1	\$11,000	\$460	\$0
Commercial - M Zone	1	\$204,430	\$659	\$0
Barns/Farm Buildings	3	\$106,000	\$0	\$0
Swimming Pools	6	\$261,604	\$1,200	\$0
Decks	1	\$38,030	\$200	\$0
Demolitions	1	\$2,500	\$0	\$0
Driveway	1	\$15,000	\$200	\$0
Patio	2	\$18,580	\$50	\$0
Solar	8	\$249,181	\$2,050	\$0
	36	\$2,867,612	\$14,486	\$3,707

April 2021 - 0 Houses  
46 Total Permits

YTD 2021 - 9 Houses  
107 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	10	1	2	5	2	0	0	0	0	0	0	0	0
Garage	1	0	0	1	0	0	0	0	0	0	0	0	0
Accessory Buildings	16	0	0	10	6	0	0	0	0	0	0	0	0
Additions	7	1	1	1	4	0	0	0	0	0	0	0	0
Remodeling	9	1	3	4	1	0	0	0	0	0	0	0	0
Commercial - M Zone	2	0	1	0	1	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	9	1	1	4	3	0	0	0	0	0	0	0	0
Swimming Pools	15	0	2	7	6	0	0	0	0	0	0	0	0
Decks	6	1	1	3	1	0	0	0	0	0	0	0	0
Demolitions	3	0	0	2	1	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	3	0	0	2	1	0	0	0	0	0	0	0	0
Patio	3	0	0	1	2	0	0	0	0	0	0	0	0
Generator	5	1	0	4	0	0	0	0	0	0	0	0	0
Solar	25	6	8	3	8	0	0	0	0	0	0	0	0
	119	14	20	49	36	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
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
3/29/2022	012022078	01 House	09-23-300-021	JAMES AND CAROL FLEMING	15611 HARE ROAD MINOOKA, IL. 60447		
4/28/2022	012022085	01 House	05-12-227-003	HARDY JOHN A & CHRISTINE A	6200 WHITETAIL RIDGE COURT YORKVILLE, IL. 60560	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
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
4/14/2022	012022101	01 House	04-21-125-030	MCCUE BUILDERS INC	9250 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MCCUE BUILDERS INC.
4/19/2022	012022121	01 House	02-23-302-004	SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	OWNER
3/7/2022	012022060	01 House	05-12-227-005	MURRAY, KYLE & ANNA	7221 CLUBHOUSE 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
4/29/2022	022022108	02 Garage	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	COACH HOUSE GARAGES
3/30/2022	032022103	03 Accessory Buildings	04-21-251-001	LEDESMA PAUL A & VIRGINIA M	15593 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/9/2022	032022072	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING / DTG INVESTMENTS LLC 240E DRITTE 400	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC
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 INVESTMENTS LLC 03-08-154-004	3485 ROUTE 126 OSWEGO, IL 60543-		
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
4/29/2022	032022140	03 Accessory Buildings	02-15-251-004	JONES, DAVID A & JONES, MEGHAN J	15 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CS ENTERPRISE LANDSCAPE
3/9/2022	032022073	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING / DTG INVESTMENTS LLC 240E DRITTE 400	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
4/29/2022	032022107	03 Accessory Buildings	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	COACH HOUSE GARAGES
4/21/2022	032022131	03 Accessory Buildings	01-28-252-003	NILES JEFFREY R & TRACEY J	216 KINSEL ST PLANO, IL 60545-	OWNERS RSUB PT NW 1/4 SEC 27 & PT NE 1/4 SEC 28-37-6	
3/9/2022	032022071	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG INVESTMENTS LLC 02-10-227-003	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
4/29/2022	032022142	03 Accessory Buildings	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	COACH HOUSE GARAGES

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/22/2022	032022136	03 Accessory Buildings	01-16-127-006	LIGHT ERIC & LAURA	15540 MILLER RD PLANO, IL 60545-	GIFFORDS SHADY OAK FIRST ADDN SUB	BOB LEE
2/9/2022	042022029	04 Additions	06-02-177-003	ROSIER CHRISTOPHER A & NIVEDA NICOLEA	7 CHEROKEE DR OSWEGO, IL 60543-		
4/20/2022	042022126	04 Additions	05-02-128-005	BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	WEDGEWOOD CONSTRUCTION
4/29/2022	042022141	04 Additions	01-16-401-005	GUZMAN JOSE L & ADRIANA TR	83 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 6	RELIABLE HOME IMPROVEMENT
4/5/2022	042022113	04 Additions	06-06-450-005	TRINER ANTHONY E JR & ASHLEY M	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MEDOWS CONSTRUCTION INC.
3/16/2022	042022082	04 Additions	06-29-100-004	LEEDY MILTON H	4932 WALKER RD YORKVILLE, IL 60560-		
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
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	
4/27/2022	052022138	05 Remodeling	01-16-427-009	KANTOR MATTHEW E & AUDRA MAE	40 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	AM KITCHEN & BATH
3/16/2022	052022083	05 Remodeling	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		ARTIST TOUCH INC

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

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/18/2022	052022053	05 Remodeling	07-16-400-006	BUDRECK ELIZABETH E	14560 TOWNHOUSE RD NEWARK, IL 60541-		
3/23/2022	052022086	05 Remodeling	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		DOCK AND DOOR NATIONAL
3/30/2022	052022106	05 Remodeling	03-18-451-002	LMFAO LLC	5462 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	AMENITY ROOFING, SIDING & GUTTERS, LLC
3/2/2022	052022059	05 Remodeling	08-09-200-003	LOOS KENNETH & DENGES LAURA	9396 PLATTVILLE RD NEWARK, IL 60541-		
3/30/2022	052022098	05 Remodeling	07-06-300-004	KULBARTZ NICHOLAS & NICOLE	17574 ROUTE 71 NEWARK, IL 60541-		WILLMAN & GROESCH GC
4/29/2022	062022145	06 Commercial - M Zone	03-07-227-002	UTILITY DYNAMICS CORPORATION	5327 LIGHT RD. OSWEGO, IL. 60543		CLEARY BUILDING CORP.
3/23/2022	062022054	06 Commercial - M Zone	01-01-200-002	TMF MANAGEMENT LLC	12127 B GALENA RD PLANO, IL 60545-		SAME
4/19/2022	062021153	06 Commercial - M Zone	03-28-100-004	THE PET'S HOME % GAY JOHN & LAURA	3587 PLAINFIELD RD OSWEGO, IL 60543-		LINDBLAD CONSTRUCTION
3/30/2022	082022095	08 Barns/Farm Buildings	07-29-400-011	LAESCH JAMES H & LAURA J	16640 STEPHENS RD NEWARK, IL 60541-		
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		

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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/30/2022	082022097	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS 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		
4/19/2022	082022129	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC. RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
4/19/2022	082022130	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS, LLC. RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
3/30/2022	082022096	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
4/21/2022	122022119	12 Swimming Pools	05-02-102-013	BLOMBERG JOSHUA J & MEGAN L	361 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	
4/5/2022	122022114	12 Swimming Pools	06-05-404-003	MADDAI JAMES & KRYSTAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SIGNATURE POOLS & SPAS INC.
3/1/2022	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	
2/9/2022	122022045	12 Swimming Pools	06-07-226-022	FRANCESCO NI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNSET POOLS AND SPAS
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



## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/14/2022	122022100	12 Swimming Pools	05-07-101-003	DEMPSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
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
3/29/2022	122022092	12 Swimming Pools	05-08-403-002	PEYTON BRYAN	12 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	
4/27/2022	122022139	12 Swimming Pools	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	SAME
3/22/2022	122022087	12 Swimming Pools	06-02-177-002	RENDINA BRUNO & LAURAL	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	
4/19/2022	122022124	12 Swimming Pools	01-35-201-004	PORTER JAMES & KATHY	13410 C HALE RD PLANO, IL 60545-		
4/19/2022	122022123	12 Swimming Pools	06-06-226-017	PLYWACZYNSKI JODY M	15 IROQUOIS CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	
3/15/2022	122022077	12 Swimming Pools	05-08-352-006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
4/19/2022	132022122	13 Decks	02-34-472-001	SMITH THOMAS	8102 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	UPPERDECK DESIGN AND CONSTRUCTION
4/12/2022	132022093	13 Decks	02-14-428-007	HOFMEISTER THEODORE K JR	57 E RICKARD DR OSWEGO, IL 60543-		UPPERDECK DESIGN CONSTRUCTION
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

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

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
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.
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	
4/29/2022	142022146	14 Demolitions	06-09-400-005	DTG INVESTMENTS LLC 3485 ROUTE 126	3485 ROUTE 126 OSWEGO, IL 60543-		
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	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	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		THE BOLDT COMPANY

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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
4/12/2022	182022118	18 Driveway	03-16-176-004	SMITH NATHAN	3725 WOLF RD OSWEGO, IL 60543-		FOX BEND ESTATES
3/30/2022	182022110	18 Driveway	09-14-300-001	RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
4/4/2022	182022105	18 Driveway	08-02-300-012	GUTIERREZ LORENA & JOSE DE JESUS & ANA MARIA DE JESUS	12830 ASHLEY RD NEWARK, IL 60541-		JESUS GUTIERREZ
4/19/2022	202022120	20 Patio	03-05-276-006	GONZALEZ GUSTAVO & ADRIANA & NATALIA CRISTINA	38 N BEREMAN RD MONTGOMERY, IL 60538-		BOULDER HILL UNIT 15 REUSB ALEJANDRO HERNANDEZ
3/23/2022	202022088	20 Patio	03-07-252-012	JVE HOMES LLC	120 AUGUSTA RD OSWEGO, IL 60543-		SHORE HEIGHTS UNIT 1
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-		WHITETAIL RIDGE LEE LEGLER CONSTRUCTION AND ELECTRICAL
3/10/2022	232022075	23 Generator	06-07-130-005	CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-		WHITETAIL 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-		WHITETAIL RIDGE LEE LEGLER CONSTRUCTION AND ELECTRICAL

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**Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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 INSTALLATION
2/9/2022	242022047	24 Solar	05-18-153-001	MCCUSKER MICHAEL J & PAMELAK	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
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
4/29/2022	242022143	24 Solar	03-08-226-028	WILSON JOHNNY R	43 CODORUS RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	SUNRUN INSTALLTION SERVICES INC.
4/20/2022	242022135	24 Solar	02-34-178-001	HARRIS KARI	8520 VAN EMMON RD YORKVILLE, IL 60560-		MODERM MILL LLC - MARK BROUGH
2/3/2022	242022042	24 Solar	09-15-400-010	HUERTA HERIBERTO & ISRAEL	14776 JUGHANDLE RD MINOOKA, IL 60447-		SUNRUN INSTALLATION
4/20/2022	242022134	24 Solar	03-12-204-004	LIPPOLD CURTIS	22 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	SUNPOWER CORP.
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

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### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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-	BOULDER HILL UNIT 7	SOLAR POWER MIDWEST
4/20/2022	242022133	24 Solar	03-05-453-024	GILBERT MAXWELL	17 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	BRIGHT PLANET SOLAR
4/20/2022	242022125	24 Solar	03-09-105-003	NUNEZ GUMESINDO JR & DIANA L	116 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SUNRUN INSTALLATION
4/12/2022	242022117	24 Solar	03-09-151-015	LAMPHERE RICHARD W & PEGGY	47 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	BRIGHT PLANET SOLAR - WANDA HARRIS
4/12/2022	242022116	24 Solar	02-23-153-002	HOULE ANTHONY W & LAURAM	44 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	SUNPOWER CORP.
4/12/2022	242022115	24 Solar	02-34-202-001	ANDERSON MICHAEL D & ERIN L	132 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
3/31/2022	242022112	24 Solar	02-34-202-002	ANDERSON MICHAEL & CUNNINGHAM	134 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
3/22/2022	242022089	24 Solar	03-08-280-027	TUOMAC A GIOVANNONI MATTHEW & GARNER CAVAANTILA	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 DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/24/2022	242022057	24 Solar	03-08-304-004	SCHRAMEER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-60543-	HEADLINE 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

## Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	\$2,425,000	\$17,054	\$12,154
Garage	1	\$10,000	\$200	\$0
Accessory Buildings	3	\$53,500	\$200	\$0
Additions	1	\$40,000	\$326	\$0
Remodeling	1	\$110,000	\$710	\$0
Barns/Farm Buildings	5	\$108,720	\$0	\$0
Decks	3	\$73,000	\$200	\$0
Driveway	1	\$6,500	\$200	\$0
Generator	4	\$48,319	\$440	\$0
Solar	6	\$182,731	\$1,800	\$0
	29	\$3,057,769	\$21,130	\$12,154

May 2021 - 5 Houses  
44 Total Permits

YTD 2021 - 14 Houses  
150 Total Permits

**Permit Summary by Category by Month  
Kendall County**

<b>Permit Category</b>	<b>Total</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
House	14	1	2	5	2	4	0	0	0	0	0	0	0
Garage	1	0	0	0	0	1	0	0	0	0	0	0	0
Accessory Buildings	18	0	0	9	6	3	0	0	0	0	0	0	0
Additions	8	1	1	1	4	1	0	0	0	0	0	0	0
Remodeling	10	1	3	4	1	1	0	0	0	0	0	0	0
Commercial - M Zone	2	0	1	0	1	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	14	1	1	4	3	5	0	0	0	0	0	0	0
Swimming Pools	15	0	2	7	6	0	0	0	0	0	0	0	0
Decks	9	1	1	3	1	3	0	0	0	0	0	0	0
Demolitions	3	0	0	2	1	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	4	0	0	2	1	1	0	0	0	0	0	0	0
Patio	3	0	0	1	2	0	0	0	0	0	0	0	0
Generator	9	1	0	4	0	4	0	0	0	0	0	0	0
Solar	31	6	8	3	8	6	0	0	0	0	0	0	0
	146	14	20	47	36	29	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
5/16/2022	012022155	01 House	01-19-276-004	GOMEZ BRIAN A & MCELLE E	92 HUNTSMEN DR PLANO, IL 60545-	92 HUNTSMEN TRAILS SUB	MCCUE BUILDERS, INC.
5/23/2022	012022158	01 House	07-07-300-009	BREUNIG DANIEL SCOTT & JENNIFER A	13756 COUNTY LINE ROAD NEWARK, IL. 60541		
5/4/2022	012022144	01 House	05-18-250-007	AMPORT CARL W & PATRICIA L	11385 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	JPM CUSTOM HOMES
5/25/2022	032022167	03 Accessory Buildings	08-12-101-001	CLARK WILLIAM B & MARY G	13030 CHURCH RD YORKVILLE, IL 60560-	PLATTVILLE (ORIGINAL TOWN)	
5/24/2022	042022165	04 Additions	02-14-278-001	GRZETIC JOHN A & JOANNE K	154 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	MIDWEST STRUCTURE
5/16/2022	052022156	05 Remodeling	02-22-102-009	DUNN PATRICK J & CONNIE L	57 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	WILLMAN & GROESCH GC
5/25/2022	082022166	08 Barns/Farm Buildings	09-22-200-034		2259G BELL RD MINOOKA, IL 60447-		
5/24/2022	082022163	08 Barns/Farm Buildings	09-14-300-001		1910 ROUTE 52 MINOOKA, IL 60447-		
5/2/2022	082022148	08 Barns/Farm Buildings	05-02-200-008	MATTHEW & MELISSA CHESNEY	6361 MINKLER RD. YORKVILLE, IL. 60560		
5/24/2022	082022162	08 Barns/Farm Buildings	09-14-300-001		1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022164	08 Barns/Farm Buildings	09-14-300-001		1910 ROUTE 52 MINOOKA, IL 60447-		

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/10/2022	122022132	12 Swimming Pools	05-12-228-017	MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
5/31/2022	132022174	13 Decks	05-18-322-004	ALICZ LAWRENCE G & DIANE T	2108 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	RLK UILDERS INC.
5/16/2022	182022161	18 Driveway	03-04-256-002	TRUJILLO RAMIRO & MARTHA	15 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	
5/2/2022	202022147	20 Patio	03-07-427-005	MCPHERSON KEVIN C & LISAR	101 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	UPPER DECK DESIGN & CONSTRUCTION
5/25/2022	232022168	23 Generator	06-07-373-002	BAUMWELL KATHIE S	5953 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
5/16/2022	232022160	23 Generator	05-04-176-010	HACKERSON STEVEN J TRUST & LUCYDESSA L	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION & ELECTRICAL
5/12/2022	232022154	23 Generator	01-35-477-007	HEFFERNAN JUSTIN B	5900 C RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	SATURN HEATING, COOLING & ELECTRIC SERVICES
5/5/2022	232022149	23 Generator	05-12-228-017	MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELECTRICAL
5/24/2022	242022170	24 Solar	03-09-154-022	MCREYNOLDS ANDREW S & DOMINIQUE A	299 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	BRIGHT PLANET SOLAR
5/24/2022	242022169	24 Solar	01-10-103-002	DUFFY DONALD E & STACEYA	83 STAINFIELD DR PLANO, IL 60545-	STAINFIELD SUB UNIT 2	SUNRUN INSTALLATION SERVICES
5/5/2022	242022150	24 Solar	03-04-303-027	SILVA CARLOTA	36 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	BRIGHT PLANET SOLAR

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

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/16/2022	242022159	24 Solar	05-02-100-003	MAGANA JESUS A & AIDA	6465 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
5/25/2022	242022171	24 Solar	02-35-103-013	HATHAWAY BRADFORD L & MADRID E	7807 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	MARC S JONES CONSTRUCTION LLC
5/5/2022	242022151	24 Solar	05-05-103-003	MASTI JAMES H & MARY	20 MAPLE ST YORKVILLE, IL 60560-	FOXLAWN UNIT 3	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	\$13,386.56	\$1,138.00	\$2,013.82	\$0.00	\$16,538.38	\$98,032.57	\$21,718.13	\$99,000.68
May	\$9,402.84	\$885.50	\$9,768.21	\$1,000.00	\$21,056.55	\$119,089.12	\$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>\$60,298.04</b>	<b>\$6,928.50</b>	<b>\$44,862.58</b>	<b>\$7,000.00</b>	<b>\$119,089.12</b>			

## Matt Asselmeier

---

**From:** Dave Altosino <Dave@jbarchitecture.com>  
**Sent:** Thursday, June 16, 2022 2:26 PM  
**To:** Matt Asselmeier; Jiunguang Lin  
**Cc:** Scott Koeppel; Scott Gengler; Ron Fessler; Sheila Anderson; Jon Bieritz; eric@finelineservicesinc.com  
**Subject:** RE: [External]RE: Plat of Vacation for Lots 12 and 13 in Grove Estates

Good Afternoon Matt,

Unfortunately, this project has been put on hold due to unforeseen circumstances. I apologize, but I don't believe the required documentation will be completed prior to the deadline. We understand that if this project does start back up, we will have to go through the consolidation process again. I appreciate the assistance you provided during the last couple of months in preparing the documentation for the ordinance and hopefully we will be back on track with this project in the near future. If there is a cancellation fee for the time spent by county office personnel, please let me know. If you have any questions or want to discuss anything, please feel free to give me a call / email.

Thank You,

Dave Altosino, Associate AIA  
Senior Project Manager



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.

ORDINANCE NUMBER 2022- 12

**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 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

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





Ridgeline Consultants LLC  
 1201 W. 129th St., Suite 200  
 Chicago, IL 60642  
 (773) 487-1100  
 www.ridgeline.com

NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	08/15/2021
PROJECT NO.	2021-0436

**DEVELOPER:**  
 JB ARCHITECTURE  
 111 FORD ROAD  
 MOKENA, ILLINOIS 60450  
 ATTN: DAVID ALTORINO

**SUBMIT FOR RECORDING TO:**  
 KENDALL COUNTY RECORDER OF DEEDS  
 120 N. WASHINGTON ST., 3RD FLOOR  
 MOKENA, ILLINOIS 60450

**PARCEL NUMBERS:**  
 0624-10-001 (LOT 12)  
 0624-10-002 (LOT 13)

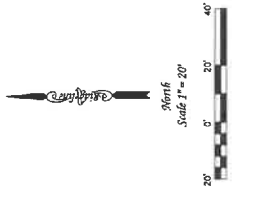
# PLAT OF EASEMENT VACATION

FOR PUBLIC UTILITY & DRAINAGE EASEMENTS  
 ON LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 6,  
 TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED  
 AS DOCUMENT NO. 20088-329892, IN KENDALL COUNTY, ILLINOIS.

**USUAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 TO BE VACATED:**  
 THE EASTERN 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 3.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 20088-329892, IN KENDALL COUNTY, ILLINOIS.

**USUAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 TO BE VACATED:**  
 THE WESTERN 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 3.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 20088-329892, IN KENDALL COUNTY, ILLINOIS.

**AREA TO BE VACATED:**  
 PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 - 1154.66 SQ. FT. - 0.02649 ACRES  
 PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 - 1154.74 SQ. FT. - 0.02649 ACRES



**LINE TYPE LEGEND**

SOLID LINE	BUILDING SETBACK
DASHED LINE	SUBDIVISION BOUNDARY
DOTTED LINE	STORM SEWER
LONG DASHED LINE	WATER MAIN

--- = EASEMENT PREMISES TO BE VACATED

**ABBREVIATION LEGEND**

BL = BUILDING SETBACK LINE  
 CB = CHORD BEARING  
 D = DISTANCE  
 EN = END ONLY  
 OUT = OUTLINE  
 IN = INSIDE DISTANCE  
 NLY = NORTHERLY  
 P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
 R.O.W. = RIGHT OF WAY  
 SLY = SOUTHERLY  
 VSP = VITREOUS GLASS PIPE  
 WLY = WESTERLY

**SYMBOL LEGEND**

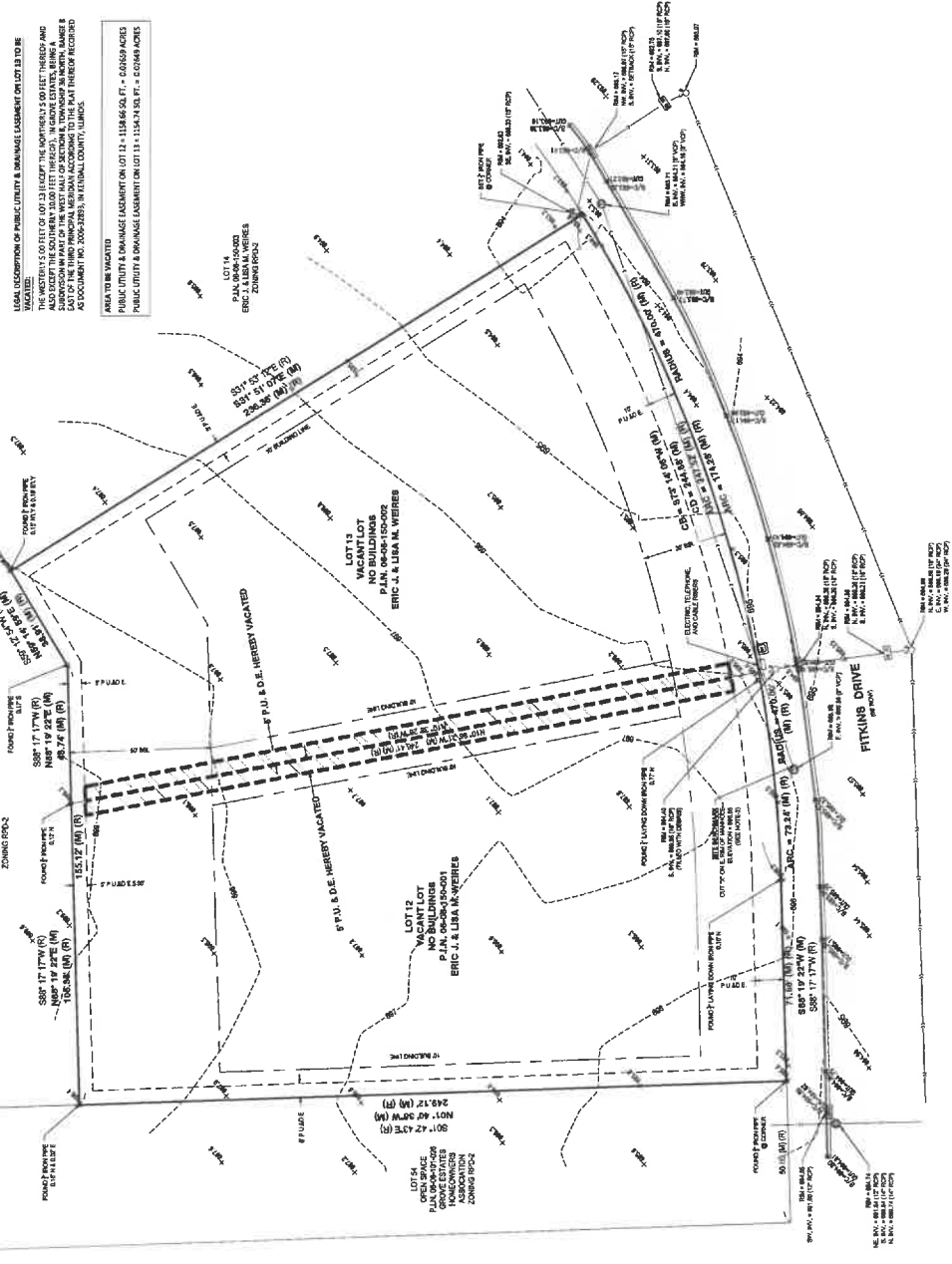
□ = ASPHALT  
 ○ = CATCH BASIN  
 ⚡ = ELECTRIC TRANSFORMER  
 ⊕ = SANITARY MANHOLE  
 ⊙ = STORM MANHOLE  
 ◻ = SQUARE CORD DRAIN

**PREPARED DRAWING:**  
 PREPARED AND DATED 08/15/2021  
 FLOODPLAIN STATEMENT:  
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X  
 AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS DERIVED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 170803010M WITH AN EFFECTIVE DATE OF AUGUST 4, 2018.

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

**SURVEYOR'S NOTES**

- 1) BASIS OF BEARINGS - ALL MEASURED BEARINGS SHOWN HEREON WERE BASED ON MAC ISLAND STATE PLANE COORDINATE SYSTEM EAST ZONE (G11 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VIS NETWORK AND EQUIPMENT. ALL RECORD BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED SUBDIVISION PLAT FOR WHITE HOLE SUBDIVISION RECORDED PER DOC. 2008081095.
- 2) ALL ELEVATIONS SHOWN HEREON WERE IN NAVD83 DATUM AS DETERMINED BY USE OF TRIMBLE VIS (GPS) NETWORK AND EQUIPMENT (G11 CORRECTION).
- 3) SITE BENCHMARK, GBT 70 ON E. END OF SANITARY MANHOLE, APPROXIMATELY 7.2' E. AND 18.2' EASTERN FROM THE SOUTHWEST CORNER OF LOT 12, ELEVATION = 484.65



# 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. 2006-2893, IN KENDALL COUNTY, ILLINOIS.

**COMMERCIAL IN REMEDY COMPANY HEREBY CONSENTS TO THIS VACATION OF EASEMENTS**  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: AGENT FOR COMMERCIAL IN REMEDY COMPANY

ATTEST: \_\_\_\_\_

**BOGARDUS HEREBY CONSENTS TO THIS VACATION OF EASEMENTS**  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: AGENT FOR BOGARDUS

ATTEST: \_\_\_\_\_

**INFORMER HEREBY CONSENTS TO THIS VACATION OF EASEMENTS**  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: AGENT FOR INFORMER

ATTEST: \_\_\_\_\_

**CABLE TELEVISION SERVICE HEREBY CONSENTS TO THIS VACATION OF EASEMENTS**  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: AGENT FOR CABLE TELEVISION SERVICE

ATTEST: \_\_\_\_\_

**COUNTY BOARD**

STATE OF ILLINOIS

COUNTY OF KENDALL

APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY,  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CHAIRMAN OF COUNTY BOARD

COUNTY CLERK

**COUNTY RECORDS COMMISSIONER**

STATE OF ILLINOIS

COUNTY OF KENDALL

THE INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD  
 IN THE RECORDS OFFICE OF KENDALL COUNTY, ILLINOIS,  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

RECORDED BY \_\_\_\_\_

**SUBJECTS CERTIFICATE**

STATE OF ILLINOIS) ) SS

COUNTY OF KENDALL

THE COUNTY CLERK, KENDALL COUNTY, ILLINOIS, HAS BEEN ADVISED BY THE REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR, \_\_\_\_\_, THAT THE VACATED EASEMENTS ARE NECESSARY FOR THE PURPOSES OF WASTEWATER TREATMENT PLANT AND UTILITY EASEMENTS, AND CONSTRUCTION OPERATIONS AS SHOWN HEREON.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT MONTGOMERY, ILLINOIS.

REGISTERED PROFESSIONAL ENGINEER

STATE OF ILLINOIS) ) SS

COUNTY OF KENDALL

THIS IS TO CERTIFY THAT ENCL. 1, 2, 3, 4 AND 5 ARE TRUE AND CORRECT COPIES OF THE INSTRUMENTS AS SHOWN ON THE APPLICABLE PLATS AND HAVE BEEN FILED AS SHOWN ON THE APPLICABLE PLATS FOR THE USES AND PURPOSES THEREIN SET FORTH AND SHOWN ON THE APPLICABLE PLATS AND HAVE BEEN FILED WITH THE COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, AND HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF KENDALL COUNTY, ILLINOIS.

BY: ENCL. 1, 2, 3, 4 AND 5

ADDRESS: \_\_\_\_\_

BY: LOCAL WRITERS

ADDRESS: \_\_\_\_\_

**NOTARIAL CERTIFICATE**

STATE OF ILLINOIS) ) SS

COUNTY OF \_\_\_\_\_

SAY: \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ENCL. 1, 2, 3, 4 AND 5 ARE TRUE WRITERS

AND ENCL. 1, 2, 3, 4 AND 5 TITLE

LOCAL WRITERS

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SET FORTH AS WRITERS IN THE INSTRUMENTS SET FORTH AS THEIR COUNTY AND VOLUNTARILY ACT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF HAVE VOLUNTARILY AND KNOWINGLY MADE THE AFORESAID ACT FORTH.

BY: UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARIAL PUBLIC SIGNATURE

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_

PROJECT NO.	2021-04-38
DWG. NUMBER	
DATE	
DESCRIPTION	
PROJECT	
DATE	
BY	
CHECKED BY	
DATE	



J.B. ARCHITECTURE  
 FITZMAURICE DRIVE  
 OSWEGO, ILLINOIS

2  
 OF  
 2