



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179
AGENDA

Monday, August 8, 2022 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from July 11, 2022, Meeting (Pages 3-17)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 18-22)

PETITIONS:

1. **Petition 22 – 01 – Jose and Silvia Martinez (Pages 23-38)**
Request: Special Use Permit for a Landscaping Business, Variance to Section 7:01.D.30.b to Allow a Landscaping Business a Non-State, County, or Collector Highway as Defined by the Kendall County Land Resource Management Plan, and Variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance to Allow a Driveway Zero Feet from the Southern Property Line
PINs: 03-12-100-004 and 03-12-100-013
Location: 1038 Harvey Road, Oswego Township
Purpose: Petitioner Wants to Operate a Landscaping Business at the Subject Property; Property is Zoned A-1
Committee Could Vote to Issue New, Additional Citations at This Property

2. **Petition 22 – 12 – Kendall County Regional Planning Commission (Pages 39-51)**
Request: Text Amendment to Section 6:06.B.3.b Pertaining to Design Guidelines (Light Requirements) of Telecommunication Facilities
Purpose: Petitioner Wants Lights to Be Red at Night and May Be White Strobe During the Day Unless Otherwise Required by the Federal Government to Be White Strobe at Night

3. **Petition 22 – 15 – Bonnie R. Johnson on Behalf of the Bonnie R. Johnson Trust (Pages 52-76)**
Request: Condition Use Permit for Agricultural Labor Housing
PIN: 07-09-400-027
Location: 15402B Lisbon Center Road, Big Grove Township
Purpose: Petitioner Would Like to Construct a Building for an Agricultural Labor; Property is Zoned A-1

4. **Petition 22 – 17 – Stephanie Stevenson C/O C. Wahlgren (Pages 77-87)**
Request: Voluntary Revocation of a Special Use Permit Granted by Ordinance 1973-9 for a Commercial Broadcasting Station and Radio Tower
PINs: 01-33-200-005 and 01-33-100-042
Location: 15625 Burr Oak Road Road, Little Rock Township
Purpose: Petitioner Not Longer Operates a Broadcasting Facility at the Property; Property is Zoned A-1

NEW BUSINESS:

1. Approval of Request from Michael Isadore to Renew a Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano (Pages 88-89)
2. NPDES Survey Results (Pages 90-94)

OLD BUSINESS:

1. Update on Hiring Part-Time Code Enforcement Officer
2. Request for Guidance Regarding a Junk and Debris Issue and Container without a Permit at 19 N. Cherry Drive, Oswego; Committee Could Vote to Issue Citations at This Property (Pages 95-108)
3. Discussion of Having a Planning, Building and Zoning Committee Meeting in Boulder Hill in 2022 (Page 109)

REVIEW VIOLATION REPORT (Pages 110-112):

REVIEW NON-VIOLATION REPORT (Pages 113-115):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. August 15, 2022 Historic Preservation Group Meeting in Newark (Page 116)

REVIEW PERMIT REPORT (Pages 117-137):

REVIEW REVENUE REPORT (Page 138):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 and 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of July 11, 2022 – Unofficial until Approved

CALL TO ORDER

The meeting was called to order by Chairman Gengler at 6:49 p.m.

ROLL CALL

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

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Judd Lofchie, Joe Antonioli, Joe Slivka, and Victoria Lundh

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Gilmour, to approve the minutes of the June 29, 2022, special meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from June 2022.

PETITIONS

Petition 22-01 Jose and Silvia Martinez

Mr. Asselmeier summarized the request.

EcoCAT Report was submitted on December 9, 2021, and consultation was terminated.

The LESA Score was 124 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Oswego Township on December 22, 2021. To date, no comments have been received.

Petition information was sent to the Village of Oswego on December 22, 2021. The Village of Oswego submitted an email requesting the southern driveway be moved at least five feet (5') north of the southern property line. The email was provided. As noted previously, the Petitioners worked with the Village of Oswego to address access issues.

On June 8, 2022, the Petitioners' Attorney submitted a revised landscaping plan to the Village of Oswego. The differences between the new landscaping plan and the previously submitted landscaping plan were as follows:

1. The southern gravel driveway is shown to line up with the road across the street.
2. The southern gravel driveway is shown as five feet (5') from the southern property line.
3. The southern gravel driveway is shown as ten feet (10') in width instead of twenty feet (20') in width.
4. The six foot by five foot (6'X5') dumpster is not shown next to the frame shed.
5. The landscaping around the southern driveway entrance has been altered to reflect the new driveway location. Also, the number of mission arborvitae has increased from eleven (11) to (12).

On June 13, 2022, the Village of Oswego sent an email to the Petitioner outlining the defects of the plan. The defects are as follows:

1. A base course is needed.
2. Flare does not meet minimum dimensions.
3. Driveway should be twenty feet (20') wide.

This email was provided.

Petition information was sent to the Oswego Fire Protection District on December 22, 2021. To date, no comments were received.

ZPAC reviewed the proposal on January 4, 2022. The Petitioners' Attorney requested the start date for the business to be changed from April 1st to March 1st of each year. Discussion occurred regarding annexing the property into the Village of Oswego; the Petitioners' Attorney did not know why the Petitioners had not pursued annexation. The Petitioners' Attorney reiterated that no members of the public would be invited onto the property and no retail sales of landscaping materials would occur. Discussion occurred regarding the reasons why the Petitioner had not applied for proper zoning despite citation and court action. The Petitioners' Attorney indicated the Petitioners were agreeable to the proposed conditions provided the start date was moved to March 1st. ZPAC recommended approval of the special use permit with the conditions proposed by Staff with an amendment to move the start of the operating season to March 1st by a vote of five (5) in favor and two (2) in opposition with three (3) members absent. The minutes of the meeting were provided.

At their meeting on June 22, 2022, Commissioners reviewed the updated landscaping plan. The Kendall County Regional Planning Commission recommended approval of the special use permit with the condition that the Village of Oswego sign-off on the landscaping/site plan by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals completed the public hearing on June 27, 2022. Other than the Petitioners and their Attorney, no members of the public testified at the public hearing. Condition 1 was clarified to not allow grass clippings due to concerns about odor. Condition 5 was clarified to allow employees parking in the landscaping business area to park

on gravel. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff and the above clarifications by a vote of five (5) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Findings of Fact for the special use permit were as follows; Member Cherry dissented to all Findings:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and provided a variance is granted regarding the location of the parking area and driveway inside the fenced area, 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 and seasons of operation.

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, 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.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If the Village of Oswego approves the new access point for the southern driveway and if a variance is granted for the location of the southern driveway inside the fenced area, then adequate points of ingress and egress will be provided. The owners of the business allowed by the special use permit have agreed not pile materials in excess of three feet (3') in height.

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. Provided a variance is granted for the location of the driveway inside the fenced area and a variance is granted allowing the use on a non-state, county, or collector highway, the special use shall conform to the applicable regulations of the district.

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

The Findings of Fact for the variance are as follows; Member Cherry dissented to all Findings:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. There are no topographic conditions or other outstanding conditions not caused by the Petitioners that created a particular hardship or difficulty upon the owner.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. It is unknown the exact number of A-1 zoned properties that could ask for similar variances. The Village of Oswego defines Harvey Road as a Collector while the Kendall County Land Resource Management Plan does not define Harvey Road as a Collector; it is unique to have this difference in classification.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners created the hardship by installing the driveway without proper permits and operating the business at the subject property. While the owners were not responsible for the differences in classification for Harvey Road, the owners voluntarily chose to operate a landscaping business at the subject property and, thus, created the hardship.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, provided the Village of Oswego grants access to Harvey Road at the location shown on the landscaping plan.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Allowing the driveway to be on the property line and allowing the business to operate on a non-State, County, or Collector Highway will not impair any of the above items.

Staff believes that a landscaping business could operate at the subject property with reasonable restrictions. However, Staff has concerns, given the Petitioners' previous behavior, that reasonable restrictions will be followed. Staff believes the following conditions and restrictions are necessary for the operation of a special use permit at the subject property:

1. The site shall be developed substantially in accordance with the plat of survey and landscaping plan. The dumpster shall be a minimum six feet by five feet (6'X5'). No grass clippings related to the business allowed by the special use permit may be stored on the subject property. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the fence shown on the landscaping plan. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the fence.
2. The existing house, garage, chicken coop, deck, swimming pool, and shed located on the northwest corner of the property shall be used for residential purposes only and shall be exempt from the site development conditions of the special use permit. The locations of these structures may change without requiring an amendment to the special use permit.
3. A variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance shall be granted allowing off-street parking and southern driveway to be no closer than zero feet

(0') from the southern property line as shown on the landscaping plan. The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.

4. A variance to Section 7:01.D.30.b of the Kendall County Zoning Ordinance shall be granted allowing the operation of a landscaping business at a property not located on and not having direct access to a State, County, or Collector highway as designated in the County's Land Resource Management Plan.
5. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the plat of survey. The parking area shall be brick pavers. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the brick pavers and handicapped parking space with applicable signage shown on the plat of survey. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the brick pavers and handicapped parking space. Employees may park on the existing gravel area inside the fence as shown on the landscaping plan; this parking area may remain gravel.
6. The owners of the business allowed by the special use permit shall maintain the landscaping business area on the southeast corner of the site as depicted on the landscaping plan. This area shall be gravel. The mulch area south of the frame shed shall be approximately twelve feet by twenty feet (12'X20') in size and shall be a maximum three feet (3') in height.
7. 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.
8. 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.
9. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
10. 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.
11. 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.
12. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the landscaping plan. The maximum height of the piles of landscaping related material shall be less than three feet (3') in height.
13. No signage advertising or promoting the business shall be installed on the subject property. The owner of the business allowed by this special use permit may install appropriate handicapped parking signs and other directional signs within the fenced landscaping business area as shown on the landscaping plan.

14. Twenty-eight (28) eight foot (8') tall mission arborvitaes, four (4) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property shall be installed and maintained on the property in substantially the locations shown on the landscaping plan. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the previously described vegetation. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation.
15. No landscape waste generated off the property can be burned on the subject property.
16. A maximum of four (4) 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.
17. No 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.
18. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 8:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
19. 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.
20. 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.
21. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.
22. The owners of the business allowed by this special use permit acknowledge and agree

to follow Kendall County's Right to Farm Clause.

23. 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.
24. 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.
25. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
26. 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.

Chairman Gengler asked why a stormwater management permit was not required. Mr. Asselmeier responded that a stormwater management permit is required when the property owner piles materials three feet (3') or higher or installs at one (1) acre of impervious surface. The Petitioners did not want to pursue a stormwater management permit previously and were agreeable to conditions in the special use permit restricting the height of materials. If materials were three feet (3') in height or greater, the Petitioners would be in violation of both the special use permit and the Stormwater Management Ordinance.

Chairman Gengler stated that he did not trust the Petitioners to follow through on the stormwater related conditions; he was opposed to the proposal without a stormwater permit.

Member Koukol requested an update on cleaning up the property. Mr. Asselmeier reported the site was cleaned up, per the Committee's request. The Committee requested Staff to issue citations for the driveway. The next court hearing for the property is in mid-August.

Member Koukol questioned whether the Petitioners would keep product piles to under three feet (3') in height.

Member Gilmour asked the reason for allowing an extension to the deadline for installing the fence. Mr. Asselmeier responded that similar language has been added to conditions involving deadlines in other special use permit since the COVID pandemic started. Other cases have arisen where property owners thought they would accomplish a condition within a certain timeframe, but were unable to complete the condition due to issues related to the pandemic.

Member Gilmour asked if the southern driveway was gravel. Mr. Asselmeier responded the southern driveway is gravel.

Member Gilmour requested that a condition be added requiring the Petitioners to obtain a stormwater management permit. Mr. Asselmeier explained that the maximum height of piles of materials would need to be determined and used as the basis of calculations for the stormwater management permit.

Judd Lofchie, Attorney for the Petitioners, questioned what a stormwater management permit would look like. Mr. Asselmeier explained the application process and the information needed for the application.

Mr. Lofchie explained that the Petitioners have done what was asked of them since the Petitioners retained Mr. Lofchie.

Discussion occurred regarding pictures of piles of materials on the property.

Chairman Gengler made motion, seconded by Member Vickers, to recommend approval of the special use permit.

Member Koukol favored waiting with forwarding the proposal to the County Board until the stormwater permit was issued.

Discussion occurred regarding the timeframe for getting a stormwater management permit.

Mr. Lofchie favored moving the proposal to County Board and setting a deadline to get the stormwater management permit as a condition of the special use permit. He felt that getting the permit would take three to four (3-4) months.

Mr. Asselmeier noted that two (2) conditions would need to be amended to reflect a stormwater management permit.

Discussion occurred regarding possible scenarios at the County Board, including the possibility of denial.

Chairman Gengler and Member Vickers withdrew their motion and second.

The consensus of the Committee was to table the proposal to the August 8, 2022 Planning, Building and Zoning Committee meeting.

Petition 22-13 Joe Slivka and Kevin Kunkel on Behalf of Lisbon Township

Mr. Asselmeier summarized the request.

Lisbon Township would like to construct a seven thousand four hundred eighty-eight (7,488) square foot garage on the subject property, located at 15759 Route 47, Newark.

The application materials, plat of survey, existing conditions survey, site plan, landscaping plan, building elevations were provided.

The property is approximately two point zero four (2.04) acres in size.

The existing land use is Institutional, Transportation and Agricultural.

The zoning is A-1.

The County's Future Land Use Map called for the property to be Agricultural. The Village of Lisbon's Future Land Use Map called for the property to be Commercial.

Route 47 is a State maintained Arterial. IDOT had no concerns regarding this proposal, an email to that effect was provided.

The County has a trail planned along Route 47.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Farmstead and Comed Right-of-Way.

The nearby properties in the unincorporated area are zoned A-1. The property to the west and south is inside the Village of Lisbon and is zoned Mining.

The County's Future Land Use Map called for the area to be Agricultural, Comed Right-of-Way and Mining. The Village of Lisbon's Future Land Use Map called for the area to Agricultural, Commercial, Mixed Use Business, and Mining.

The property to the southwest is owned by Vulcan Lands, Inc.

EcoCAT Report was submitted on May 12, 2022, and consultation was terminated.

The NRI application was submitted on May 4, 2022. The LESA Score was 178 indicated a low level of protection. The NRI Report was provided.

Petition information was sent to Lisbon Township on May 26, 2022. To date, no comments have been received.

Petition information was sent to the Village of Lisbon on May 26, 2022. To date, no comments have been received.

Petition information was sent to the Lisbon-Seward Fire Protection District on May 26, 2022. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on June 7, 2022. Discussion occurred regarding screening. The only screening would be the vegetation shown in the landscaping plan. Mr. Rybski requested confirmation that no sinks or bathroom facilities would be located in the facility. Mr. Asselmeier said that it was his understanding that no sinks or bathroom facilities would be located in the facility. The facility would be for storage purposes only. Mr. Holdiman said that offices might go in the facility in the future and the Petitioners were aware that a septic facility would be required at that time. The Petitioners might need to purchase additional property to have room for a septic system. Mr. Gengler asked about the handling of oil waste. Mr. Holdiman said no discussion has occurred regarding maintenance of vehicles and related requirements including oil interceptor and septic system requirements. ZPAC recommended approval of the request with a correction to a typo in condition 9 by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on June 22, 2022. Member Nelson questioned the need for a bathroom on the site. No restrooms are located on the property. Member Nelson also asked if borings had occurred on the property. Joe Antonioli and Kevin Kunkel responded no. Member Nelson expressed concerns that leaked oils would not get absorbed into the ground. His concerns regarding leaks was connected to concerns about installing a septic system on the property. Restrooms and offices would occur as part of a Phase II. The existing tanks owned by Lisbon Township were double walled tanks. Chairman Ashton said Lisbon Township did not have the funds to install restroom facilities. Kevin Kunkel said townships can only borrow money for a maximum ten (10) years. The Kendall County Regional Planning Commission recommended approval of the proposal by

a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on June 27, 2022. Other than the Petitioner and their representative, no members of the public testified at the public hearing. The Petitioner was agreeable to the proposed conditions. The proposed trees would not be impacted if a trail was installed at the property at a later date. Discussion occurred regarding the lack of restroom facilities in relation to ADA; it would be up to Lisbon Township and their employees to establish reasonable accommodations. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of five (5) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

According to the information provided, Lisbon Township plans to construct a garage facility to store township vehicles and equipment. The building will not have an office. The maximum number of employees at the property will be three (3).

According to the site plan, Lisbon Township plans to construct one (1) seven thousand four hundred eighty-eight (7,488) square foot building on the property.

According to the building elevations, the building will be twenty-six feet (26') in height at its highest point. Four (4) doors to drive in vehicles and equipment would be located on the east side of the building and these doors would be sixteen feet, four inches (16' 4") in height. The elevations also show one (1) man door on the east side of the building and one (1) man door on the west side of the building. It should be noted that on the building elevations South Elevation = East, West Elevation = South, North Elevation = West, and East Elevation = North.

The site plan shows an existing metal building and salt storage shelter. The metal building would be demolished in the future; no date has been provided for demolition.

The property is served by a well, but does not have a septic system.

One (1) trash enclosure area is shown on the site plan at the location of the existing metal building. This trash enclosure will be installed after the metal building is demolished. Until the metal building is demolished, there will not be a refuse area on the property.

Per the site plan, most of the property drains to the south.

The project does not meet the disturbance or lot coverage requirements needed for a stormwater permit.

Per the site plan, the property will utilize one (1) approximately twenty-five foot (25') wide driveway to access Route 47. The existing conditions survey showed three (3) access points onto Route 47.

According to the site plan, there are six (6) proposed parking stalls, including one (1) handicapped accessible parking stall, located north of the proposed building.

Per Section 11:04 of the Kendall County Zoning Ordinance, one (1) parking space per each employee is required for public service uses.

According to the site plan, the building will have wall pak lighting. No information was provided regarding the location or number of lights.

Member Koukol made motion, seconded by Member Vickers, to recommend approval of the special use permit.

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

The proposal goes to the County Board on July 19, 2022, on the regular agenda.

Joe Slivka said the Township hopes to start construction in 2022.

Mr. Asselmeier said a typo in the one of the Whereases will be deleted.

NEW BUSINESS

Update on Hiring Part-Time Code Enforcement Officer

Mr. Asselmeier provided the job posting for the position. The application deadline is July 19, 2022.

Approval of a Request by John and Laura Gay for a Second Extension to the Requirement to Install Vegetation and Berms as Required by Condition 2.B of Ordinance 2022-09 at 3601 Plainfield Road (PIN: 03-28-100-004) in Oswego Township

Mr. Asselmeier summarized the request.

Condition 2.B of Ordinance 2022-09, which granted a special use permit for a kennel at the subject property, requires that the berm and vegetation shown on the site plan be installed by June 1, 2022. The Ordinance also allows the Planning, Building and Zoning Committee to grant extensions to the installation deadline. A copy of Ordinance 2022-09 was provided.

The Petitioners previously submitted a request asking that the deadline to install the berm and vegetation be extended to July 31, 2022. A copy of the request was provided. The Committee approved this extension at the May 9, 2022, meeting.

The Petitioners submitted a request asking for a second extension to October 31, 2022.

Chairman Gengler made motion, seconded by Member Flowers, to approve setting the deadline at October 31, 2022.

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

OLD BUSINESS

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

Mr. Asselmeier distributed the State's Attorney's Office's opinion and the information from the Kendall-Grundy Farm Bureau.

The consensus of the Committee was not to pursue definitions at this time.

Request for Guidance Regarding a Banquet Facility at 1126 Simons Road

Mr. Asselmeier summarized the issue and provided information from Facebook on the matter.

He noted that the property owner has not submitted any information regarding future events and no future events were listed on business' Facebook page. Efforts to reach the owner by certified mail were unsuccessful.

Since no activities are planned at the property and no activities have occurred regarding, the consensus of the Committee was not to pursue any actions against the property at this time.

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

Mr. Asselmeier reported that Rob DeLong was attempting to contact the Oswego School District and had not received a response as July 8, 2022.

Historic Structure Survey Items

Approval of a Certified Local Government Grant for an Historic Structure Survey in Unincorporated Kendall and Bristol Townships; Grant Amount is \$29,750 and County's Match is \$12,750 for a Total Project Cost of \$42,500

Mr. Asselmeier distributed the State's Attorney's Office's opinion on the grant and the grant document.

Chairman Gengler made motion, seconded by Member Flowers, to recommend approval of the grant.

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

The proposal will go to the County Board when the contract with Wiss, Janney, Elstner Associates, Inc. has been reviewed by the State's Attorney's Office and approved by WJE.

Approval to Accept the Lowest Bid from Wiss, Janney, Elstner Associates, Inc. (WJE) to Conduct the Historic Structure Survey in Unincorporated Kendall and Bristol Townships in an Amount Not to Exceed \$42,500

Mr. Asselmeier provided the bid information. He also noted that the Committee of the Whole previously forwarded WJE's contract to the State's Attorney's Office at their January 2022 meeting.

Chairman Gengler made motion, seconded by Member Flowers, to recommend accepting the bid from WJE.

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

The proposal will go to the County Board when the contract with Wiss, Janney, Elstner Associates, Inc. has been reviewed by the State's Attorney's Office and approved by WJE.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report and discussed options of cleaning up 1539 Collins Road.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier said the Historic Preservation Commission will have a meeting with other historic preservation organizations on August 15, 2022, at 6:00 p.m., at the Fern Dell School and Museum.

An historic preservation award will be given to Beverly Casey at the July 19, 2022, County Board meeting.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

July 1, 2022, Letter from Boyd Ingemunson Pertaining to Best Budget Tree Purchasing the Property Identified by Parcel Identification Number 09-15-200-003

The Committee reviewed the correspondence.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

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

Chairman Gengler adjourned the meeting at 7:59 p.m.


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

Enc.



**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
JULY 11, 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)
Judd Lofche		



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: 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 or individual engaged in the growing, managing, and selling or processing of trees grown on the premises. Does not including the processing of trees or tree by products not grown on the premises.

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 or individual engaged in the growing, cultivating, and harvesting of trees, including fruits and nuts grown on trees, on the same 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

07/11/2022 08:30
 pherber

Kendall County
 PBZ - ZBA - 07/112022

IP
 aplnvent



CLERK: pherber BATCH: 2640 INVOICE PO NEW INVOICES CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1153 00000 KENDALL CO HIGHW June 2022 071522 235.18 .00 .00 235.18 1099:
 CASH 000008 2022/08 INV 07/06/2022 SEP-CHK: N DISC: .00
 ACCT 1X210 DEPT 19 DUE 07/06/2022 DESC:PBZ TRUCK FUEL JUNE 2022
 CONDITIONS THAT PREVENT POSTING INVOICE 1153/29277

* Invoice must be approved or voided to post.
 1665 00000 SHAW MEDIA 062210101009 071522 158.72 .00 .00 158.72 1099:
 CASH 000008 2022/08 INV 07/06/2022 SEP-CHK: N DISC: .00
 ACCT 1X210 DEPT 19 DUE 07/06/2022 DESC:TEGAL PUBLICATIONS
 CONDITIONS THAT PREVENT POSTING INVOICE 1665/29282

* Invoice must be approved or voided to post.
 1849 00001 VERIZON 9909297871 071522 84.56 .00 .00 84.56 1099:
 CASH 000008 2022/08 INV 07/06/2022 SEP-CHK: Y DISC: .00
 ACCT 1X210 DEPT 19 DUE 07/06/2022 DESC:PBZ CELL PHONES
 CONDITIONS THAT PREVENT POSTING INVOICE 1849/29278

* Invoice must be approved or voided to post.
 1849 00001 VERIZON 9909297871-1 071522 25.03 .00 .00 25.03 1099:
 CASH 000008 2022/08 INV 07/06/2022 SEP-CHK: Y DISC: .00
 ACCT 1X210 DEPT 19 DUE 07/06/2022 DESC:ZONING CELL PHONE
 CONDITIONS THAT PREVENT POSTING INVOICE 1849/29279

* Invoice must be approved or voided to post.
 2063 00000 RUNCO OFFICE SUP 871722,866270,871851 071522 97.76 .00 .00 97.76 1099:
 CASH 000008 2022/08 INV 07/06/2022 SEP-CHK: N DISC: .00
 ACCT 1X210 DEPT 19 DUE 07/06/2022 DESC:Office supplies
 CONDITIONS THAT PREVENT POSTING INVOICE 2063/29272

* Invoice must be approved or voided to post.

07/25/2022 09:26 pherber

Kendall County
PBZ 07252022

1 P
1 apinvent



CLERK: pherber BATCH: 2687 NEW INVOICES
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

61	00000	AMERICAN PLANNING	160919-2273	073122	558.00	.00	.00	558.00	1099:
CASH	000008	2022/08	INV 07/25/2022	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/25/2022	DESC:APA MEMBERSHIP		11001902 62030			
CONDITIONS THAT PREVENT POSTING INVOICE 61/30547									
* Invoice must be approved or voided to post.									
107	00000	AUTOMOTIVE SPECI	25443	073122	210.38	.00	.00	210.38	1099:
CASH	000008	2022/08	INV 07/25/2022	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/25/2022	DESC:2017 PBZ TRUCK REPAIR		11001902 62170			
CONDITIONS THAT PREVENT POSTING INVOICE 107/30551									
* Invoice must be approved or voided to post.									
955	00000	ILLINOIS EPA	11R400261A	073122	1,000.00	.00	.00	1,000.00	1099:
CASH	000008	2022/08	INV 07/25/2022	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/25/2022	DESC:ANNUAL NPDES FEE 7/1/22 - 6/30/2023		11001902 63670			
CONDITIONS THAT PREVENT POSTING INVOICE 955/30542									
* Invoice must be approved or voided to post.									
1165	00000	KENDALL COUNTY R	359	073122	67.00	.00	.00	67.00	1099:
CASH	000008	2022/08	INV 07/25/2022	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/25/2022	DESC:ORDINANCE RECORDING FEE		11001902 63700			
CONDITIONS THAT PREVENT POSTING INVOICE 1165/30553									
* Invoice must be approved or voided to post.									
1508	00000	PARADISE CAR WAS	224526	073122	16.00	.00	.00	16.00	1099:
CASH	000008	2022/08	INV 07/25/2022	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 07/25/2022	DESC:PBZ TRUCK WASH		11001902 62170			
CONDITIONS THAT PREVENT POSTING INVOICE 1508/30550									
* Invoice must be approved or voided to post.									



CLERK: pherber BATCH: 2687 NEW INVOICES
 VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1928 00000 WBK ENGINEERING, 23196 073122 155.22 .00 .00
 CASH 000008 2022/08 INV 07/25/2022 SEP-CHK: N DISC: .00 180119 63150 155.22 1099:
 ACCT 1Y210 DEPT 19 DUE 07/25/2022 DESC:FOUR SEASONS STORAGE 19-39 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/30522
 * Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 23193 073122 106.24 .00 .00
 CASH 000008 2022/08 INV 07/25/2022 SEP-CHK: N DISC: .00 180119 63150 106.24 1099:
 ACCT 1Y210 DEPT 19 DUE 07/25/2022 DESC:PLASTICS BUILDING ADDITION 21-50 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/30536
 * Invoice must be approved or voided to post.
 1928 00000 WBK ENGINEERING, 23194 073122 1,047.50 .00 .00
 CASH 000008 2022/08 INV 07/25/2022 SEP-CHK: N DISC: .00 11001902 63630 1,047.50 1099:
 ACCT 1Y210 DEPT 19 DUE 07/25/2022 DESC:7405 AUDREY

CONDITIONS THAT PREVENT POSTING INVOICE 1928/30539
 * Invoice must be approved or voided to post.
 2063 00000 RUNCO OFFICE SUP 874254-0 073122 50.46 .00 .00
 CASH 000008 2022/08 INV 07/25/2022 SEP-CHK: N DISC: .00 11001902 62000 50.46 1099:
 ACCT 1Y210 DEPT 19 DUE 07/25/2022 DESC:OFFICE SUPPLIES

CONDITIONS THAT PREVENT POSTING INVOICE 2063/30545
 * Invoice must be approved or voided to post.
 9 PENDING UNPAID INVOICES TOTAL 3,210.80
 0 INVOICE(S) REPORT POST TOTAL .00
 REPORT TOTALS .00

07/25/2022 10:32
pherber

Kendall County
ZONING 07252022

1 P
1 apinvent



CLERK: pherber	BATCH: 2692	INVOICE	PO	NEW INVOICES	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
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PENDING UNPAID INVOICES

3871	00000	STUART WEIHLER	REFUND	073122	424.00	.00	.00	424.00	1099:
CASH	000008	2022/08	INV 07/25/2022	SEP-CHK: N	DISC: .00			180119 63150	
ACCT	1X210	DEPT 19	DUE 07/25/2022	DESC: REFUND SP 19-02	SCHLAPP ROAD			19-02 -REFUND	-003
CONDITIONS THAT PREVENT POSTING INVOICE 3871/30719									
* Invoice must be approved or voided to post.									

1	PENDING UNPAID INVOICES	TOTAL	424.00
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0	INVOICE(S)	REPORT POST TOTAL	.00	REPORT TOTALS	.00
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Matt Asselmeier

From: Matt Asselmeier
Sent: Monday, August 1, 2022 12:03 PM
To: judd lofchie
Cc: Scott Gengler; Scott Koeppel
Subject: RE: [External]Re: Document - Jul 7, 2022

Judd:

Other special uses that met the disturbance or fill thresholds of the Stormwater Management Ordinance did apply for stormwater management permits.

The requirement that the Petitioner secure a stormwater management permit was not Staff's idea in this case. However, under State law, the County Board may impose reasonable restrictions on special use permits. If the Committee believes that obtaining a stormwater management permit is a reasonable restriction, then they can require someone to apply for a stormwater management permit as a condition of the special use permit.

You might want to check with the Village of Oswego to see if they would require your client to obtain a stormwater management permit, if your client annexed to the Village.

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: judd lofchie <[REDACTED]>
Sent: Monday, August 1, 2022 9:48 AM
To: Matt Asselmeier <masselmeier@kendallcountyl.gov>
Cc: Scott Gengler <sgengler@kendallcountyl.gov>; Scott Koeppel <skoeppel@kendallcountyl.gov>
Subject: Re: [External]Re: Document - Jul 7, 2022

Hey Matt. We can't span our fingers and apply for a stormwater management permit. We need a civil engineer to provide us the details and calculations. I called all of the numbers you gave me and Phil Young and Todd Surveying do not do civil engineering, they only do surveying. Engineering Enterprises has not called me back ever after 2 calls (perhaps I should not have told them what I needed!) and RB Associates said they could look at it in September.

I called several others and am waiting back from Cemcon, Ltd., and Weaver Weaver Consultants group to get a proposal on calculations. They are both busy and this is a small matter to them.

We are truly surprised that this came up at the last minute. Now, it will probably push us back for months. Did all of the other recent special use permits submittals for small business submit stormwater management applications? Please let me know.

Matt Asselmeier

From: judd lofchie <[REDACTED]>
Sent: Monday, August 1, 2022 9:48 AM
To: Matt Asselmeier
Cc: Scott Gengler; Scott Koepfel
Subject: Re: [External]Re: Document - Jul 7, 2022

Hey Matt. We can't span our fingers and apply for a stormwater management permit. We need a civil engineer to provide us the details and calculations. I called all of the numbers you gave me and Phil Young and Todd Surveying do not do civil engineering, they only do surveying. Engineering Enterprises has not called me back ever after 2 calls (perhaps I should not have told them what I needed!) and RB Associates said they could look at it in September.

I called several others and am waiting back from Cemcon, Ltd., and Weaver Weaver Consultants group to get a proposal on calculations. They are both busy and this is a small matter to them.

We are truly surprised that this came up at the last minute. Now, it will probably push us back for months. Did all of the other recent special use permits submittals for small business submit stormwater management applications? Please let me know.

And with the property surrounded on 2 sides by large commercial buildings with huge parking lots, and Harvey Road to the north, and 4 acres of grass between the gravel and the property to the West, isn't this something as the head planner that you can tell the Board to reconsider? We are certainly going to spend thousands on this and most likely to find that the small gravel will not require detention.

Regards,

Judd

On Mon, Aug 1, 2022 at 8:47 AM Matt Asselmeier <masselmeier@kendallcountyl.gov> wrote:

Judd:

I have not received an application for a stormwater management permit. What is the status of the stormwater management permit application?

Thanks,

Matthew H. Asselmeier, AICP, CFM





ORDINANCE NUMBER 2022-_____

GRANTING A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS AND VARIANCES TO SECTION 7:01.D.30 AND 11:02.F.7.b OF THE KENDALL COUNTY ZONING ORDINANCE TO ALLOW A LANDSCAPING BUSINESS ON A NON-STATE, COUNTY, OR COLLECTOR HIGHWAY AS DEFINED BY THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN AND TO ALLOW A DRIVEWAY AT ZERO FEET FROM THE SOUTHERN PROPERTY LINE AT 1038 HARVEY ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 03-12-100-004 AND 03-12-100-013 IN OSWEGO TOWNSHIP

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

WHEREAS, Section 13:04 of the Kendall County Zoning Ordinance permits the Kendall County Board to grant variances and place conditions on variances and provide the procedure through which variances are granted; and

WHEREAS, Section 7:01.D.30 of the Kendall County Zoning Ordinance permits the operation landscaping businesses as a special use in the A-1 Agricultural Zoning District; and

WHEREAS, Section 7:01.D.30.b of the Kendall County Zoning Ordinance requires landscaping businesses to be located on or have direct access to a State, County, or Collector Highway as identified in the County's Land Resource Management Plan; and

WHEREAS, Section 11:02.F.7.b of the Kendall County Zoning Ordinance established a setback of 5 feet off of side yard property lines for driveways; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 3.0 +/- acres located at 1038 Harvey Road (PINs: 03-12-100-004 and 03-12-100-013), in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is owned by Jose and Silvia Martinez and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about December 9, 2021, Petitioner's Attorney filed a petition for a special use permit for the operation of a landscaping business and related variances at the subject property; and

WHEREAS, following due and proper notice by publication in the Voice on January 13, 2022, the Kendall County Zoning Board of Appeals initiated a public hearing on January 31, 2022, at 7:00 p.m., in the County Board Room of the Kendall County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to February 28, 2022, at 7:00 p.m., continued the public hearing to March 28, 2022, at 7:00 p.m., continued the public hearing to May 2, 2022, at 7:00 p.m., continued the public to May 31, 2022, at 7:00 p.m., and concluded the public hearing on June 27, 2022, at the same location, at which the Petitioner and their representative presented evidence, testimony, and exhibits in support of the requested special use permit and variances 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 made their findings of fact and recommended approval of the special use permit and variances with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated May 2, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit for the operation of a landscaping business on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the plat of survey attached hereto as Exhibit C and landscaping plan attached hereto as Exhibit D. The dumpster shall be a minimum six feet by five feet (6' X 5'). No grass clippings related to the business allowed by the special use permit may be stored on the subject property. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the fence shown on the landscaping plan. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the fence.
 - B. The existing house, garage, chicken coop, deck, swimming pool, and shed located on the northwest corner of the property shall be used for residential purposes only and shall be exempt from the site development conditions of the special use permit. The locations of these structures may change without requiring an amendment to the special use permit.
 - C. A variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance shall be granted allowing off-street parking and southern driveway to be no closer than zero feet (0') from the southern property line as shown on the landscaping plan attached hereto as Exhibit D. The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.
 - D. A variance to Section 7:01.D.30.b of the Kendall County Zoning Ordinance shall be granted allowing the operation of a landscaping business at a property not located on and not having direct access to a State, County, or Collector highway as designated in the County's Land

Resource Management Plan.

- E. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the plat of survey attached hereto as Exhibit C. The parking area shall be brick pavers. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the brick pavers and handicapped parking space with applicable signage shown on the plat of survey. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the brick pavers and handicapped parking space. Employees may park on the existing gravel area inside the fence as shown on the landscaping plan attached hereto as Exhibit D; this parking area may remain gravel.
- F. The owners of the business allowed by the special use permit shall maintain the landscaping business area on the southeast corner of the site as depicted on the landscaping plan attached hereto as Exhibit D. This area shall be gravel. The mulch area south of the frame shed shall be approximately twelve feet by twenty feet (12' X20') in size and **shall be a maximum three feet (3') in height.**
- G. 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.
- H. 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.
- I. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
- J. 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.
- K. 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.
- L. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the landscaping plan attached hereto as Exhibit D. The maximum height of the piles of landscaping related material **shall be less than three feet (3') in height.**
- M. No signage advertising or promoting the business shall be installed on the subject property. The owner of the business allowed by this special use permit may install appropriate handicapped parking signs and other directional signs within the fenced landscaping business area as shown on the landscaping plan attached hereto as Exhibit D.
- N. Twenty-eight (28) eight foot (8') tall mission arborvitaes, four (4) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property

shall be installed and maintained on the property in substantially the locations shown on the landscaping plan attached hereto as Exhibit D. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the previously described vegetation. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation.

- O. No landscape waste generated off the property can be burned on the subject property.
- P. A maximum of four (4) 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.
- Q. No 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.
- R. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 8:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
- S. 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.
- T. 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.
- U. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.
- V. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- W. 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.

- X. 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.

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

- 3. This special use permit and variances shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

- 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit and variances.

IN WITNESS OE, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of August, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST ¼ WITH THE CENTERLINE OF HARVEY ROAD, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 57 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 76-1116, AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST, 357.0 FEET, THENCE NORTH 89 DEGREES, 57 MINUTES, 00 SECONDS WEST TO SAID CENTERLINE, THENCE NORTH 00 DEGREES, 20 MINUTES 00 SECONDS, EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact at their meeting on June 27, 2022. Member Cherry dissented to all Findings. Member Fox was absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan and provided a variance is granted regarding the location of the parking area and driveway inside the fenced area, 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 and seasons of operation.***

*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, 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.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If the Village of Oswego approves the new access point for the southern driveway and if a variance is granted for the location of the southern driveway inside the fenced area, then adequate points of ingress and egress will be provided. The owners of the business allowed by the special use permit have agreed not pile materials in excess of three feet (3') in height.***

*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. **Provided a variance is granted for the location of the driveway inside the fenced area and a variance is granted allowing the use on a non-state, county, or collector highway, the special use shall conform to the applicable regulations of the district.***

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

FINDINGS OF FACT-VARIANCES

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **There are no topographic conditions or other outstanding conditions not caused by the Petitioners that created a particular hardship or difficulty upon the owner.***

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. It is unknown the exact number of A-1 zoned properties that could ask for similar variances. The Village of Oswego defines Harvey Road as a Collector while the Kendall County Land Resource Management Plan does not define Harvey Road as a Collector; it is unique to have this difference in classification.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners created the hardship by installing the driveway without proper permits and operating the business at the subject property. While the owners were not responsible for the differences in classification for Harvey Road, the owners voluntarily chose to operate a landscaping business at the subject property and, thus, created the hardship.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, provided the Village of Oswego grants access to Harvey Road at the location shown on the landscaping plan.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Allowing the driveway to be on the property line and allowing the business to operate on a non-State, County, or Collector Highway will not impair any of the above items.

RECOMMENDATION

The Kendall County Zoning Board of Appeals approved the following Recommendation at their meeting on June 27, 2022, by a vote of five (5) in favor and (0) in opposition; Member Fox was absent:

Approval subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the plat of survey and landscaping plan. The dumpster shall be a minimum six feet by five feet (6'X5'). No grass clippings related to the business allowed by the special use permit may be stored on the subject property. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install fence shown on the landscaping plan. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the fence.
2. The existing house, garage, chicken coop, deck, swimming pool, and shed located on the northwest corner of the property shall be used for residential purposes only and shall be exempt from the site development conditions of the special use permit. The locations of these structures may change without requiring an amendment to the special use permit.
3. A variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance shall be granted allowing off-street parking and southern driveway to be no closer than zero feet (0') from the southern property line as shown on the landscaping plan. The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.
4. A variance to Section 7:01.D.30.b of the Kendall County Zoning Ordinance shall be granted allowing the operation of a landscaping business at a property not located on and not having direct access to a State, County, or Collector highway as designed in the County's Land Resource Management Plan.
5. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the plat of survey. The parking area shall be brick pavers. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the brick pavers and handicapped parking space with applicable signage shown on the plat of survey. The Kendall

County Planning, Building and Zoning Committee may grant an extension to the deadline to install the brick pavers and handicapped parking space. Employees may park on the existing gravel area inside the fence as shown on the landscaping plan; this parking area may remain gravel.

6. The owners of the business allowed by the special use permit shall maintain the landscaping business area on the southeast corner of the site as depicted on the landscaping plan. This area shall be gravel. The mulch area south of the frame shed shall be approximately twelve feet by twenty feet (12'X20') in size and shall be a maximum three feet (3') in height.
7. 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.
8. 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.
9. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
10. 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.
11. 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.
12. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the landscaping plan. The maximum height of the piles of landscaping related material shall be less than three feet (3') in height.
13. No signage advertising or promoting the business shall be installed on the subject property. The owner of the business allowed by this special use permit may install appropriate handicapped parking signs and other directional signs within the fenced landscaping business area as shown on the landscaping plan.
14. Twenty-eight (28) eight foot (8') tall mission arborvitaes, four (4) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property shall be installed and maintained on the property in substantially the locations shown on the landscaping plan. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the previously described vegetation. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation.
15. No landscape waste generated off the property can be burned on the subject property.
16. A maximum of four (4) 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.
17. No 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.
18. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 8:00 p.m. The owners of the business allowed by this special use permit may reduce

these hours of operation.

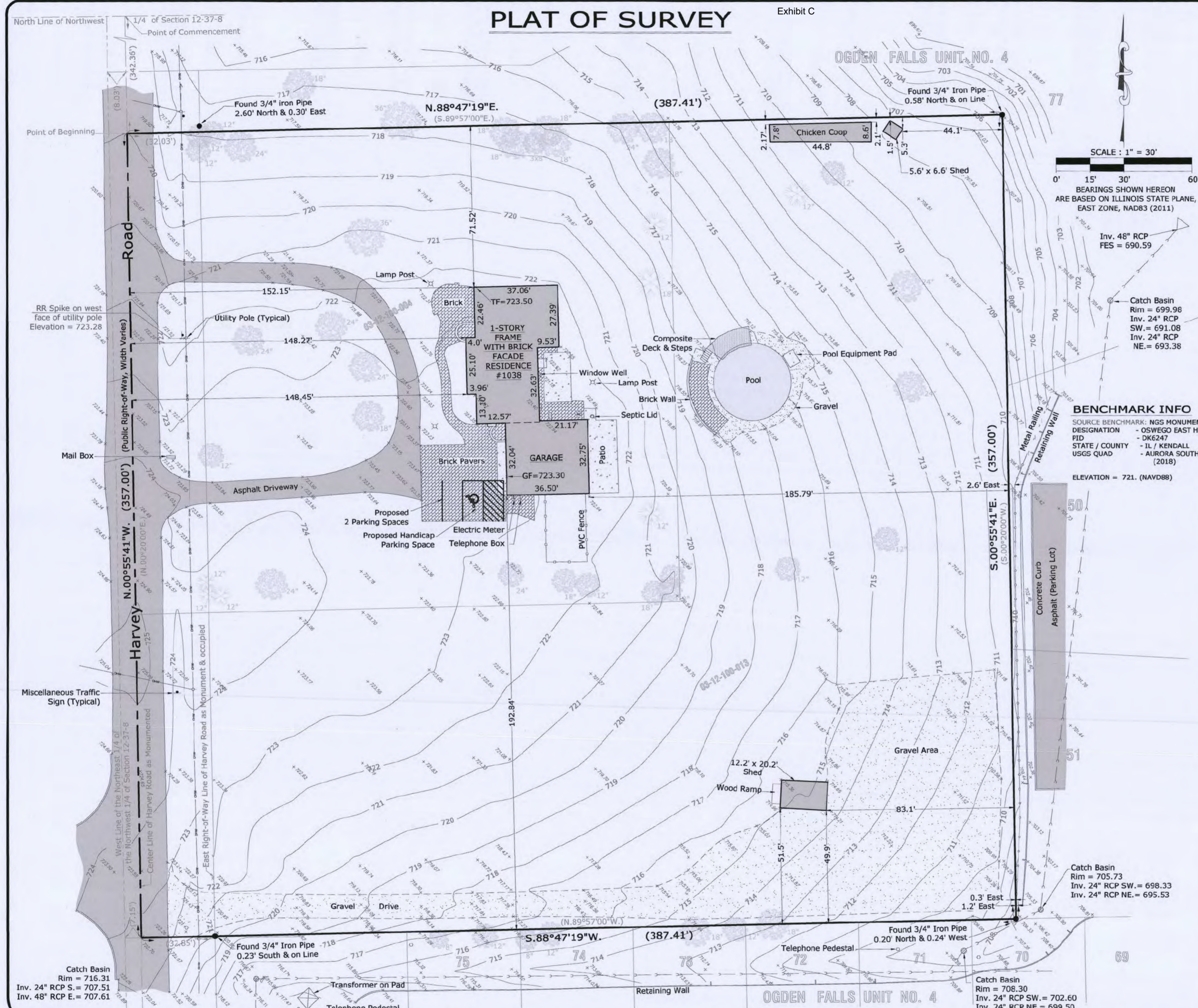
19. The noise regulations are as follows:

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.

20. 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.
21. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.
22. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
23. 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.
24. 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.
25. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
26. 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.



LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE CENTERLINE OF HARVEY ROAD; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 79-1116 AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, 357.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST TO SAID CENTERLINE; THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS.

SURVEY NOTES

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

BUILDING TIES ARE TO THE FOUNDATION CORNERS.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 03-12-100-004 AND 03-12-100-013.

THE PROPERTY DESCRIBED HEREON CONTAINS 138,303 SQ. FT. OR 1.175 ACRES, MORE OR LESS.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170341, KENDALL COUNTY, FOUND ON MAP NUMBER 17093C0059G, KENDALL COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF FEBRUARY 4, 2009. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

LOCATION MAP



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, SHAWN R. VankAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 09/23/2021 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF OCTOBER, A.D. 2021.

SHAWN R. VankAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. [REDACTED]
LICENSE EXPIRES 11/30/2022

PREPARED FOR: Jose & Silvia Martinez

SITE DESIGNATION INFORMATION:
1038 HARVEY ROAD
OSWEGO, IL 60543

PROJECT NO. 557022
SHEET NUMBER

DRAWN BY: PS CHECKED BY: SVK

PLAT

PLAT OF SURVEY

Exhibit C

SCALE: 1" = 30'

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

Inv. 48" RCP
FES = 690.59

Catch Basin
Rim = 699.98
Inv. 24" RCP SW = 691.08
Inv. 24" RCP NE = 693.38

BENCHMARK INFO
SOURCE BENCHMARK: NGS MONUMENT DESIGNATION - OSWEGO EAST HS
PID - DK6247
STATE / COUNTY - IL / KENDALL
USGS QUAD - AURORA SOUTH (2018)

ELEVATION = 721. (NAVD88)

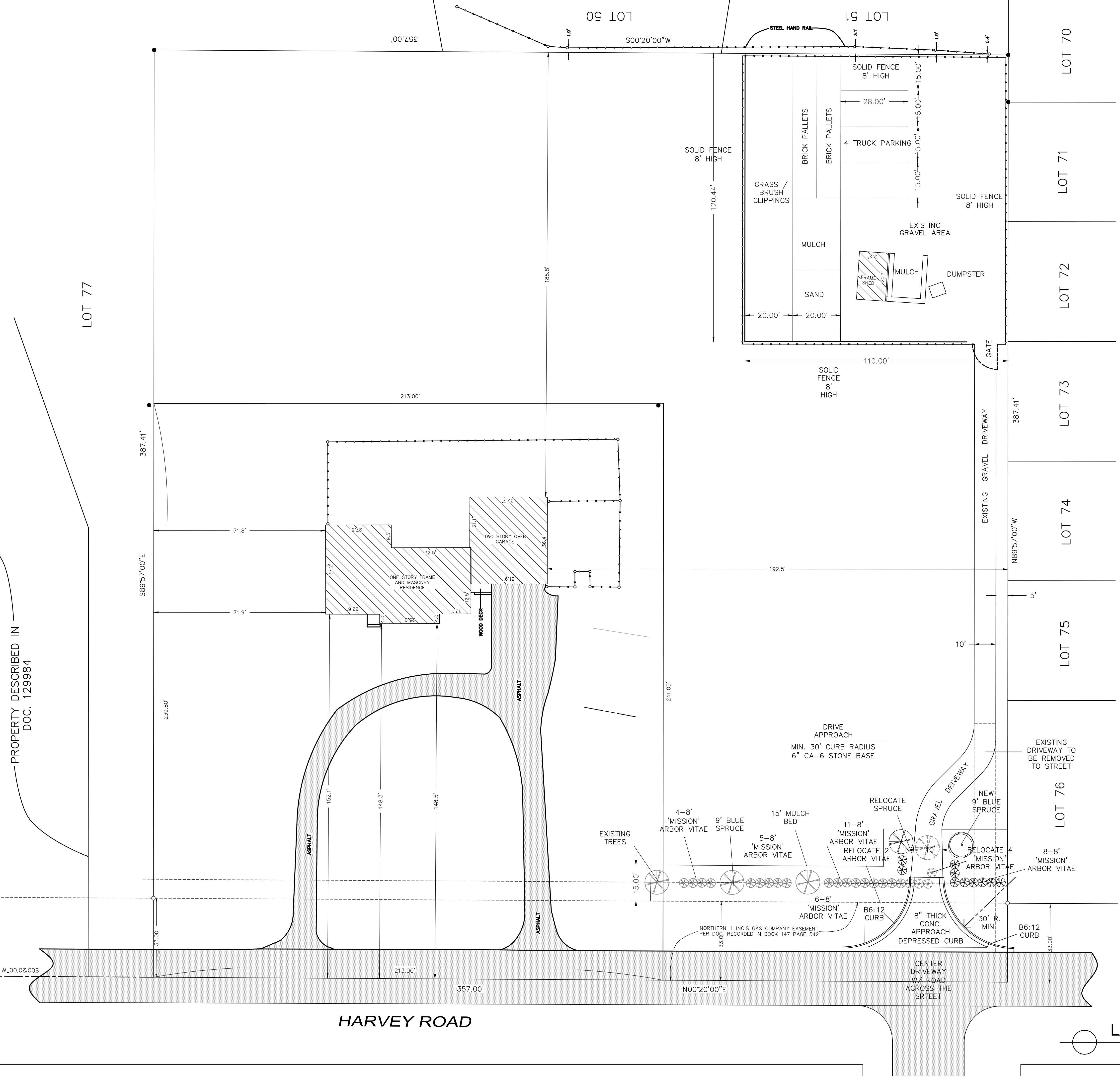
LEGEND

●	Found 3/4" Iron Pipe	○	Utility Pole	○	Non-Deciduous Tree and size in inches
—	Boundary Line	○	Utility Pedestal	○	Deciduous Tree and size in inches
—	Lot Line	○	Air Condition Unit	○	Spot Elevation
—	Center Line	—	Metal Railing	—	Contour Line
—	Section Line	—	Center Line of PVC Fence	—	
XXX.XX'	Measured	—	Storm Line		
(XXX.XX')	Record	■	Building	■	Concrete
		■	Asphalt	■	Brick Paver



PREPARED BY:
ASM
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2023

ASSUMED MERIDIAN



PROPERTY DESCRIBED IN DOC. 129984

HARVEY ROAD

LANDSCAPE PLAN

SCALE 1" = 20'-0"

NEW LANDSCAPING FOR:
MR. JOSE A. MARTINEZ
 1038 HARVEY RD
 OSWEGO, ILLINOIS

STEVEN W. HANSEN
 ARCHITECT
 880 LONGVIEW CT.
 SUGAR GROVE, IL
 630.466.8021 - 60554

#	DATE	DESCRIPTION
1	08-04-2021	PRELIMINARY - OWNER REVIEW
2	05-21-2022	MOVE DRIVEWAY 18' OFF PROPERTY LINE
3	06-08-2022	REVISE NEW DRIVEWAY PER OWNER
4	06-21-2022	REVISED PER MISC. VILLAGE OF OSWEGO & KENDALL CO. COMMENTS

PROJECT NO. 2019-1038

SP1.0



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

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

Date: 7/29/2022

Subject: Communication Tower Lighting Requirements

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner fixed the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

“Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, **which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night)**, all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility.”

At their meeting on March 23, 2022, the Kendall County Comprehensive Land Plan and Ordinance Committee voted to forward a request to the Kendall County Regional Planning Commission to initiate a text amendment to the Zoning Ordinance as described in the above paragraph.

At their meeting on April 27, 2022, the Kendall County Regional Planning Commission voted to initiate the text amendment to the Zoning Ordinance as described in the above paragraph.

The proposal was emailed to the townships on May 31, 2022. As of the date of this memo, no comments have been received.

ZPAC reviewed the proposal at their meeting on June 7, 2022. It was noted that, if someone provided information from the FCC or FAA requiring different lighting requirements, the federal regulations would supersede County regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting are attached.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on June 22, 2022. The Kendall County Regional Planning Commission recommended approval by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are attached.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on June 27, 2022. No members of the public testified at the public hearing. Several members questioned the need for the regulation; they felt the FAA should already have lighting regulations. It was noted that FAA or other federal regulations would supersede Kendall County’s regulations. The Kendall County Zoning Board of Appeals recommended approval of the text amendment by a vote of five (5) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing are attached.

The draft ordinance is attached.

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

Thanks,

MHA

Encs.: June 7, 2022 ZPAC Minutes (This Petition Only)
June 22, 2022 Kendall County Regional Planning Commission Minutes (This Petition Only)
June 27, 2022 Kendall County Zoning Board of Appeals Minutes (This Petition Only)
Draft Ordinance

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
June 7, 2022 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff’s Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC
Fran Klaas – Highway Department

Audience:

John Tebrugge

PETITIONS

Petition 22-12 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner agreed to fix the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

“Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, **which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night)**, all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility.”

At their meeting on March 23, 2022, the Kendall County Comprehensive Land Plan and Ordinance Committee voted to forward a request to the Kendall County Regional Planning Commission to initiate a text amendment to the Zoning Ordinance as described in the above paragraph.

At their meeting on April 27, 2022, the Kendall County Regional Planning Commission voted to initiate the text amendment to the Zoning Ordinance as described in the above paragraph.

Mr. Asselmeier noted that the townships were previously sent information, but, to date, no comments were received.

The County would enforce the zoning ordinance aspect. If someone provided information from the FCC or FAA requiring different lighting requirements, the federal regulations would supersede County regulations.

Mr. Asselmeier recommended approval of the proposal.

Mr. Guritz made a motion, seconded by Commander Langston, to recommend approval of the text amendment.

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

The proposal goes to the Kendall County Regional Planning Commission on June 22, 2022.

PUBLIC COMMENT

Discussion occurred regarding changing the date of the July meeting. The consensus of the Committee was to have Mr. Asselmeier poll Members after the application deadline to see if the date should be changed. Officially, the meeting date will remain July 5th at this time.

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.
With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:27 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 June 22, 2022 - 7:00 p.m.

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

ROLL CALL

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

Members Absent: Dave Hamman and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Judd Lofchie, Joe Antonioli, and Kevin Kunkel

PETITIONS

Petition 22-12 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner fixed the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

“Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, **which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night)**, all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility.”

At their meeting on March 23, 2022, the Kendall County Comprehensive Land Plan and Ordinance Committee voted to forward a request to the Kendall County Regional Planning Commission to initiate a text amendment to the Zoning Ordinance as described in the above paragraph.

At their meeting on April 27, 2022, the Kendall County Regional Planning Commission voted to initiate the text amendment to the Zoning Ordinance as described in the above paragraph.

The proposal was emailed to the townships on May 31, 2022. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on June 7, 2022. It was noted that, if someone provided information from the FCC or FAA requiring different lighting requirements, the federal regulations would supersede County regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

Member Nelson made a motion, seconded by Member Wormley, to recommend approval of the text amendment.

The votes on the amendment were as follows:

KCRPC Meeting Minutes 06.22.22

Page 1 of 2

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

The motion carried.

The proposal will go to the Kendall County Zoning Board of Appeals on June 27, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

Member Wormley asked about the Yogi Bear Campground amending their special use permit. Mr. Asselmeier reported that the Yogi Bear Campground was still working on their application. Discussion occurred about potential improvements at the Yogi Bear Campground.

Chairman Ashton requested that the County explore using the water pumped out of the quarries as a source of drinking water. When the County is updating the Land Resource Management Plan, this topic, and land uses that could facilitate using the water, should be explored. No objections were voiced regarding this suggestion.

Discussion occurred regarding the materials extracted from the quarries.

Discussion occurred about the TransCanada Pipeline in Little Rock Township. They were trying to equalize pressure in the pipes and created a loud noise when they bled the pipes. Petroleum based film has caked on some things (chairs, furniture, etc.) at the property and they plan to burn these items which will produce black smoke. The Commission favors hauling these items away instead of burning. The burning would occur the first part of July.

Discussion also occurred about solar farm companies looking for land in the County.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier said that he received a request to add definitions of tree farm and forestry to the Zoning Ordinance. Member Wormley was against making more rules. Chairman Ashton expressed concerns that more “forestry” type businesses were looking to start in the County; he favored adding definitions to the Zoning Ordinance. Member Nelson favored making definitions. Member Casey did not favor having a junky appearing property on Route 52. Discussion occurred about the criteria used to evaluate zoning applications.

Discussion also occurred about solar farm companies looking for land in the County.

Discussion also occurred regarding notice requirements for zoning petitions.

Discussion also occurred about allowing gravel to be classified as something other than impervious surface in the Stormwater Management Ordinance.

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 8:33 p.m.

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



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JUNE 22, 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)
Judd Lofchie		
Joe Antonelli		
Kevin Kumbel		

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
June 27, 2022 – 7:00 p.m.

CALL TO ORDER

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

ROLL CALL:

Members Present: Scott Cherry, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Cliff Fox

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

Others Present: Judd Lofchie, Joe Antonioli, and Kevin Kunkel

PETITIONS

Chairman Mohr swore in Judd Lofchie, Joe Antonioli, and Kevin Kunkel

The Zoning Board of Appeals started their review of Petition 22-12 at 7:57 p.m.

Petition 22 – 12 – Kendall County Regional Planning Commission

Request: Text Amendment to Section 6:06.B.3.b Pertaining to Design Guidelines (Light Requirements) of Telecommunication Facilities

Purpose: Petitioner Wants Lights to Be Red at Night and May Be White Strobe During the Day Unless Otherwise Required by the Federal Government to Be White Strobe at Night

Mr. Asselmeier summarized the request.

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner fixed the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

“Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, **which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night)**, all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility.”

At their meeting on March 23, 2022, the Kendall County Comprehensive Land Plan and Ordinance Committee voted to forward a request to the Kendall County Regional Planning Commission to initiate a text amendment to the Zoning Ordinance as described in the above paragraph.

At their meeting on April 27, 2022, the Kendall County Regional Planning Commission voted to initiate the text amendment to the Zoning Ordinance as described in the above paragraph.

The proposal was emailed to the townships on May 31, 2022. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on June 7, 2022. It was noted that, if someone provided information from the FCC or FAA requiring different lighting requirements, the federal regulations would supersede County regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on June 22, 2022. The Kendall County Regional Planning Commission recommended approval by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

Chairman Mohr opened the public hearing at 7:59 p.m.

Members LeCuyer and Whitfield felt that the FAA should already have regulations regarding lighting. Mr. Asselmeier said that Larry Nelson felt that the proposal would be less intrusive than current regulations. Mr. Asselmeier explained that the issue with the tower on Legion Road has been fixed.

Chairman Mohr noted that the color requirement was the only thing proposed for amendment.

Chairman Mohr closed the public hearing at 8:02 p.m.

Member LeCuyer made a motion, seconded by Member Cherry, to recommend approval of the text amendment.

The votes were as follows:

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

The motion passed.

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

The proposal will go to the Planning, Building and Zoning Committee on August 8, 2022.

The Zoning Board of Appeals completed their review of Petition 22-12 at 8:03 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that no applications for text amendments, map amendments, or special use permit have been submitted for the August 1, 2022, hearing/meeting. The application deadline for variances is July 1, 2022.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 8:04 p.m.

The next regularly scheduled hearing/meeting will be on August 1, 2022.

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

Exhibits

1. Memo on Petition 22-12 Dated June 23, 2022
2. Certificate of Publication for Petition 22-12 (Not Included with Report but on file in Planning, Building and Zoning Office)

ORDINANCE NUMBER 2022-_____

**TEXT AMENDMENTS TO SECTION 6:06.B.3.b BY CHANGING THE DESIGN
REQUIREMENTS (LIGHTING GUIDELINES)
OF TELECOMMUNICATION CARRIER FACILITIES**

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 Regional Planning Commission, hereinafter be referred to as “Petitioner,” desires to clarify lighting requirements at telecommunication carrier facilities; and

WHEREAS, on April 27, 2022, the Petitioner submitted a text amendment to the Kendall County Zoning Ordinance amending Sections 6:06.B.3.b of the Kendall County Zoning Ordinance by requiring conventional red lighting at night and allowing white strobe lighting during the day, unless required by the FAA or FCC to be white strobe at night; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on June 2, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on June 27, 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 amendment and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on June 27, 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: The present language contained in Section 6:06.B.3.b is deleted in its entirety and replaced with the following:

“b. Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night), all lighting should be shielded so that no glare extends substantially beyond the boundaries of a facility.”

State of Illinois
County of Kendall

Zoning Petition
#22-12

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of August, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-15

**Bonnie R. Johnson on Behalf of the Bonnie R. Johnson Trust
A-1 Conditional Use Permit for Agricultural Labor Housing**

INTRODUCTION

The Petitioner would like to construct one (1) structure for agricultural labor housing on the subject property. The proposed structure will be a pole building with living quarters in one (1) end and a shop with equipment storage in the other end of the building. The agricultural laborer will assist with the required conservation practices applicable to the property, which is enrolled in the Illinois Forestry Program through the Illinois Department of Natural Resources and in the Conservation Reserve Program through the Natural Resource Conservation Service (NRCS)

The application materials are included as Attachment 1. The site plan is included as Attachment 2. The proposed conditional use permit is included as Attachment 3.

SITE INFORMATION

PETITIONER: Bonnie R. Johnson on Behalf of the Bonnie R. Johnson Trust

ADDRESS: 15402 B Lisbon Center Road, Newark

LOCATION: Southeast Corner of the Intersection of Lisbon Center and Sleezer Roads



TOWNSHIP: Big Grove

PARCEL #: 07-09-400-027

LOT SIZE: 15.16 +/- Acres

EXISTING LAND USE: Agricultural/Farmstead

ZONING: A-1

LRMP: Future Land Use	Agricultural
Roads	Lisbon Center Road is a Township maintained local road.
Trails	None
Floodplain/Wetlands	There are no floodplains on the property. There is not a wetland on the property; there is a wetland (pond) on the property to the north.

REQUESTED ACTIONS: Conditional Use Permit for Agricultural Labor Housing

APPLICABLE REGULATIONS: Section 7:01.E – A-1 Conditional Uses

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural and Pond	A-1	Agricultural	A-1
South	Agricultural	A-1	Agricultural	A-1
East	Agricultural and Wooded	A-1	Agricultural	A-1
West	Agricultural	A-1	Agricultural	A-1 and A-1 BP

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on July 15, 2022, see Attachment 1, Pages 14 and 15.

GENERAL INFORMATION

The Kendall County Zoning Ordinance, in Section 7:01.E.2, places the following requirements on conditional use permits for agricultural labor housing:

- 1. Shall be used in connection with an agricultural purpose as defined in State Statute 55ILCS 5/5-12001 as here after amended.
- 2. Shall meet all requirements of the Kendall County Health Department.
- 3. Shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and immediate family.
- 4. Shall meet all required setbacks and minimum lot size.

The Petitioner agreed to the above conditions per Attachment 3.

Per the site plan (Attachment 2), the proposed building will be at least seventy-nine feet (79') away from the eastern property line.

There are two (2) existing homes on the property.

BUILDINGS AND BUILDING CODES

The structure would be built with an agricultural exempt permit.

ENVIRONMENTAL HEALTH

The site plan (Attachment 2) shows a new septic field northwest of the proposed structure. The new structure would utilize the existing well. Other utilities would be extended from the existing house to the new structure.

STORMWATER

No issues.

ACCESS

The new structure would utilize the existing driveway.

LIGHTING

Any lighting would be for residential purposes.

SIGNAGE

Any signage would be for residential purposes.

SECURITY

No information was provided regarding security.

LANDSCAPING

No changes to the existing landscaping was planned.

NOISE CONTROL

No issues regarding noise were foreseen.

ODORS

No odor causing activities were foreseen at the property.

RECOMMENDATION

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

- 1. The site shall be developed in substantially in accordance with the attached site plan (Attachment 2).

2. The use shall be used in connection with an agricultural purpose as defined in State Statute 55 ILCS 5/5-12001 as here after amended.
3. The use shall meet all requirements of the Kendall County Health Department.
4. The use shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and their immediate family.
5. The use shall meet all required setbacks and minimum lot size.
6. The property owner and residents of the use allowed by this conditional use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the conditional use permit.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ATTACHMENTS

1. Application Materials (Including NRI Application and Affidavit)
2. Site Plan
3. Draft Conditional Use Permit



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

CONDITIONAL USE APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
Bonnie R. Johnson		
CURRENT LANDOWNER/NAME(S)		
Bonnie R. Johnson Trust		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
15.16	15402 Bluebonnet Center Rd Newark IL	07-09-400-027
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Home, Farm Buildings, Farmland	605A1	
REQUESTED ACTION (Check All That Apply): YOU MUST MEET ALL CONDITIONS LISTED IN THE ORDINANCE TO QUALIFY		
<input type="checkbox"/> SMALL WIND ENERGY SYSTEM	<input type="checkbox"/> BUYING AND SELLING OF LIVESTOCK	<input type="checkbox"/> RIDING STABLES
<input type="checkbox"/> ECHO HOUSING	<input type="checkbox"/> TRUCK/TRACTOR AMUSEMENTS	<input type="checkbox"/> FEED YARDS
<input type="checkbox"/> ACCESSORY AGRICULTURAL SERVICES	<input type="checkbox"/> GUEST HOUSE	<input type="checkbox"/> PUBLIC 911 SAFETY TOWER
<input checked="" type="checkbox"/> AGRICULTURAL LABOR HOUSING	<input type="checkbox"/> MODEL HOME	<input type="checkbox"/> SINGLE FAMILY DWELLING
<input type="checkbox"/> HOME-BASED FOOD OPERATION	<input type="checkbox"/> DRY CLEANER	<input type="checkbox"/> PLACES OF WORSHIP
<input type="checkbox"/> SCHOOL	<input type="checkbox"/> CONSTRUCTION SERVICES	<input type="checkbox"/> LAUNDRYMAT (SELF-SERVICE)
<input type="checkbox"/> ELECTRICAL APPLIANCE STORE	<input type="checkbox"/> LABORATORIES	<input type="checkbox"/> CONTRACTOR'S OFFICE
<input type="checkbox"/> ENCLOSED SELF-SERVICE STORAGE		<input type="checkbox"/> OUTDOOR DISPLAY
<input type="checkbox"/> PROCESSING OR ASSEMBLY		
PRIMARY CONTACT EMAIL	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT
[Redacted]	[Redacted]	Bonnie R. Johnson
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[Redacted]		
<p>I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.</p> <p>I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.</p>		
SIGNATURE OF APPLICANT	DATE	
[Redacted]	7/12/22	

FEE PAID: \$ 100.00
 CHECK # [Redacted]

¹Primary Contact will receive all correspondence from County

LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South $13^{\circ}12'22''$ West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North $88^{\circ}15'49''$ East, 859.40 feet for the point of beginning; thence South $88^{\circ}15'49''$ West, 859.40 feet to said West Line of Lot 7; thence South $13^{\circ}12'22''$ West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North $89^{\circ}31'58''$ East, 1195.67 feet; thence North $08^{\circ}46'01''$ East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North $08^{\circ}46'01''$ East, along said East Line, 620.06 feet to an iron pipe; thence North $80^{\circ}40'14''$ West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North $07^{\circ}17'31''$ East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North $81^{\circ}48'53''$ West, along the North Line of said Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North $07^{\circ}05'40''$ East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South $84^{\circ}17'49''$ West, along said South Right-of-Way Line, 256.0 feet; thence South $07^{\circ}17'31''$ West, 845.36 feet; thence South $81^{\circ}48'53''$ East, 87.85 feet; thence South $07^{\circ}17'31''$ West, 513.74 feet; thence South $80^{\circ}40'14''$ East, 302.35 feet; thence South $33^{\circ}14'30''$ East, 133.50 feet; thence South $02^{\circ}13'30''$ West, 184.0 feet; thence South $08^{\circ}45'25''$ West, 471.51 feet; thence South $81^{\circ}13'59''$ East, 205.44 feet; thence South $08^{\circ}46'01''$ West, 911.94 feet to a line drawn North $88^{\circ}15'49''$ East from the point of beginning; thence South $88^{\circ}15'49''$ West, 167.34 feet to the point of beginning;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

That Part of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the South Line of Lisbon Center Road and the East Line of Lot 11 of said Southeast Quarter of Section 9; thence South $84^{\circ}17'49''$ West, along said South Line of Lisbon Center Road, 227.0 feet for the point of beginning; thence South $84^{\circ}17'49''$ West, along said South Line, 29.0 feet; thence South $07^{\circ}17'31''$ West, 757.76 feet; thence South $82^{\circ}42'29''$ East, 124.70 feet; thence South $10^{\circ}39'51''$ East, 298.0; thence North $85^{\circ}32'10''$ East, 181.50 feet; thence North $07^{\circ}17'31''$ East, 218.50 feet; thence North $82^{\circ}42'29''$ West, 133.90 feet; thence northwesterly, along a curve to the left with a radius of 92.0 feet and a chord bearing North $41^{\circ}40'25''$ West, 95.72 feet, an arc distance of 100.66 feet; thence North $73^{\circ}01'07''$ West, 120.50 feet; thence northwesterly and northerly along a curve to the right with a radius of 45.50 feet and a chord bearing North $32^{\circ}36'50''$ West, 58.98 feet, an arc distance of 64.17 feet; thence North $07^{\circ}47'28''$ East, 322.0 feet; thence North $07^{\circ}01'58''$ East, 101.0 feet; thence North $05^{\circ}57'07''$ East, 241.0 feet to the point of beginning, all in Big Grove Township, Kendall County, Illinois.



To The Recorder of Deeds
Kendall County, Illinois

201700011046

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 7/18/2017 8:12 AM
PTR: 45.00
PAGES: 18

This document is being re-recorded
to correct a scrivener's error in
the Tract 1 legal description in the Deed recorded
6/2/2017 as Document #201700008216

PREPARED BY:

Diane Yohnka Jorstad, Attorney
Hynds, Yohnka, Bzdill & McInerney, LLC
P.O. Box 685, 105 W. Main Street
Morris, IL 60450

AFTER RECORDING RETURN TO:

Hynds, Yohnka, Bzdill & McInerney, LLC
P.O. Box 685, 105 W. Main Street
Morris, IL 60450



201700000216

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GILLETTE
KENDALL COUNTY, IL

RECORDED: 6/2/2017 8:33 AM
LTR: 52.00 AHSPS FEE: 10.00
PAGES: 7

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, **JEFFREY B. JOHNSON** and **BONNIE R. JOHNSON**, husband and wife, of [REDACTED], [REDACTED] for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto **BONNIE R. JOHNSON**, her successor or successors as Trustee under the provisions of a trust agreement dated the 1st day of June, 2017, and known as the **BONNIE R. JOHNSON TRUST**, Grantee, of [REDACTED] [REDACTED] all interest in the following described real estate in the County of Kendall, State of Illinois, to-wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times

hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of

MAIL TAX BILLS TO:

Bonnie R. Johnson, Trustee



Exempt pursuant to 35 ILCS 200/31-45 paragraph e, Real Estate Transfer Tax Law



Buyer, Seller or Representative

Date: June 1, 2017

TRACT 1: THAT PART OF THE SOUTH 1/2 OF SECTION 9 AND THAT PART OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF LOT 7 OF SAID SECTION, 794.38 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST 859.40 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 859.40 FEET TO SAID WEST LINE OF LOT 7; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST, ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 135.25 FEET TO AN IRON PIPE ON THE NORTH LINE OF LOT 15 OF SAID SECTION; THENCE NORTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, 1195.67 FEET; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, 1335.76 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 48 OF SAID SECTION 9; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, 620.06 FEET TO AN IRON PIPE; THENCE NORTH 80 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 48 OF SAID SECTION, 832.32 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 38 OF SAID SECTION; THENCE NORTH 07 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, 1113.45 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID SECTION; THENCE NORTH 81 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 287.91 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF LOT 11 OF SAID SECTION; THENCE NORTH 07 DEGREES 05 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 151.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LISBON CENTER ROAD; THENCE SOUTH 84 DEGREES 17 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 256.0 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 845.36 FEET; THENCE SOUTH 81 DEGREES 48 MINUTES 53 SECONDS EAST, 87.85 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 513.74 FEET; THENCE SOUTH 80 DEGREES 40 MINUTES 14 SECONDS EAST, 302.35 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 30 SECONDS EAST, 133.50 FEET; THENCE SOUTH 02 DEGREES 13 MINUTES 30 SECONDS WEST, 184.0 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 25 SECONDS WEST, 471.51 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 59 SECONDS EAST, 205.44 FEET; THENCE SOUTH 08 DEGREES 46 MINUTES 01 SECONDS WEST, 911.94 FEET TO A LINE DRAWN NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 167.34 FEET TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LISBON CENTER ROAD AND THE EAST LINE OF LOT 11 OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE OF LISBON CENTER ROAD, 227.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE, 29.0 FEET; THENCE SOUTH 07°17'31" WEST, 845.36 FEET; THENCE SOUTH 81°48'53" EAST, 87.85 FEET; THENCE SOUTH 07°17'31" WEST, 513.74 FEET; THENCE SOUTH 80°40'14" EAST, 306.62 FEET; THENCE NORTH 07°17'31" EAST, 585.60 FEET; THENCE NORTH 82°42'29" WEST, 133.90 FEET; THENCE

~~NORTHWESTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 92.0 FEET AND A CHORD BEARING NORTH 41°40'25" WEST, 95.72 FEET, AN ARC DISTANCE OF 100.66 FEET; THENCE NORTH 73°01'07" WEST, 120.50 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 45.50 FEET AND A CHORD BEARING NORTH 32°36'50" WEST, 58.98 FEET, AN ARC DISTANCE OF 64.17 FEET; THENCE NORTH 07°47'28" EAST, 322.0 FEET; THENCE NORTH 07°01'58" EAST, 101.0 FEET; THENCE NORTH 05°57'07" EAST, 241.0 FEET TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.~~

Common Address: Lisbon Center Rd., Newark, IL

~~PINS: 07-09-400-025, 07-09-400-027, 07-09-400-029, 07-09-400-031, 07-09-400-033, 07-09-400-019 and 07-16-200-023~~

TRACT 2: LOTS 36 AND 37 AND THAT PART OF LOTS 28 AND 34 IN THE EAST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LISBON CENTER ROAD AND THE WEST LINE OF SAID LOT 28; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, 152.54 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 179°28'54" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 344.58 FEET; THENCE SOUTHERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 87°21'24" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 769.77 FEET TO THE SOUTH LINE OF SAID LOT 34; THENCE WESTERLY, ALONG SAID SOUTH LINE, WHICH FORMS AN ANGLE OF 79°47'21" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 207.14 FEET TO AN IRON PIPE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 36 WHICH FORMS AN ANGLE OF 90°59'03" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 771.79 FEET TO AN IRON PIPE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 36 WHICH FORMS AN ANGLE OF 91°39'41" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 236.33 FEET TO AN IRON PIPE MONUMENT; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 36 AND SAID LOT 37 WHICH FORMS AN ANGLE OF 176°40'39" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 332.32 FEET TO AN IRON PIPE MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 37 AND SAID LOT 34 WHICH FORMS AN ANGLE OF 92°02'15" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 1100.45 FEET TO AN IRON PIPE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 34; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 34, WHICH FORMS AN ANGLE 88°44'10" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 153.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 28 WHICH FORMS AN ANGLE OF 88°43'53" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 309.27 FEET TO THE POINT OF BEGINNING, IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Common Address: Lisbon Center Rd., Newark, IL 60541

PIN: 07-09-400-023

REVISED TRACT 1 LEGAL DESCRIPTION

TRACT 1: THAT PART OF THE SOUTH 1/2 OF SECTION 9 AND THAT PART OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF LOT 7 OF SAID SECTION, 794.38 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST 859.40 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 859.40 FEET TO SAID WEST LINE OF LOT 7; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST, ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 135.25 FEET TO AN IRON PIPE ON THE NORTH LINE OF LOT 15 OF SAID SECTION; THENCE NORTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, 1195.67 FEET; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, 1335.76 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 48 OF SAID SECTION 9; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, 620.06 FEET TO AN IRON PIPE; THENCE NORTH 80 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 48 OF SAID SECTION, 332.32 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 38 OF SAID SECTION; THENCE NORTH 07 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, 1113.45 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID SECTION; THENCE NORTH 81 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 287.91 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF LOT 11 OF SAID SECTION; THENCE NORTH 07 DEGREES 05 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 151.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LISBON CENTER ROAD; THENCE SOUTH 84 DEGREES 17 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 256.0 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 845.36 FEET; THENCE SOUTH 81 DEGREES 48 MINUTES 53 SECONDS EAST, 87.85 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 513.74 FEET; THENCE SOUTH 80 DEGREES 40 MINUTES 14 SECONDS EAST, 302.35 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 30 SECONDS EAST, 133.50 FEET; THENCE SOUTH 02 DEGREES 13 MINUTES 30 SECONDS WEST, 184.0 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 25 SECONDS WEST, 471.51 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 59 SECONDS EAST, 205.44 FEET; THENCE SOUTH 08 DEGREES 46 MINUTES 01 SECONDS WEST, 911.94 FEET TO A LINE DRAWN NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 167.34 FEET TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LISBON CENTER ROAD AND THE EAST LINE OF LOT 11 OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE OF LISBON CENTER ROAD, 227.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE, 29.0 FEET; THENCE SOUTH 07°17'31" WEST, 757.76 FEET; THENCE SOUTH 82°42'29" EAST, 124.70 FEET; THENCE SOUTH 10°39'51" EAST, 298.0; THENCE NORTH 85°32'10" EAST, 181.50 FEET; THENCE NORTH 07°17'31" EAST, 218.50 FEET; THENCE NORTH 82°42'29" WEST, 133.90 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 92.0 FEET AND A CHORD BEARING

NORTH 41°40'25" WEST, 95.72 FEET, AN ARC DISTANCE OF 100.66 FEET;
THENCE NORTH 73°01'07" WEST, 120.50 FEET; THENCE NORTHWESTERLY AND
NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 45.50 FEET AND
A CHORD BEARING NORTH 32°36'50" WEST, 58.98 FEET, AN ARC DISTANCE OF
64.17 FEET; THENCE NORTH 07°47'28" EAST, 322.0 FEET; THENCE NORTH
07°01'58" EAST, 101.0 FEET; THENCE NORTH 05°57'07" EAST, 241.0 FEET
TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY,
ILLINOIS.

Common Address: Lisbon Center Road, Newark, IL
PINs: 07-09-400-025, 07-09-400-027, 07-09-400-029, 07-09-400-
031, 07-09-400-033, 07-09-400-019 and 07-16-200-023

**RECORD OF DEEDS
AFFIDAVIT - METES AND BOUNDS**

STATE OF ILLINOIS) SS.
COUNTY OF GRUNDY)

Jeffrey B. Johnson, being duly sworn on oath, deposes and states that he resides at [REDACTED]

That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

- 1. **The sale or exchange is of an entire tract of land not being a larger tract of land.**
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

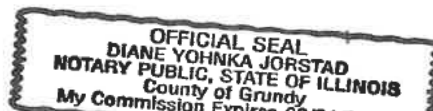
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois to accept the attached deed for recording.

[REDACTED]
Jeffrey B. Johnson

Subscribed and sworn to before me this 1st day of June, 2017.

[REDACTED]
Notary Public



KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant BONNIE R. JOHNSON TRUST
Address [REDACTED]
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought CONDITIONAL USE PERMIT

3. Nature of Applicant: (Please check one)

- Natural Person (a)
- Corporation (b)
- Land Trust/Trustee (c)
- Trust/Trustee (d)
- Partnership (e)
- Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>BONNIE R. JOHNSON</u>	[REDACTED]	<u>100%</u>

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

BONNIE R. JOHNSON, TRUSTEE [REDACTED]

I, [REDACTED], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 12th day of July, A.D. 2022

(seal)



[REDACTED] Notary Public



Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: BONNIE R JOHNSON TRUST Contact Person: BONNIE JOHNSON, TRUSTEE
Address: [Redacted]
City, State: [Redacted]
Phone Number: [Redacted]
Email: [Redacted]

How would you like to receive a copy of the NRI Report? [X] Email [X] Mail

Site Location & Proposed Use

Township Name BIG GROVE Township N, Range E, Section(s)
Parcel Index Number(s) 07-69-400-019, 025, 027, 029, 031, 033; 07-16-200-023
Project or Subdivision Name N/A Number of Acres 48
Current Use of Site AG Proposed Use AG LABOR HOUSING, FARM SHOP
Proposed Number of Lots N/A Proposed Number of Structures 1
Proposed Water Supply WELL (EXISTING) Proposed type of Wastewater Treatment SEPTIC
Proposed type of Storm Water Management

Type of Request

- [] Change in Zoning from to
[] Variance (Please describe fully on separate page)
[X] Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: KENDALL

In addition to this completed application form, please including the following to ensure proper processing:

- [X] Plat of Survey/Site Plan - showing location, legal description and property measurements
[] Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
[] If available: topography map, field tile map, copy of soil boring and/or wetland studies
[] NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Table with 2 columns: Fee description, Amount. Row 1: Fee for first five acres and under \$ 375.00. Row 2: Additional Acres at \$18.00 each \$. Row 3: Total NRI Fee \$.

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[Redacted Signature] Date 7/15/22

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# Date initially rec'd Date all rec'd Board Meeting
Fee Due \$ Fee Paid \$ Check # Over/Under Payment Refund Due

As trustee of the Bonnie R Johnson Trust, I am applying for a Conditional Use Permit to allow Ag Labor Housing on the property of the trust. Portions of the subject property are enrolled in the Illinois Forestry program and in CRP. Because of unanticipated medical issues it will become necessary to procure a source of outside labor to assist in performing the scheduled practices required to comply with the programs, and to reach and maintain my goals of establishing the highest level possible of Natural Resource Management for this property.

The proposed housing unit will be in half of a pole building, the other half will be used as a shop/equipment storage area.

As shown on the accompanying drawing, the building site is currently a grassy area adjacent to an existing barn; it does not reduce the acreage of CRP fields or woodlands.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

CONDITIONAL USE PERMIT

This CONDITIONAL USE PERMIT is for the purpose of operating Agricultural Labor Housing in the A-1 zoning district.

NAME(S): *BONNIE R. JOHNSON TRUST, BONNIE R. JOHNSON, TRUSTEE*
PIN(S): *07-09-400-027*
ADDRESS: *15402B LISBON CENTER RD. NEWARK, IL 60541*

The petitioners agree to the following terms and conditions on the conditional use:

1. The Agricultural Labor Housing shall be used in connection with an agricultural purposed as defined in State Statute 55 ILCS 5/5-12001, as hereafter amended.
2. The Agricultural Labor Housing shall meet all requirements of the Kendall County Health Department.
3. The Agricultural Labor Housing shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman, and immediate family.
4. The Agricultural Labor Housing shall meet all required setbacks and minimum lot size of the Agricultural District.

*Subscribed and sworn to before me
this 12th day of July, 2022*

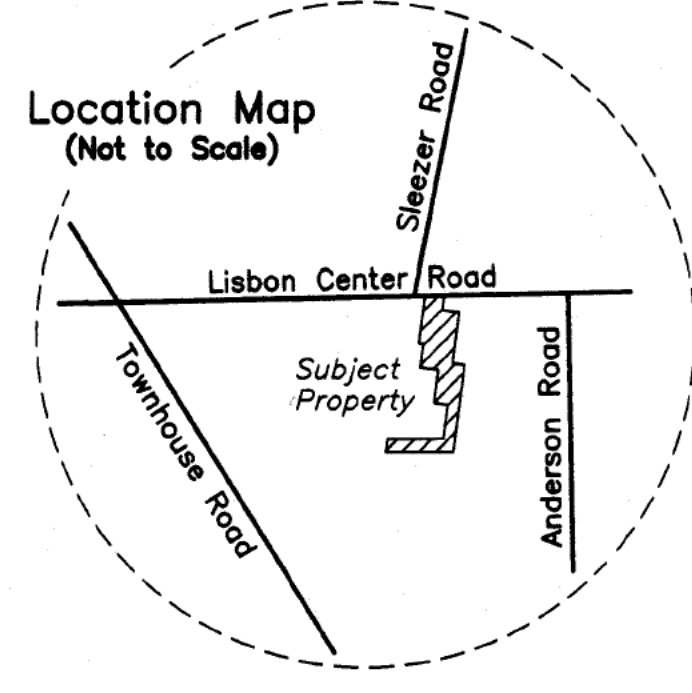
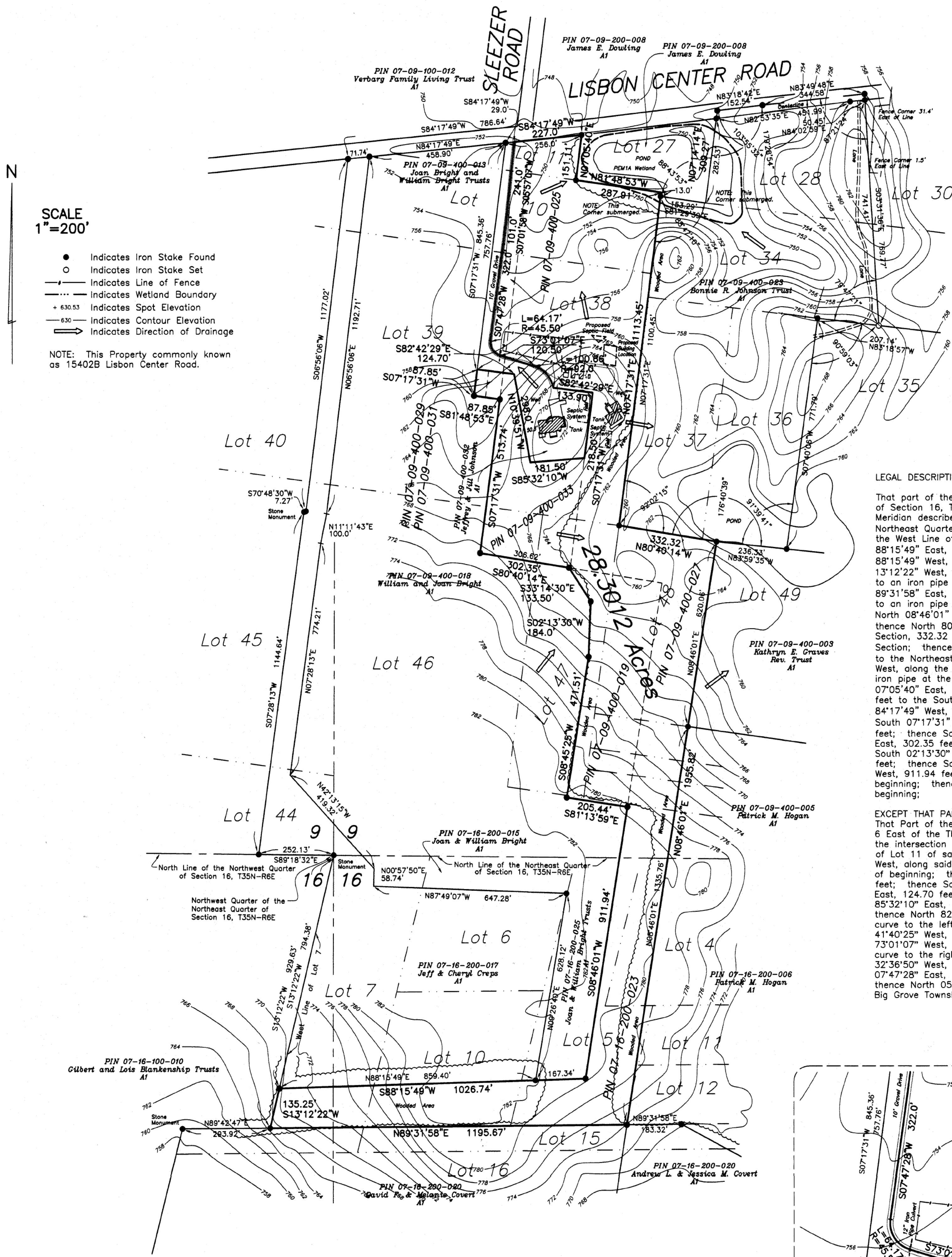
[Redacted Signature]

Signature of Owner/ Date

[Redacted Signature]



ZONING PLAT OF PART OF THE SOUTH HALF OF SECTION 9 and PART OF THE NORTH HALF OF SECTION 16, T35N-R6E, 3rd PM BIG GROVE TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE 1"=200'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Wetland Boundary
- + 630.53 Indicates Spot Elevation
- 630 Indicates Contour Elevation
- Indicates Direction of Drainage

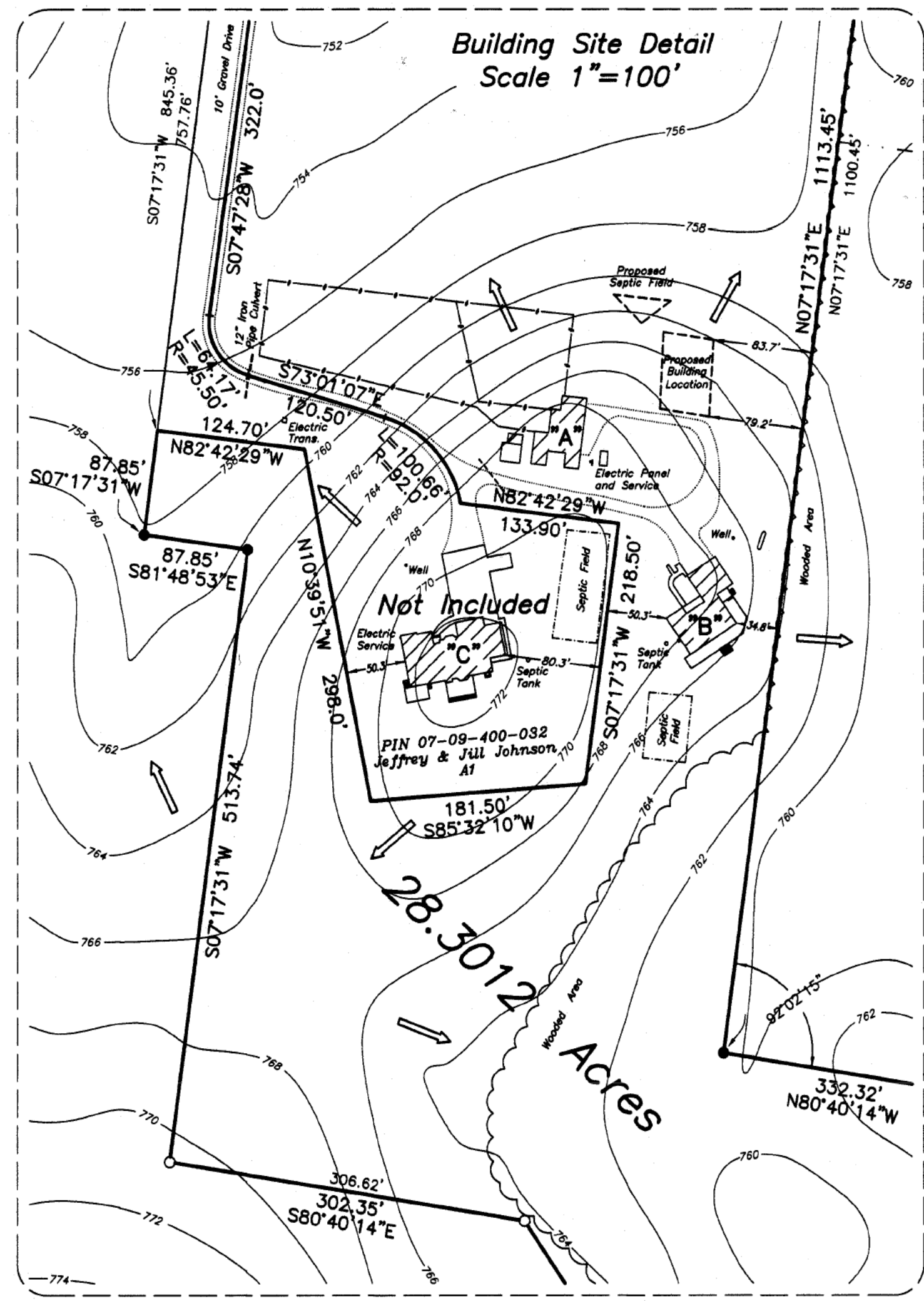
NOTE: This Property commonly known as 15402B Lisbon Center Road.

LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 13°12'22" West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North 88°15'49" East, 859.40 feet for the point of beginning; thence South 88°15'49" West, 859.40 feet to said West Line of Lot 7; thence South 13°12'22" West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North 89°31'58" East, 1195.67 feet; thence North 08°46'01" East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North 08°46'01" East, along said East Line, 620.06 feet to an iron pipe; thence North 80°40'14" West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North 07°17'31" East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North 81°48'53" West, along the North Line of said Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North 07°05'40" East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South 84°17'49" West, along said South Right-of-Way Line, 256.0 feet; thence South 07°17'31" West, 845.36 feet; thence South 81°48'53" East, 87.85 feet; thence South 07°17'31" West, 513.74 feet; thence South 80°40'14" East, 302.35 feet; thence South 33°14'30" East, 133.50 feet; thence South 02°13'30" West, 184.0 feet; thence South 08°45'25" West, 471.51 feet; thence South 81°13'59" East, 205.44 feet; thence South 08°46'01" West, 911.94 feet to a line drawn North 88°15'49" East from the point of beginning; thence South 88°15'49" West, 167.34 feet to the point of beginning;

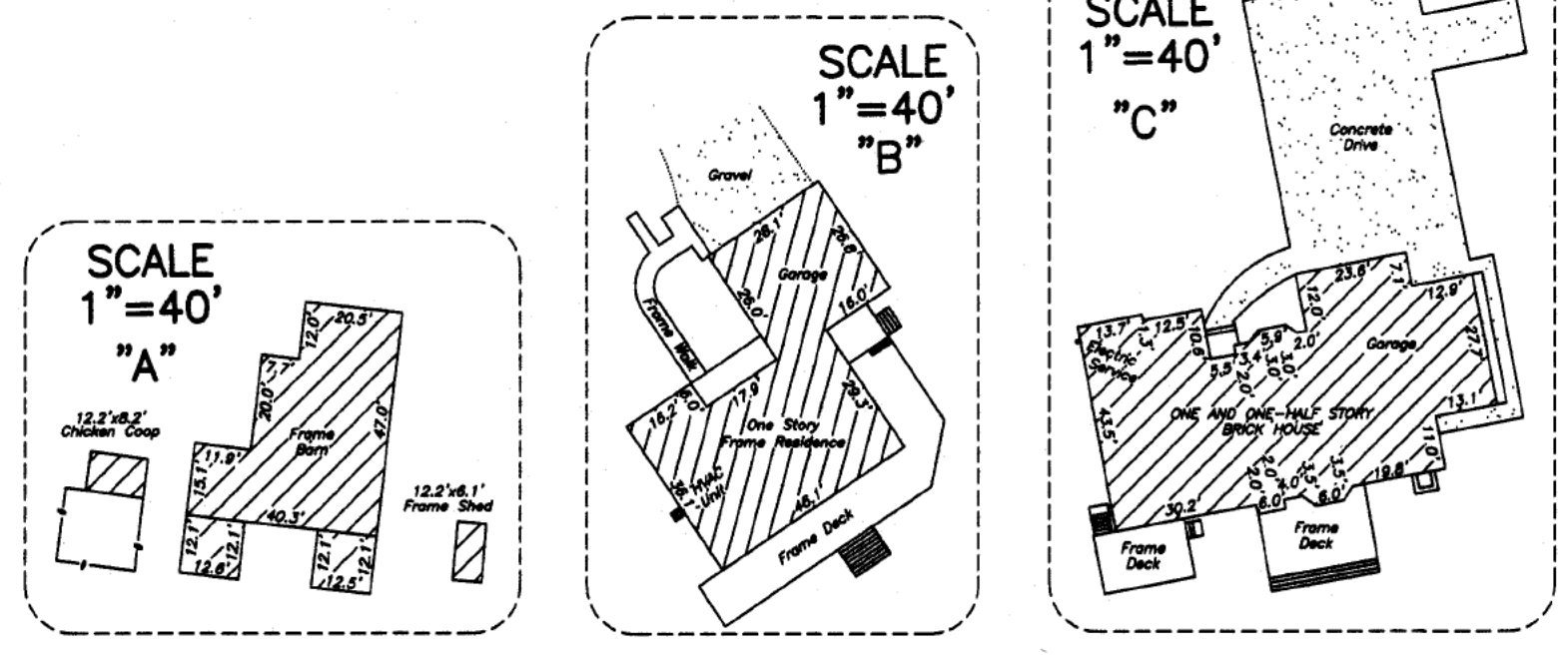
EXCEPT THAT PART DESCRIBED AS FOLLOWS:

That Part of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the South Line of Lisbon Center Road and the East Line of Lot 11 of said Southeast Quarter of Section 9; thence South 84°17'49" West, along said South Line of Lisbon Center Road, 227.0 feet for the point of beginning; thence South 84°17'49" West, along said South Line, 29.0 feet; thence South 07°17'31" West, 757.76 feet; thence South 82°42'29" East, 124.70 feet; thence South 10°39'51" East, 298.0 feet; thence North 85°32'10" East, 181.50 feet; thence North 07°17'31" East, 218.50 feet; thence North 82°42'29" West, 133.90 feet; thence northwesterly, along a curve to the left with a radius of 92.0 feet and a chord bearing North 41°40'25" West, 95.72 feet, an arc distance of 100.66 feet; thence North 73°01'07" West, 120.50 feet; thence northwesterly and northerly along a curve to the right with a radius of 45.50 feet and a chord bearing North 32°36'50" West, 58.98 feet, an arc distance of 64.17 feet; thence North 07°47'28" East, 322.0 feet; thence North 07°01'58" East, 101.0 feet; thence North 05°57'07" East, 241.0 feet to the point of beginning, all in Big Grove Township, Kendall County, Illinois.



DEVELOPER:
Ms. Bonnie Johnson

PROPERTY LOCATION:
PIN: 07-09-400-019
07-09-400-025
07-09-400-027
07-09-400-029
07-09-400-031
07-09-400-033
07-16-200-023



AREA TO BE REZONED:
28.3012 Acres

PRESENT ZONING:
A1

PROPOSED ZONING:
A1-SU

WETLANDS STATEMENT:
The National Wetlands Inventory depicts a PEM1A (Palustrine Emergent Persistent Temporarily Flooded) Wetland (as shown on this Plat) at the extreme Northern boundary of the Subject Property.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (Areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel 17093C01000G with an effective date of February 4, 2009.

July 8, 2022

JOB NO.	22071
JOB NAME	JOHNSON
DWG FILE	22071
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

August 9, 2022

Bonnie R. Johnson
Bonnie R. Johnson Trust



RE: *A-1 Conditional Use-Agricultural Labor Housing*
(PIN # 07-09-400-027)

Petition #22-15

To Whom It May Concern:

This letter serves as a copy of the approved Agricultural Conditional Use for Agricultural Labor Housing for property located at the southeast corner of the intersection of Lisbon Center Road and Sleezer Road and addressed as 15402 B Lisbon Center Road and identified by parcel identification number 07-09-400-027 in Big Grove Township. The Agricultural Conditional Use for Agricultural Labor Housing applies specifically to the property described in attached Exhibit A.

At their meeting on August 8, 2022, the Kendall County Planning, Building and Zoning Committee approved the issuance of the conditional use permit subject to the following conditions:

1. The site shall be developed in substantially in accordance with the attached site plan (Exhibit B).
2. The use shall be used in connection with an agricultural purpose as defined in State Statute 55 ILCS 5/5-12001 as here after amended.
3. The use shall meet all requirements of the Kendall County Health Department.
4. The use shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and their immediate family.
5. The use shall meet all required setbacks and minimum lot size.
6. The property owner and residents of the use allowed by this conditional use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the conditional use permit.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

This conditional use is valid indefinitely and will run with the land. At the time of application for the building permit and Health Department permits, the applicant will be required to supply a copy of this letter with the applications.

Should you have any questions or concerns about this matter, please feel free to contact me at (630) 553-4139.

Sincerely,

Scott Gengler
PBZ Chairman

Matthew H. Asselmeier, AICP, CFM
Senior Planner/ Zoning Administrator

CC: Brian Holdiman, Code Inspector
Aaron Rybski, Director of Environmental Health

ENC: Exhibit A Legal Description
Exhibit B Plat of Survey

Exhibit A

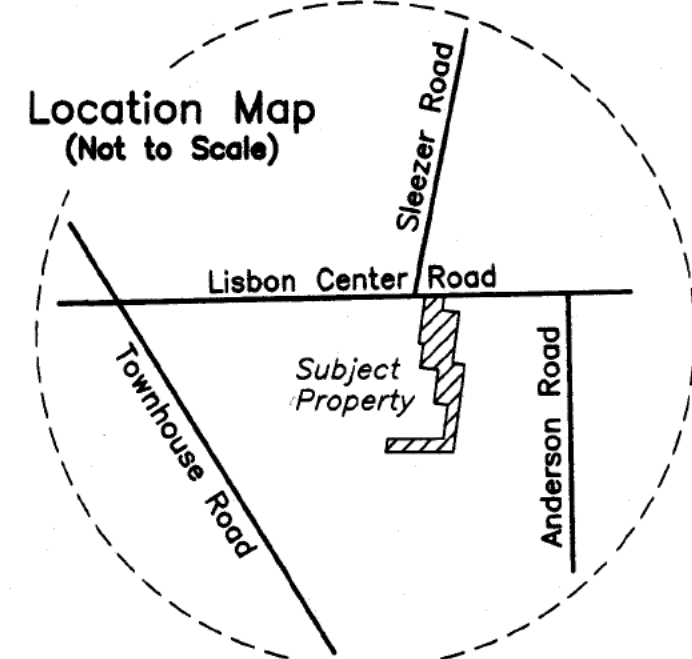
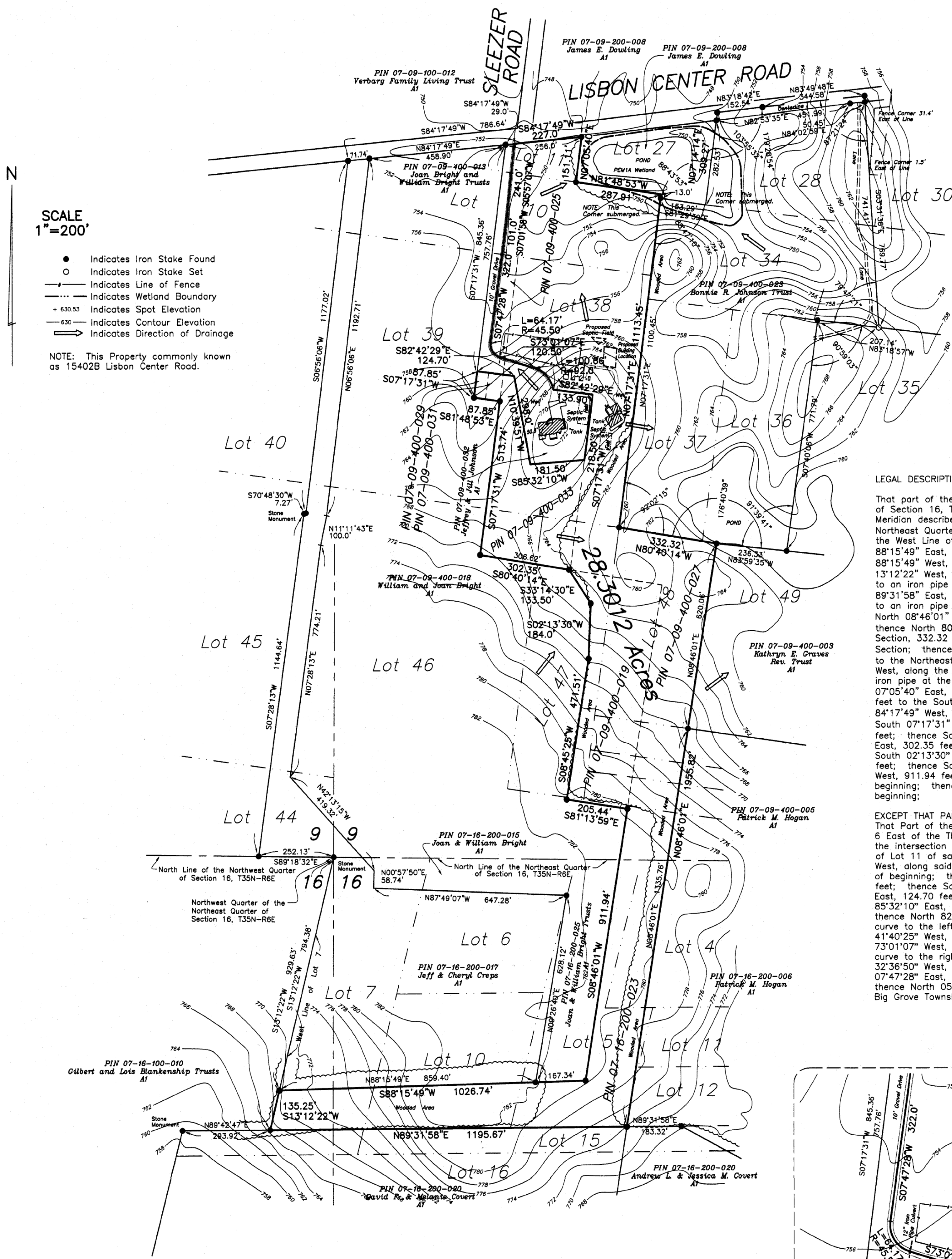
LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South $13^{\circ}12'22''$ West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North $88^{\circ}15'49''$ East, 859.40 feet for the point of beginning; thence South $88^{\circ}15'49''$ West, 859.40 feet to said West Line of Lot 7; thence South $13^{\circ}12'22''$ West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North $89^{\circ}31'58''$ East, 1195.67 feet; thence North $08^{\circ}46'01''$ East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North $08^{\circ}46'01''$ East, along said East Line, 620.06 feet to an iron pipe; thence North $80^{\circ}40'14''$ West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North $07^{\circ}17'31''$ East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North $81^{\circ}48'53''$ West, along the North Line of said Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North $07^{\circ}05'40''$ East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South $84^{\circ}17'49''$ West, along said South Right-of-Way Line, 256.0 feet; thence South $07^{\circ}17'31''$ West, 845.36 feet; thence South $81^{\circ}48'53''$ East, 87.85 feet; thence South $07^{\circ}17'31''$ West, 513.74 feet; thence South $80^{\circ}40'14''$ East, 302.35 feet; thence South $33^{\circ}14'30''$ East, 133.50 feet; thence South $02^{\circ}13'30''$ West, 184.0 feet; thence South $08^{\circ}45'25''$ West, 471.51 feet; thence South $81^{\circ}13'59''$ East, 205.44 feet; thence South $08^{\circ}46'01''$ West, 911.94 feet to a line drawn North $88^{\circ}15'49''$ East from the point of beginning; thence South $88^{\circ}15'49''$ West, 167.34 feet to the point of beginning;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

That Part of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the South Line of Lisbon Center Road and the East Line of Lot 11 of said Southeast Quarter of Section 9; thence South $84^{\circ}17'49''$ West, along said South Line of Lisbon Center Road, 227.0 feet for the point of beginning; thence South $84^{\circ}17'49''$ West, along said South Line, 29.0 feet; thence South $07^{\circ}17'31''$ West, 757.76 feet; thence South $82^{\circ}42'29''$ East, 124.70 feet; thence South $10^{\circ}39'51''$ East, 298.0; thence North $85^{\circ}32'10''$ East, 181.50 feet; thence North $07^{\circ}17'31''$ East, 218.50 feet; thence North $82^{\circ}42'29''$ West, 133.90 feet; thence northwesterly, along a curve to the left with a radius of 92.0 feet and a chord bearing North $41^{\circ}40'25''$ West, 95.72 feet, an arc distance of 100.66 feet; thence North $73^{\circ}01'07''$ West, 120.50 feet; thence northwesterly and northerly along a curve to the right with a radius of 45.50 feet and a chord bearing North $32^{\circ}36'50''$ West, 58.98 feet, an arc distance of 64.17 feet; thence North $07^{\circ}47'28''$ East, 322.0 feet; thence North $07^{\circ}01'58''$ East, 101.0 feet; thence North $05^{\circ}57'07''$ East, 241.0 feet to the point of beginning, all in Big Grove Township, Kendall County, Illinois.

ZONING PLAT OF PART OF THE SOUTH HALF OF SECTION 9 and PART OF THE NORTH HALF OF SECTION 16, T35N-R6E, 3rd PM BIG GROVE TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE 1"=200'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Wetland Boundary
- + 630.53 Indicates Spot Elevation
- 630 Indicates Contour Elevation
- Indicates Direction of Drainage

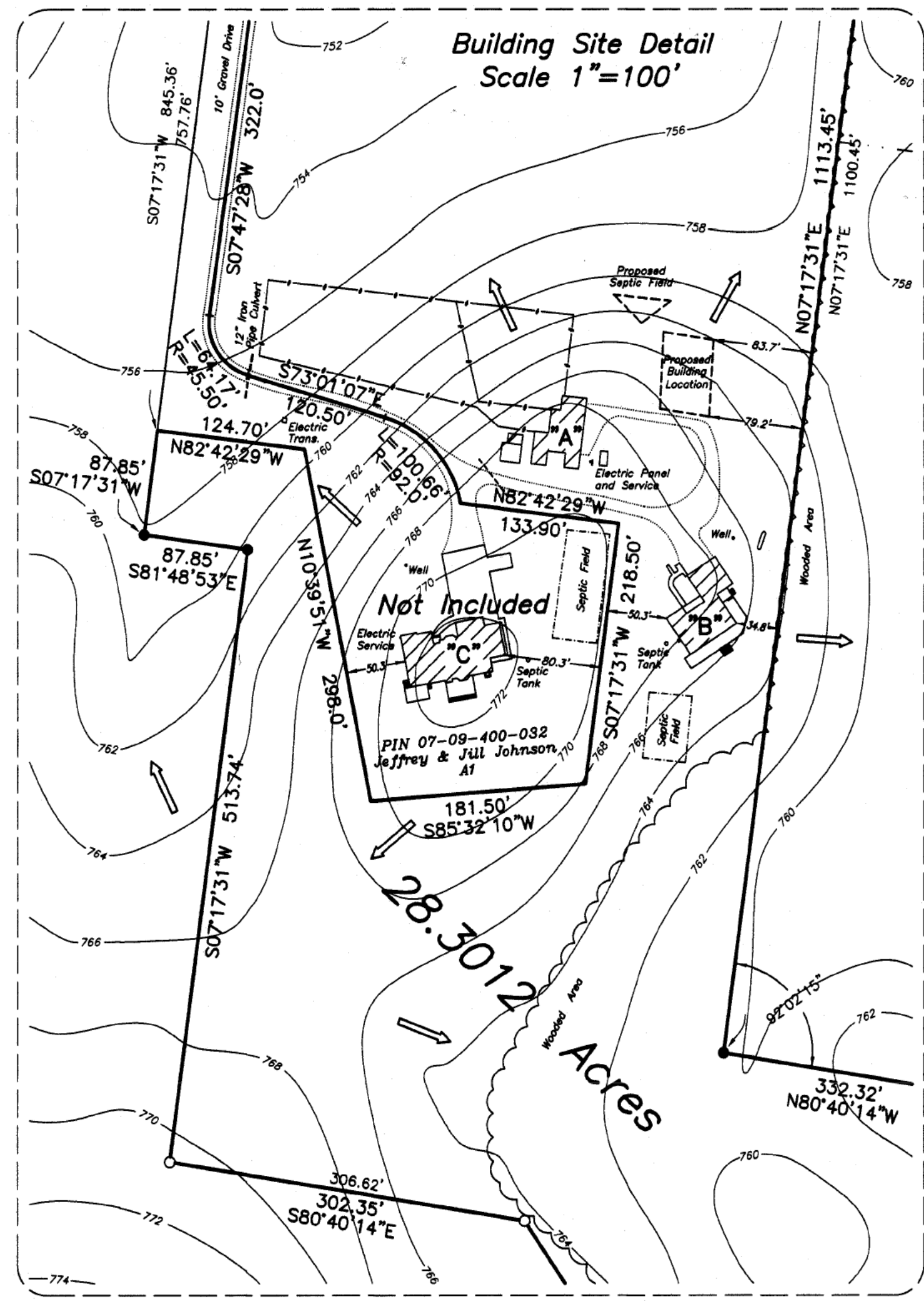
NOTE: This Property commonly known as 15402B Lisbon Center Road.

LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 13°12'22" West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North 88°15'49" East, 859.40 feet for the point of beginning; thence South 88°15'49" West, 859.40 feet to said West Line of Lot 7; thence South 13°12'22" West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North 89°31'58" East, 1195.67 feet; thence North 08°46'01" East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North 08°46'01" East, along said East Line, 620.06 feet to an iron pipe; thence North 80°40'14" West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North 07°17'31" East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North 81°48'53" West, along the North Line of said Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North 07°05'40" East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South 84°17'49" West, along said South Right-of-Way Line, 256.0 feet; thence South 07°17'31" West, 845.36 feet; thence South 81°48'53" East, 87.85 feet; thence South 07°17'31" West, 513.74 feet; thence South 80°40'14" East, 302.35 feet; thence South 33°14'30" East, 133.50 feet; thence South 02°13'30" West, 184.0 feet; thence South 08°45'25" West, 471.51 feet; thence South 81°13'59" East, 205.44 feet; thence South 08°46'01" West, 911.94 feet to a line drawn North 88°15'49" East from the point of beginning; thence South 88°15'49" West, 167.34 feet to the point of beginning;

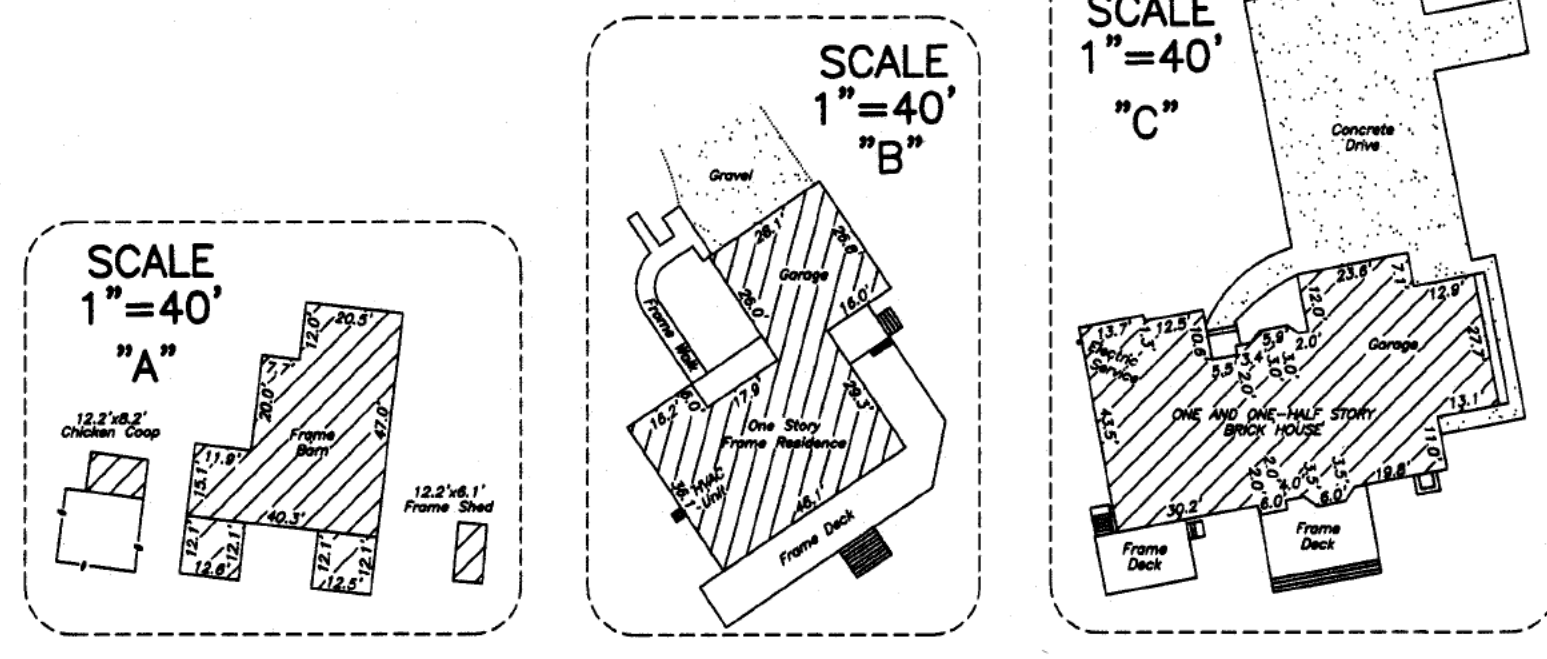
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DEVELOPER:
Ms. Bonnie Johnson

PROPERTY LOCATION:
PIN: 07-09-400-019
07-09-400-025
07-09-400-027
07-09-400-029
07-09-400-031
07-09-400-033
07-16-200-023



AREA TO BE REZONED:
28.3012 Acres

PRESENT ZONING:
A1

PROPOSED ZONING:
A1-SU

WETLANDS STATEMENT:
The National Wetlands Inventory depicts a PEM1A (Palustrine Emergent Persistent Temporarily Flooded) Wetland (as shown on this Plat) at the extreme Northern boundary of the Subject Property.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (Areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel 17093C01000G with an effective date of February 4, 2009.

July 8, 2022

JOB NO.	22071
JOB NAME	JOHNSON
DWG FILE	22071
REVISION DATE	

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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-17

15625 Burr Oak Road

**Revocation of Special Use Permit for a Commercial Broadcasting
Station and Radio Tower**

INTRODUCTION AND BACKGROUND

On May 8, 1973, the Kendall County Board granted a special use permit for a commercial broadcasting station and radio tower at the subject property; this property was the original home of WSPY Radio. Ordinance 1973-9 is included as Attachment 1.

Condition 1 of Ordinance 1973-9 required the special use permit be reviewed every three (3) years. Condition 2 of Ordinance 1973-9 stated that the special use permit shall be revoked if the FCC permit was revoked. A check of FCC licensed towers on July 25, 2022, indicated that the subject tower was no longer permitted by the FCC.

On July 25, 2022, the owner of record submitted a request for voluntary revocation of the special use permit. This request is included as Attachment 2.

The draft revocation ordinance is included as Attachment 3.

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

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

1. Ordinance 1973-9
2. Revocation Request
3. Draft Revocation Ordinance

Pl 01-33-200-001
Pl 01-33-100-005

ORDINANCE
73-9

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, John Silver and "SPY" Broadcasting Systems, Inc. did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960, and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 27th day of April, A.D. 1973 on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law.

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from "A" Agricultural District to "A" Agricultural District Special Use for a commercial broadcasting station and radio tower and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

A five (5) acre tract situated in the southwest quarter of Section 33, Township 37 North, Range 6, east of the third principal meridian, fronting on Burr Oak Road, (The southeast corner of the five-acre tract is approximately 450 feet from the point at which the half section line and Burr Oak Road intersect) in the Township of Little Rock, Kendall County, Illinois.

A1-SU

vague

BE IT FURTHER ORDAINED that the above Special Use classification shall be expressly made subject to the following conditions:

1. That the Special Use be reviewed every three years.
2. That the Special Use be revoked in case F.C.C. permit was revoked.
3. That the granting of the rezoning would be an asset to the surrounding Communities.

Passed this 8th day of May, 1973.

James C Mann
Chairman County Board, Kendall County

ATTEST:

John P. Brady
County Clerk

July 12, 2022

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

I Stephanie Stevenson am the owner at 15625 Burr Oak Road (PINs:01-33-200-005 and 01-33-100-042)
(First & Last Name) (Address of property)

On May 8, 1973, the property was granted a special use (Ordinance 1973-09). The special use granted in 1973 was granted for a commercial broadcasting station and radio tower.

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


(Signature)

7-20-22
(Date)

Stephanie Stevenson
(Printed Name)

Attest: _____
Notary Public



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

July 12, 2022

Stephanie Stevenson
c/o C. Wahlgren



*Cliff house = 01-33-20005
Farm House 01-33-100-042
100-043 Steph's house
MAIL Address below update*

Re: Special Use Permit for a Commercial Broadcasting Station and Radio Tower at 15625 Burr Oak Road, Plano, IL

Dear Stephanie Stevenson:

The Kendall County Planning, Building and Zoning Department is currently reviewing special use permits issued by Kendall County over the last few years.

According to our records, you own the properties identified by Parcel Identification Numbers 01-33-200-005 and 01-33-100-042 at 15625 Burr Oak Road, Plano, Illinois. This property has a special use permit from 1973 allowing a commercial broadcasting station and radio tower on the property. A copy of the special use permit is attached. Pursuant to condition #3, this special use permit shall be reviewed every three (3) years.

We would like to know if you desire to keep this special use permit. If you would like to keep the special use permit, no further action is needed. If you would like the special use permit revoked, please complete the attached revocation form. There is no cost to you for revoking the special use permit and your property would retain its current A-1 zoning classification.

If you have any questions regarding this letter, please contact Matt Asselmeier, Senior Planner at 630-553-4139 or masselmeier@kendallcountyil.gov.

Thank you for your assistance on this matter.

Sincerely,

COUNTY OF KENDALL

Matthew H. Asselmeier, AICP, CFM
Senior Planner

Enc: Ordinance 1973-09
Revocation Letter

Mailing change of address:

c/o C. Wahlgren



State of Illinois
County of Kendall

Zoning Petition
#22-17

ORDINANCE NUMBER 2022-_____

REVOKING A SPECIAL USE PERMIT FOR A COMMERCIAL BROADCASTING STATION AND RADIO TOWER GRANTED BY ORDINANCE 1973-9 AT 15625 BURR OAK ROAD (PINS: 01-33-200-005 AND 01-33-100-042) IN LITTLE ROCK TOWNSHIP

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

WHEREAS, Section 13:08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District and consists of approximately 35.55 acres of which approximately 5.00 acres has a special use permit and is identified by Parcel Identification Numbers 01-33-200-005 and 01-33-100-042, also known as 15625 Burr Oak Road, in Little Rock Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 1973-9 on the subject property on May 8, 1973, for a commercial broadcasting station and radio tower; and

WHEREAS, Condition 1 of Ordinance 1973-9 requires that the special use permit be reviewed every 3 years; and

WHEREAS, Stephanie Stevenson c/o C. Wahlgren is the owner of record of the subject property and shall hereinafter be referred to as “The Petitioner”; and

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

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

1. The Kendall County Board hereby revokes the special use permit for a church, parsonage, church school, and church daycare granted by Ordinance 1973-9.
2. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect the revocation of the special use permit granted by Ordinance 1973-9.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of August, 2022.

State of Illinois
County of Kendall

Zoning Petition
#22-17

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

LEGAL DESCRIPTION

PARCEL ONE

THAT PART OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF DEER RIDGE P.U D BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS, ACCORDING TO SUBDIVISION PLAT OF RECORD DOCUMENT #2001-1549, SAID POINT BEING A POINT ON THE CENTERLINE OF BURR OAK ROAD FOR THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 21 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID DEER RIDGE P U D. 1072 82 FEET TO THE NORTHEAST CORNER OF SAID DEER RIDGE P U D., THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF THE BLUFFS P U D BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS, ACCORDING TO SUBDIVISION PLAT OF RECORD DOCUMENT #2000-00949, A DISTANCE OF 697 69 FEET TO THE SOUTHEAST CORNER OF SAID THE BLUFFS P U D , THENCE NORTH 01 DEGREE 55 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID THE BLUFFS P.U D 199 71 FEET TO THE CENTERLINE OF LITTLE ROCK CREEK, THENCE SOUTH 41 DEGREES 58 MINUTES 26 SECONDS EAST ALONG SAID CENTERLINE 123.87 FEET, THENCE SOUTH 16 DEGREES 16 MINUTES 49 SECONDS EAST ALONG SAID CENTERLINE, 235.75 FEET, THENCE SOUTH 19 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTERLINE, 193 72 FEET; THENCE SOUTH 54 DEGREES 06 MINUTES 26 SECONDS WEST ALONG SAID CENTERLINE, 108 41 FEET, THENCE SOUTH 28 DEGREES 24 MINUTES 03 SECONDS WEST ALONG SAID CENTERLINE, 403 33 FEET, THENCE SOUTH 14 DEGREES 13 MINUTES 24 SECONDS EAST ALONG SAID CENTERLINE, 343 35 FEET, THENCE SOUTH 48 DEGREES 35 MINUTES 22 SECONDS EAST ALONG SAID CENTERLINE, 221 89 FEET, THENCE SOUTH 66 DEGREES 22 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE, 242 19 FEET, THENCE NORTH 83 DEGREES 13 MINUTES 28 SECONDS EAST ALONG SAID CENTERLINE, 117 54 FEET, THENCE NORTH 55 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE, 208.38 FEET, THENCE NORTH 34 DEGREES 08 MINUTES 56 SECONDS EAST ALONG SAID CENTERLINE, 67 60 FEET, THENCE NORTH 02 DEGREES 53 MINUTES 11 SECONDS WEST ALONG SAID CENTERLINE, 40 11 FEET; THENCE NORTH 39 DEGREES 04 MINUTES 14 SECONDS WEST ALONG SAID CENTERLINE, 80 65

FEET, THENCE NORTH 52 DEGREES 46 MINUTES 45 SECONDS WEST ALONG SAID CENTERLINE, 43 96 FEET, THENCE NORTH 18 DEGREES 06 MINUTES 58 SECONDS EAST ALONG SAID CENTERLINE, 57 38 FEET, THENCE NORTH 57 DEGREES 00 MINUTES 22 SECONDS EAST ALONG SAID CENTERLINE, 53 78 FEET, THENCE SOUTH 48 DEGREES 14 MINUTES 23 SECONDS EAST ALONG SAID CENTERLINE, 227 44 FEET, THENCE SOUTH 34 DEGREES 17 MINUTES 13 SECONDS EAST ALONG SAID CENTERLINE, 68 55 FEET, THENCE SOUTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, 922 37 FEET TO A POINT ON THE CENTERLINE OF SAID BURR OAK ROAD, THENCE NORTH 57 DEGREES 39 MINUTES 44 SECONDS WEST ALONG SAID CENTERLINE OF SAID BURR OAK ROAD, 1946 16 FEET TO THE POINT OF BEGINNING CONTAINING 40 0000 ACRES MORE OR LESS, ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING PART THEREOF, TO-WIT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF DEER RIDGE P U D. BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS, ACCORDING TO SUBDIVISION PLAT OF RECORD DOCUMENT #2001-1549, SAID POINT BEING A POINT ON THE CENTERLINE OF BURR OAK ROAD FOR THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 21 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID DEER RIDGE P U D, A DISTANCE OF 394.97 FEET, THENCE SOUTH 57 DEGREES 39 MINUTES 44 SECONDS EAST PARALLEL WITH THE CENTERLINE OF SAID BURR OAK ROAD, A DISTANCE OF 534.79 FEET, THENCE SOUTH 32 DEGREES 20 MINUTES 16 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 392.79 FEET TO A POINT IN SAID CENTERLINE OF BURR OAK ROAD; THENCE NORTH 57 DEGREES 39 MINUTES 44 SECONDS WEST ALONG SAID CENTERLINE OF BURR OAK ROAD, A DISTANCE OF 576 26 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS

Common Address 15625 Burr Oak Road, Plano, Illinois
15681 Burr Oak Road, Plano, Illinois

PIN 01-33-100-042 and 01-33-200-005

July 12, 2022

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

I Stephanie Stevenson am the owner at 15625 Burr Oak Road (PINs:01-33-200-005 and 01-33-100-042)
(First & Last Name) (Address of property)

On May 8, 1973, the property was granted a special use (Ordinance 1973-09). The special use granted in 1973 was granted for a commercial broadcasting station and radio tower.

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


(Signature)

7-20-22
(Date)

Stephanie Stevenson
(Printed Name)

Attest: _____
Notary Public



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

July 12, 2022

Stephanie Stevenson
c/o C. Wahlgren



*Cliff house = 01-33-20005
Farm House 01-33-100-042
100-043 Steph's house
MAIL Address below update*

Re: Special Use Permit for a Commercial Broadcasting Station and Radio Tower at 15625 Burr Oak Road, Plano, IL

Dear Stephanie Stevenson:

The Kendall County Planning, Building and Zoning Department is currently reviewing special use permits issued by Kendall County over the last few years.

According to our records, you own the properties identified by Parcel Identification Numbers 01-33-200-005 and 01-33-100-042 at 15625 Burr Oak Road, Plano, Illinois. This property has a special use permit from 1973 allowing a commercial broadcasting station and radio tower on the property. A copy of the special use permit is attached. Pursuant to condition #3, this special use permit shall be reviewed every three (3) years.

We would like to know if you desire to keep this special use permit. If you would like to keep the special use permit, no further action is needed. If you would like the special use permit revoked, please complete the attached revocation form. There is no cost to you for revoking the special use permit and your property would retain its current A-1 zoning classification.

If you have any questions regarding this letter, please contact Matt Asselmeier, Senior Planner at 630-553-4139 or masselmeier@kendallcountyil.gov.

Thank you for your assistance on this matter.

Sincerely,

COUNTY OF KENDALL

Matthew H. Asselmeier, AICP, CFM
Senior Planner

Enc: Ordinance 1973-09
Revocation Letter

Mailing change of address:

c/o C. Wahlgren



Matt Asselmeier

From: mike isadore <[REDACTED]>
Sent: Monday, July 11, 2022 4:37 PM
To: Matt Asselmeier
Subject: Re: [External]15331 BURR OAK RD SPECIAL USE PERMIT FOR SWIMMING LESSONS

Hello Matthew

Thank you so much for contacting me, yes I would like to renew the special use permit. If you have any questions please contact me. Hope you have a great day.

Michael Isadore
[REDACTED]

Sent from my iPhone

On Jul 11, 2022, at 10:01 AM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Michael:

Do you wish to renew the special use permit for swimming lessons at your property at 15331 Burr Oak Road?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Tuesday, August 10, 2021 8:42 AM
To: mike isadore <[REDACTED]>
Subject: RE: [External]15331 BURR OAK RD SPECIAL USE PERMIT FOR SWIMMING LESSONS

Michael:

Your renewal was approved.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner

Bad legal
think it is

Pt 01-33-400-005

ORDINANCE 82-2
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

82-03

WHEREAS, the Kendall County Board did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 29th day of April, 1982, A.D., on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1, Agriculture District to ALSU for the purpose of setting standards and restrictions for swimming instruction classes, and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the Southeast Quarter of Section 33, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 33; thence West on the South line of said Section, 952 feet to the center line extended Southeasterly of a public highway running Northwesterly through said quarter-section; thence North 34° 43' 30" West on the center line of said public highway and forming an angle of 53° 19' 30" as measured from West to North with the Southline of said Section 33, 1,992.9 feet to a point of beginning; thence North 55° 16' 30" East at right angles to the center line of said highway 315.15 feet; thence South 34° 43' 30" West, 372 feet to the point of beginning; in the Township of Little Rock, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

1. Renewal annually by County Board/Committee.
2. Operations regulations:
 - a. Season June 1 thru August 31
 - b. Monday thru Saturday, 9 a.m. to 6 p.m.
3. Off street parking on north side of street only.
4. Copy of lease to be reviewed by County Board/Committee prior to Special Use approval.
5. No additional facilities be constructed as accessory uses to the Special Use without prior approval of County Board/Committee.
6. No concession structure be built and sales to be limited to pool users only. Health permit and sales tax reporting, enforced.
7. Pool can be leased to a non-profit organization only.

PASSED THIS 11th day of May, 1982.

Robert J. Chirco
Chairman, County Board of
Kendall County, Illinois

ATTEST:

Jean P. Brady
County Clerk

[Handwritten signature]



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM Senior Planner
Date: August 1, 2022
Re: Annual NPDES Survey

The County sent the NPDES survey to the townships at the end of June.

2022 was the fourth time the County sent the survey. Three (3) townships responded, which was down from four (4) townships in 2021 and 2020 and five (5) townships in 2019.

The topic of how to properly store and dispose common household products remained the most popular topic for increased learning.

For the first time, a majority of respondents said that they utilize the stormwater information on the County's website.

Over the years, respondents have not utilized volunteer information on the County's website and that remained true in 2022.

Respondents were least interested in river clean-ups; this has been historically the case.

Respondents would like the County to perform more visual inspections and perform more grab samples downstream when illicit discharges occur. The Townships have historically responded the same to this question.

Townships historically felt that the County does an adequate job of inspecting soil erosion and sediment control at construction sites and this remained true with in the 2022 survey.

2022 was the first year with the question regarding good housekeeping. None of the responding townships felt that they had a clear understanding of good housekeeping.

Historically, the question regarding adequate resources for training on stormwater pollution prevention practices have been mixed. In 2022, the majority of townships responded no to this question.

Historically, the townships have felt that the County was not taking necessary steps to reduce flooding; this view held true with the 2022 respondents.

The composite survey response sheet is attached.

If you have any questions, please let me know.

MHA

Enc. Survey Responses

NPDES Annual Evaluation Survey Questions
Kendall County

Public Education and Outreach

1. What topics are you interested in learning more about that the County could provide information on for the public? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
 - A. How to properly store and dispose of common household products such as fuel, oil, paint, etc.
Most Interested (2) Lisbon and Seward
Middle Interested (1) Oswego
Least Interested
 - B. How to incorporate green infrastructure such as rain gardens, rain barrels, or permeable pavement onto my property to improve rainwater runoff.
Most Interested (1) Oswego
Middle Interested
Least Interested (1) Lisbon
 - C. How to compost to reduce the amount of waste my household generates.
Most Interested
Middle Interested (1) Lisbon
Least Interested (1) Oswego
2. Do you utilize the stormwater information listed on the County's website at <https://www.kendallcountyil.gov/departments/planning-building-zoning/npdes?>
 - A. Yes (2) Oswego and Seward
 - B. No (1) Lisbon
3. Do you find the stormwater information listed on the County's website helpful?
 - A. Yes (2) Oswego and Seward
 - B. No
 - C. Do not utilize information on County Website (1) Lisbon

Public Participation/Involvement

1. Do you think the County offers enough volunteer opportunities for members of the community?
 - A. Yes
 - B. No (1) Lisbon
 - C. Not familiar with County volunteer opportunities (2) Oswego and Seward

2. Do you utilize the volunteer opportunities information listed on the County's website at <https://www.kendallcountyil.gov/departments/administration-services/volunteer-opportunities>?
 - A. Yes
 - B. No (3) Oswego, Lisbon, and Seward

3. Do you find the volunteer opportunities information listed on the County's website helpful?
 - A. Yes
 - B. No
 - C. Not familiar with County volunteer opportunities (3) Oswego, Lisbon, and Seward

4. What volunteer opportunities would you be interested in in participating in in the future? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
 - A. River clean-up
 - Most Interested
 - Middle Interested
 - Least Interested (2) Oswego and Lisbon

 - B. Electronic recycling
 - Most Interested (1) Lisbon
 - Middle Interested (1) Oswego
 - Least Interested

 - C. Household waste (fuel, oil, paint, etc.) recycling
 - Most Interested (2) Oswego and Seward
 - Middle Interested (1) Lisbon
 - Least Interested

Illicit Discharge Detection & Elimination

1. If an illicit discharge is identified by a Township staff member or reported to the Township office, do you work with the County to get it removed?
 - A. Yes (1) Seward
 - B. No
 - C. Have not identified illicit discharge. (2) Oswego and Lisbon

2. Do you feel the County is doing a sufficient job in identifying, tracking, and removing illicit discharges and non-stormwater discharges that are significant polluters within the County?
 - A. Yes (1) Lisbon
 - B. No

- C. There have not been illicit discharges identified within my Township. (2) Oswego and Seward
3. What can the County do to better identify and track illicit discharges?
- A. Perform more visual inspections at outfalls throughout the County.
 - B. Once an illicit discharge is identified perform more grab samples downstream of the location.
 - C. Both of the above. (3) Oswego, Lisbon, and Seward
 - D. None of the above.
 - E. Other:

Construction and Post-Construction Runoff Control

1. Do you feel that the County does an adequate job inspecting soil erosion and sediment control on construction sites within your township?
- A. Yes (2) Oswego, Lisbon, and Seward
 - B. No
 - C. There have not been construction projects within my Township during the past year.
2. What can the County do to better monitor soil erosion and sediment control issues on construction sites?
- No Response (1) Oswego
 Enforce Rules (1) Lisbon
 It seems adequate/ can't control weather (1) Seward

Pollution Prevention/Good Housekeeping

1. Do you have a clear understanding of “Good Housekeeping” under the NPDES regulation?
- A. Yes
 - B. No (3) Oswego, Lisbon, and Seward
2. Do you feel you have adequate resources for training of your staff members to keep them informed on stormwater pollution prevention practices?
- C. Yes (1) Seward
 - D. No (2) Oswego and Lisbon
3. Do you feel the County is taking necessary measures to reduce flooding throughout the County?
- A. Yes
 - B. No (3) Oswego, Lisbon, and Seward

General comments or questions regarding Stormwater Management and/or NPDES requirements:

Concerned on accessible tree cleanup in creeks/rivers. Flooding seems automatic in Seward Township (1) Seward

Townships:

Oswego

Lisbon

Seward (Scott Cryder)

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.





From: [Brian Holdiman](#)
To: [Matt Asselmeier](#)
Cc: [Scott Koeppel](#); [Scott Gengler](#)
Subject: FW: [External]Regarding Property of Gerald Gapa 19 N. Cherry Drive Oswego IL 60543
Date: Wednesday, June 1, 2022 7:29:21 AM
Attachments: [SZoningcopi22060106470.pdf](#)

Matt,

Attached you will find a Warning of Violation Notice dated 1/25/22 for Junk and Debris at 19 North Cherry Drive along with a few photos of the property. The owner of the property requested an extension as he and his wife are elderly and in poor health. I granted the extension until 3/21/22.

To provide some history the owners suffered a fire and a fire repair permit was issued 11/3/2020. The container in the front yard was used for storage of personal possessions during the fire repair. The container has not been removed and can be considered to be junk and debris or a structure which would require a building permit and moving it to a location which would meet setback requirements. The County Health Department and Sheriff's Office have offered assistance to the owner without response. The neighbors emails are below for review.

I am requesting this be added to the next PBZ Committee agenda for discussion and a recommendation if I should move forward with a citation.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Brian Holdiman
Sent: Thursday, May 5, 2022 5:58 AM
To: 'robert patula' <[REDACTED]>
Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Matt Asselmeier <masselmeier@kendallcountyil.gov>; Pam Herber <pherber@kendallcountyil.gov>; 'Rob DeLong' <rdelong@oswegotownship.com>
Subject: RE: [External]Regarding Property of Gerald Gapa 19 N. Cherry Drive Oswego IL 60543

Robert,

The building permit for the fire repair at 19 N Cherry is currently open. The owner has requested an extension to his deadline for compliance. This request will be taken to the Kendall County Planning Building and Zoning Committee. I will inform you of the date, time and location when the meeting agenda is approved. In regards to tall grass and weeds Oswego Township Ordinance Enforcement is the Authority having Jurisdiction. Kendall County does not have a property maintenance code therefore the deterioration of the home and structures is not something we can address. Any questions please let me know.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560

Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

From: robert patula [REDACTED] >
Sent: Monday, April 4, 2022 6:48 PM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>; Pam Herber <pherber@co.kendall.il.us>
Subject: [External]Regarding Property of Gerald Gapa 19 N. Cherry Drive Oswego IL 60543

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.

April 4, 2022

Brian and Pam,

As per my conversation with Pam this morning, I was advised to put my concerns in writing via email to: Brian Holdiman, Code Official for Kendall County.

Back on December 20,2021 I spoke to Pam to advise her of concerns with the property of Gerald Gapa @ 19 N. Cherry Drive in Oswego. I let Pam know that as of July 2020 (almost two years ago) there was a fire at the Gapa residence and shortly thereafter a Rail Container was delivered to the front yard of the residence. The container has now been on the property for over a year and a half. I was advised by Pam that it takes 30 days as someone from the county would take a look at the property and that correspondence to be sent out by Kendall County to the Gapa residence.

My husband Bob called in late January 2022 and also spoke to Pam and he was advised the same information about the 30 days and since it was the holiday season to allow more time for action. Bob also told Pam that whoever came to view the property at 19 N. Cherry Drive had our permission to come on to our property at 9 N. Cherry to view several other code violations on the Gapa property.

As of today, Pam advised once again that Brian told her to call and let me know that it takes 30 days and then it goes to the Court?
How many more 30 days do we need to give Kendall County to take action.

We are now going on four months with no action with regards to the concerns at the property of 19 N. Cherry Drive, Oswego.

We await your response.

Kindly,

Kathy & Bob Patula





PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

January 25, 2022

Gerald & Leiann Gapa



RE: JUNK & DEBRIS

WARNING OF VIOLATION

An inspection of your property at **19 N. Cherry Drive, Oswego, IL.** and a violation of Unincorporated Kendall County Ordinance(s) was confirmed:

KENDALL COUNTY ORDINANCE # 19-12

JUNK & DEBRIS

Please abate this violation by (30 days from date of letter) or a written citation may be served with a required date for your appearance in Kendall County Circuit Court to assess fines.

Please EMAIL all questions to:

Brian Holdiman
Kendall County Code Official
BHoldiman@co.kendall.il.us



05/03/2022 13:10



05/03/2022 13:10



05/03/2022 13:11



04/20/2022 09:59



01/23/2022 13:06



01/06/2022 14:56



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

Boulder Hill Elementary School • Cafeteria
163 Boulder Hill Pass • Montgomery, IL • 60538
(630) 553-4141 Fax (630) 553-4179

AGENDA

Wednesday, September 14, 2022 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

NEW BUSINESS:

1. Introduction of Planning, Building and Zoning Department Staff
2. Overview of Zoning Ordinance, Noise Ordinance, Junk and Debris Ordinance, and Inoperable Vehicle Ordinance
3. Comments and Concerns of Residents
4. Ordinance Enforcement Procedures

PUBLIC COMMENT:

ADJOURNMENT:

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

2022 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V22-001	Aguilar	03-07-277-001	20 Shore Ct.	Marina Village	Parking on Lawn	11/9/2021	1/23/2022			2/9/2022
V22-002	Jones	03-05-279-020	44 Briarcliff Rd.	Boulder Hill	Illegal fence height	8/6/2021	1/23/2022			4/27/2022
V22-003	Cabrera	03-04-306-027	44 Hampton Rd.	Boulder Hill	Multiple Violations	8/3/2021	1/23/2022			5/9/2022
V22-004	Lemaster	03-04-253-024	16 Winrock Rd.	Boulder Hill	Inoperable Vehicles	8/18/2021	1/23/2022			COVER SAO 9/16
V22-005	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Trailer parking	11/22/2021	1/23/2022			4/22/2022
V22-006	Haehlen	03-04-277-011	235 Ferrowood Rd.	Boulder Hill	RV parking	11/24/2021	1/23/2022			2/24/2022
V22-007	Joaquin	03-27-377-015	2543 Simons Rd		Banquet facility	11/15/2021			5/16/2022	5/17/2022
V22-008	Bilek	01-34-300-008	14824 Millhurst Rd		Air B&B	1/3/2022	3/11/2022			2/24/2022
V22-009	VOID									
V22-010	Faulkner	03-26-100-004	1539 Collins Rd.		Multiple Violations	7/13/2021	8/4/2021			IT & E
V22-011	Amstadt	02-35-380-001	7796 Madeline Dr.	FOFC	RV parking	5/24/2022	6/24/2022			Attempt to serve but not served

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	Audley & 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	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugarbrook Estate	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox Lawn	Multiple Violations	6/15/2020	12/31/2020			Covid Hold
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Amlich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%Jarrett 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	Britscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			1/11/2021
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle 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 Brisbin 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	Court >	8/10/2022
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 Wirrock 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/Barra	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	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019		7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019		6/28/2019
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019		7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019		6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019		6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019		7/12/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019		7/30/2019
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019		7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019		7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019		9/11/2019
19-082	Cerny/Gzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parked in required front yard	6/12/2019	7/24/2019		7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019		7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019		7/10/2019
19-085	Whalley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019		7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/11/2019
19-087	Majey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgeland Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020		12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019		7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019		7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019		8/23/2019

PRE VIOLATION REPORT
2022

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/P	Closed
12/2/2021	09-13-200-006	195 Route 52 Minooka		Inoperable Vehicles & Pile of dirt	12/13/2021	Ag Building - Backfill per MA		12/20/2021
12/2/2021	03-04-408-041	124 Longbeach Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	12/22/2021	Truck in setback - trailer removed		12/20/2021
12/7/2021	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	Improvements-5/4/22 Junk&Debris & Trailer removed	6/3/2022	6/8/2022
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		3/9/2022
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	6/2/2022
12/21/2021	03-04-428-011	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	1/6/22,5/24/22	No changes-Osw Code taking action	4/12/2022	7/25/2022
12/28/2021	03-04-406-004	49 Wimrock 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 Wvndham Dr. Montgomery	Boulder Hill	Junk & Debris	1/6/2022	Debris has been removed	4/12/2022	1/19/2022
1/5/2022	03-09-152-019	14 Ridgfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	Burnt car / trailer	4/14/2022	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 Tent	1/19/2022	1/19/2022
1/5/2022	02-34-204-004	80 Riverside St. Yorkville	Fox River Gardens		12/21/2021	Forwarded to Matt A for response	1/21/2022	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	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. Sandwich		Possible residence in Barn	1/18/2022	Building permit applied for	2/12/2022	2/12/2022
1/19/2022	05-04-300-033	9600 Route 71		Junk & Debris	1/19/2022	Unable to observe blowing 1 & 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 struction 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	5/1/2023	
2/24/2022	02-35-301-003	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	3/9/2022		4/13/2022	4/13/2022
3/7/2022	03-04-154-002	37 Woodruff Rd. Montgomery	Boulder Hill	Junk & Debris	3/7/2022	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		Possible bandonmlium	3/15/2022	Single family home BPF# 01-00-160		3/16/2022
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	03-04-458-028	3 Wembley Rd. Montgomery	Boulder Hill	Trailer Parking	4/12/2022		4/12/2022	4/12/2022
4/1/2022	03-05-404-001	7 Greenfield Rd. Montgomery	Boulder Hill	Multiple Violations	4/12/2022	Numerous warning notices	8/27/2022	
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	09-35-200-005	17045 Ridge Rd. Minooka		Multiple Violations	4/20/2022	30 day warning	7/5/2022	6/2/2022
4/12/2022	03-04-376-003	76 Circle Dr. E. Montgomery	Boulder Hill	Junk & Debris	4/14/2022	No violation		4/14/2022

**PRE VIOLATION REPORT
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4/12/2022	02-11-101-007	65 E Larkspur Ln. Bristol	Willowbrook	Pool-open pit in backyard	4/20/2022	30 Day warning notice	7/5/2022	7/6/2022
4/12/2022	03-04-478-032	52 Eastfield Dr. Montgomery	Boulder Hill	Junk & Debris	4/12/2022	30 day warning	5/12/2022	5/25/2022
4/12/2022	03-04-479-032	52 Sonora Rd. Montgomery	Boulder Hill	Ambulance parked in driveway	4/12/2022	Removed	5/16/2022	4/25/2022
4/13/2022	06-08-101-011	7126 Roberts Ct. Oswego	Grove Estates	Zoning Violation - Airpnb	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	4/27/2022	Not enough evidence		4/28/2022
4/25/2022	04-13-277-005	8450 W Highpoint Rd. Yorkville		Junk & Debris	5/4/2022	Onsite meeting 5/17/22	8/1/2022	4/28/2022
4/25/2022	04-13-226-004	61 Cotswold Dr. Yorkville		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 Saugatuck Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twn HwyDept		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 Twn HwyDept		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 Twn HwyDept		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 Twn HwyDept		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	Brisbin Rd. Minooka		Illegal dumping	5/16/2022	Removed		5/16/2022
5/10/2022	01-10-301-003	1700 Little Rock Rd. Plano	Snyder	Banquet Facility	Several	No Evidence - Neighbor will monitor		6/1/2022
5/11/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice		7/11/2022
5/18/2022	03-04-180-002	115 Fernwood Rd. Montgomery	Boulder Hill	Driveway - No Permit	5/31/2022	No violation		5/31/2022
5/18/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/25/2022	ZBA allowed parking on gravel		5/25/2022
5/18/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Trailer Parking	5/25/2022	30 Day warning notice		7/7/2022
5/18/2022	03-05-404-009	118 Boulder Hill Pass	Boulder Hill	RV Parked in grass	5/25/2022	30 Day warning notice		7/7/2022
5/18/2022	03-04-352-002	21 Durango Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	5/25/2022	30 Day warning notice		8/11/2022
5/18/2022	03-04-477-002	99 Longbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice		7/1/2022
5/18/2022	03-04-305-025	20 Wyncham Dr. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice		8/11/2022
5/20/2022	03-04-458-035	112 Lonbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice		8/11/2022
5/20/2022	03-04-252-003	55 Ingleshore Rd. Montgomery	Boulder Hill	Possible remodel w/o permit	5/26/2022	30 Day warning notice		5/30/2022
5/20/2022	03-04-307-025	34 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle	5/25/2022	30 Day warning notice		7/1/2022
5/24/2022	03-17-102-011	2245 Route 31 Oswego	Herrens Riverview Add	Commercial Vehicle parking	5/25/2022	Unable to locate commercial vehicle		6/9/2022
5/24/2022	03-05-454-013	7 Curtmar Ct. Montgomery	Boulder Hill	Seacoating business	5/25/2022	Met w/owner - Home Occupation		6/8/2022
5/24/2022	03-04-180-004	121 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F-yard setback	5/23/2022	30 Day warning notice		6/23/2022
5/24/2022	03-04-256-026	138 Fernwood Rd. Montgomery	Boulder Hill	Camper parked in F-yard setback	5/23/2022	30 Day warning notice		6/24/2022
5/24/2022	03-04-376-031	50 Sierra Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/23/2022	30 Day notice for parking		6/23/2022
5/24/2022	03-04-428-011	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	5/23/2022	30 Day warning notice		6/23/2022
5/24/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	5/23/2022	30 Day warning notice		6/23/2022
5/26/2022	03-04-478-005	51 Springdale Rd. Montgomery	Boulder Hill	Mechanic Shop	5/25/2022	30 Day warning notice		Citation 7/11/22
5/31/2022	03-07-402-014	168 Dolores St. Oswego	Shore Heights	Car Repair business	6/7/2022	Site visit w/owner-business not operational		6/8/2022
5/31/2022	05-09-300-015	7789 Route 47 Yorkville	Waiz	Remodel & Change of Occup w/o permit	6/14/2022	No evidence found of auto repair		6/9/2022
5/31/2022	03-05-432-010	24 Seneca Dr. Montgomery	Boulder Hill	Trailer in F-yard setback	5/25/2022	Met w/owner		7/1/2022
5/31/2022	03-05-476-020	15 Codorus Rd. Montgomery	Boulder Hill	Boat in F-yard setback	5/25/2022	30 Day warning notice		7/1/2022
6/1/2022	03-04-378-039	43 Saugatuck Rd. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice		7/7/2022
6/1/2022	03-04-479-023	113 Saugatuck Rd. Montgomery	Boulder Hill	Landscape business	6/21/2022	30 Day warning notice		7/7/2022
6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/9/2022	Sent email for location to view or hear		6/21/2022
6/6/2022	03-05-454-031	9 Creve Ct. Montgomery	Boulder Hill	Pool - No Permit	6/8/2022	30 day warning notice		6/14/2022
6/6/2022	02-28-301-002	207 Georgianna St. Yorkville	Countryside	Junk & Debris	6/13/2022	30 day warning notice		6/13/2022
6/6/2022	03-04-477-038	80 Springdale Rd. Montgomery	Boulder Hill	Multiple Violations	5/25/2022	People moving-waiting for garbage p/u		6/13/2022

City of Yorkville

**PRE VIOLATION REPORT
2022**

6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/21/2022	Unable to see or hear rooster	6/21/2022	
6/7/2022	09-18-300-017	Brislin Rd. Minooka	Boulder Hill	Fill / Debris	6/14/2022	Dirt fill placed SW permit not required	6/15/2022	
6/10/2022	03-04-377-010	65 Sierra Rd. Montgomery	Boulder Hill	Chickens/Rooster in R-6	6/21/2022	2nd notice 7/27/2022	8/27/2022	
6/12/2022	03-17-102-011	2245 Route 31 Oswego	Herrns Riverview Add	Fire - 2 apartments & out building	6/13/2022	Letter to contact for Fire Rest. Permit	8/1/2022	Visit for Adm
6/13/2022	03-04-376-023	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice	7/13/2022	Chick
6/16/2022	02-21-178-001	3416 N Route 47 Yorkville		Tall grass		Referred to Bristol Township		6/17/2022
6/24/2022	05-02-101-002	324 Austin Ct. Yorkville	FOFC	Pool- fence still not finished	6/27/2022	Fence being installed		6/28/2022
7/1/2022	04-16-129-001	8 N Hudson St. Millbrook	VII of Millbrook	Repair-Used car business				
7/1/2022	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Landscape Business	7/26/2022	30 Day warning notice	8/27/2022	
7/1/2022	03-09-153-015	31 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/17/2022	No grass parking observed		7/7/2022
7/1/2022	03-05-401-003	67 Boulder Hill Pass Montgomery	Boulder Hill	Change of Occupancy	7/17/2022			
7/1/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business				
7/1/2022	03-09-153-014	29 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/7/2022	30 Day warning notice	8/11/2022	
7/1/2022	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/7/2022	30 Day warning notice	8/11/2022	
7/6/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	7/7/2022	No evidence		7/8/2022
7/7/2022	03-04-306-005	59 Circle Dr. E Montgomery	Boulder Hill	Multiple Violations	7/7/2022	30 Day Warning Notice	8/11/2022	
7/11/2022	02-16-228-012	43 West St. Bristol		Roosters in R-3 zoning		Not able to find evidence of rooster		7/11/2022
7/11/2022	09-15-300-016	14565 Jughandle Rd. Minooka		Residence in Barn	7/11/2022			
7/11/2022	09-22-200-016	2325 Bell Rd. Minooka	Fran-Shir Acres	Tree Business - R-1 zoning				
7/11/2022	09-22-200-004	15100 Jughandle Rd. Minooka	Aux Sable Oaks	Residence in Barn				
7/12/2022	03-04-306-004	57 Circle Dr. E Montgomery	Boulder Hill	Chicken				
7/12/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Tattoo business	7/20/2022	No Evidence		7/20/2022
7/12/2022	03-04-352-020	170 Boulder Hill Pass Montgomery	Boulder Hill	Rec Trailer in F/Y setback	7/20/2022	30 Day warning notice	8/27/2022	
7/12/2022	03-05-404-018	136 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/20/2022	30 Day warning notice	8/27/2022	
7/18/2022	02-35-301-001	330 Austin Ct. Yorkville	FOFC	Trailer in F/yrd setback	7/28/2022	30 Day warning notice	8/27/2022	



**KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION**
Fern Dell School • 302 Chicago Road • Newark, IL • 60541
Fern Dell Museum • 9 Front Street • Newark, IL • 60541
(630) 553-4141 Fax (630) 553-4179

AGENDA

August 15, 2022 – 6:00 p.m.

CALL TO ORDER

ROLL CALL: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chair), Kristine Heiman, Marty Shanahan, and Jeff Wehrli (Chair)

NEW BUSINESS:

1. Tour of the Fern Dell School

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes of June 21, 2022 Meeting

CHAIRMAN’S REPORT:

PUBLIC COMMENT:

NEW/OLD BUSINESS:

1. Nomination of Officers for 2022-2023
2. Discussion of Historic Survey Project and Request for Volunteers-Ken Itle from WJE
3. Discussion of Cemeteries
4. Updates from Historic Preservation Groups
5. Discussion of Upcoming Meetings with Historic Preservation Groups

CORRESPONDENCE:

PUBLIC COMMENT:

ADJOURNMENT:

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

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$1,100,000	\$7,113	\$3,163
Accessory Buildings	2	\$16,500	\$0	\$0
Remodeling	1	\$73,636	\$460	\$0
Barns/Farm Buildings	2	\$40,000	\$0	\$0
Swimming Pools	6	\$292,405	\$1,000	\$0
Decks	4	\$45,200	\$600	\$0
Demolitions	1	\$40,000	\$0	\$0
Electrical Upgrades	2	\$3,850	\$200	\$0
Driveway	1	\$4,800	\$200	\$0
Patio	1	\$7,000	\$0	\$0
Generator	2	\$20,681	\$220	\$0
Solar	10	\$381,875	\$2,000	\$0
	34	\$2,025,947	\$11,793	\$3,163

July 2021 - 1 House
- 28 Total Permits

YTD 2021 - 16 Houses
220 Total Permits

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	18	1	2	5	2	4	2	2	0	0	0	0	0
Garage	3	0	0	0	0	1	2	0	0	0	0	0	0
Accessory Buildings	24	0	0	9	6	3	4	2	0	0	0	0	0
Additions	10	1	1	1	4	1	2	0	0	0	0	0	0
Remodeling	13	1	3	4	1	1	2	1	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	19	1	1	4	3	5	3	2	0	0	0	0	0
Signs	1	0	0	0	0	0	1	0	0	0	0	0	0
Swimming Pools	26	0	2	7	6	0	5	6	0	0	0	0	0
Decks	15	1	1	3	1	3	2	4	0	0	0	0	0
Demolitions	4	0	0	2	1	0	0	1	0	0	0	0	0
Electrical Upgrades	5	1	1	0	0	0	1	2	0	0	0	0	0
Change in Occupancy	2	1	0	1	0	0	0	0	0	0	0	0	0
Driveway	7	0	0	2	1	1	2	1	0	0	0	0	0
Patio	6	0	0	1	2	0	2	1	0	0	0	0	0
Generator	12	1	0	4	0	4	1	2	0	0	0	0	0
Solar	47	6	8	3	8	6	6	10	0	0	0	0	0
	215	14	20	47	36	29	35	34	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
1/11/2022	012022030	01 House	06-07-226-004	MCCUE DEVELOPMENT INC	5556 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
5/4/2022	012022144	01 House	05-18-250-007	AMPOR T CARL W & PATRICIA L	11385 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	JPM CUSTOM HOMES
6/24/2022	012022196	01 House	06-05-402-019	CHRISTOPHER & MARANDA VAN W/ABRIAN	4153 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CUSTOM
7/28/2022	012022176	01 House	03-19-180-001	HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL. 60543		
5/23/2022	012022158	01 House	07-07-300-009	BREUNIG DANIEL SCOTT & JENNIFERA	13756 COUNTY LINE ROAD NEWARK, IL. 60541		
3/9/2022	012022063	01 House	06-13-101-011	RUFFATTO, MICHAEL & ERYN	782 ROUTE 126 PLAINFIELD, IL. 60544		
7/18/2022	012022152	01 House	06-07-226-019	GREGORIO FRANK & HEATHER	7425 FAIRWAY DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	MIKOLS CONSTRUCTION INC.
3/22/2022	012022084	01 House	05-12-276-002	ARMSTRONG ERRIN & SHIRLEY	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
3/29/2022	012022078	01 House	09-23-300-024	FLEMING JAMES & CAROL	15611 HARE RD MINOOKA, IL 60447-		
5/16/2022	012022155	01 House	01-19-276-004	GOMEZ BRIAN A & MCHELLE E	92 HUNTSMEN DR PLANO, IL HUNTSMEN TRAILS SUB 60545-		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

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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.
6/24/2022	012022194	01 House	06-06-450-004	BUTKUS ADRIAN M & JENNA M	5537 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
3/7/2022	012022060	01 House	05-12-227-005	MURRAY, KYLE & ANNA	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
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
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
6/14/2022	022022192	02 Garage	04-16-126-003	CAMPBELL KENNETH & ROBIN	21 FOXHURST LN NEWARK, IL 60536-	FOXHURST UNIT 1	COACH HOUSE GARAGES
6/1/2022	022022177	02 Garage	02-22-151-014	ROLLINS KEVIN & EMILY	20 CHRISTY LN YORKVILLE, IL 60560-	CREEKSIDE SUB	BOONDOCKS BARNS
7/5/2022	022022212	02 Garage	02-11-201-002	DENOVELLIS JEROME A & ANNE M	7331 GALENA RD BRISTOL, IL 60512-		
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
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
7/25/2022	032022137	03 Accessory Buildings	01-10-301-003	CARRERA ARNULFO	1700 LITTLE ROCK RD PLANO, IL 60545-	SNYDER SUB	ARCO CONSTRUCTION INC.

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/22/2022	032022232	03 Accessory Buildings	09-14-300-001	RCUBE FARMS, LLC. RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
3/2/2022	032022062	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG INVESTMENTS LLC 09-14-400-002	3485 ROUTE 126 OSWEGO, IL 60543-		
3/29/2022	032022091	03 Accessory Buildings	06-02-300-009	MOSCATO JUSTINE E	1498 ROUTE 52 MINOOKA, IL 60447-		COAST TO COAST CARPORTS
6/16/2022	032022172	03 Accessory Buildings	01-28-252-003	KONOWALIK JAMES J & LINDA M	1502 CHERRY RD OSWEGO, IL 60543-		WICK BUILDINGS
4/21/2022	032022131	03 Accessory Buildings	05-08-376-020	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	SAME
6/22/2022	032022202	03 Accessory Buildings	01-25-456-009	ZANDSTRA DANIEL F & DEBRA G	10681 LEGION RD YORKVILLE, IL 60560-		
6/30/2022	032022208	03 Accessory Buildings	4492 MITCHELL CT PLANO, IL 60545-	DECLRANE TOMMY C & EILEEN M		SCHAEFER WOODS SOUTH UNIT 3	
3/9/2022	032022071	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG INVESTMENTS LLC 02-34-129-010	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
6/14/2022	032022189	03 Accessory Buildings	02-23-202-012	HENRICHS KELLEY J & BRIAN A	55 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	
6/6/2022	032022128	03 Accessory Buildings	02-23-202-012	HANACEK MARCUS	12 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	SAME
6/10/2022	032022109	03 Accessory Buildings	04-16-204-007	CHRISTENSEN BRADLEY P	8255 FOX RIVER DR MILLBROOK, IL 60536-	MILLBROOK (ORIG TOWN) PT VACATED	

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 110240E PLATTE 402	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-		
3/30/2022	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	
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
6/23/2022	032022206	03 Accessory Buildings	03-08-229-007	VILLALPANDO DANIEL S	45 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	
6/15/2022	032022153	03 Accessory Buildings	01-05-128-008	ROTHLISBERGER SCOTT & SARAH	16524 GALENA RD PLANO, IL 60545-		WEST SUBURBAN DECKS LLC.
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
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)	
3/9/2022	032022073	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING / DTG INVESTMENTS 110240E PLATTE 402	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
6/13/2022	042022186	04 Additions	03-27-327-013	FALKOS DANIEL J & DIANE	4655 DOUGLAS RD OSWEGO, IL 60543-	LEISURE LEA UNIT 1	
2/9/2022	042022029	04 Additions	06-02-177-003	ROSIER CHRISTOPHER A & NIVEDA ANJULAKAI	7 CHEROKEE DR OSWEGO, IL 60543-		

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
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
6/3/2022	042022127	04 Additions	02-23-202-012	HANACEK MARCUS	12 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	SAME
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
3/16/2022	042022082	04 Additions	06-29-100-004	LEEDY MILTON H	4932 WALKER RD YORKVILLE, IL 60560-		
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.
4/20/2022	042022126	04 Additions	05-02-128-005	BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	WEDGEWOOD CONSTRUCTION
2/15/2022	042022046	04 Additions	03-32-133-001	STAUFFER PAUL & STACEY	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	CLEAN EDGE CONSTRUCTION
3/30/2022	052022106	05 Remodeling	03-18-451-002	LMFAO LLC	5462 ROUTE 34 OSWEGO, IL 60543-		AMENITY ROOFING, SIDING & GUTTERS
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
3/30/2022	052022098	05 Remodeling	07-06-300-004	KULBARTZ NICHOLAS & NICOLE	17574 ROUTE 71 NEWARK, IL 60541-		WILLMAN & GROESCH GC
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

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/23/2022	052022086	05 Remodeling	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		DOCK AND DOOR NATIONAL
3/16/2022	052022083	05 Remodeling	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		ARTIST TOUCH INC
6/14/2022	052022190	05 Remodeling	03-08-228-018	ORT JAS & PATRICIA	19 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	BJP CONSTRUCTION LLC
1/13/2022	052022032	05 Remodeling	02-28-453-017	GENTILE, FRANK D & JENNIFER	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
2/18/2022	052022053	05 Remodeling	07-16-400-006	BUDRECK ELIZABETH E	14560 TOWNHOUSE RD NEWARK, IL 60541-		
2/18/2022	052022052	05 Remodeling	03-07-253-009	SANTELLANES BRENDA IVETTE CANNOLUCI	113 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	RTEWAY HOME REMODELING
6/22/2022	052022204	05 Remodeling	02-13-477-005	SINN MICHAEL	12 FOREST CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	DAVE'S HOME REMODELING
3/2/2022	052022059	05 Remodeling	08-09-200-003	LOOS KENNETH & DENGES LAURA	9396 PLATTVILLE RD NEWARK, IL 60541-		
7/26/2022	052022237	05 Remodeling	02-11-251-007	DIMITRI, JUSTIN J & CORSTANGE, KELLY M	8 E HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	BMF REMODELING LLC
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

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/19/2022	062021153	06 Commercial - M Zone	03-28-100-004	THE PET'S HOME % GAY JOHN & LAURA	3601 PLAINFIELD RD OSWEGO, IL 60543-		LINDBLAD CONSTRUCTION
3/30/2022	082022096	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
3/30/2022	082022095	08 Barns/Farm Buildings	07-29-400-011	LAESCH JAMES H & LAURA J	16640 STEPHENS RD NEWARK, IL 60541-		
3/29/2022	082022079	08 Barns/Farm Buildings	09-23-300-024	FLEMING JAMES & CAROL	15611 HARE RD MINOOKA, IL 60447-		
2/24/2022	082022051	08 Barns/Farm Buildings	07-34-400-004	INGRAM CHRISTOPHER	14040 HILL RD NEWARK, IL 60541-		
2/28/2022	082022037	08 Barns/Farm Buildings	09-09-300-009	PADILLA JOSE L	13916 MCKANNA RD. MINOOKA, IL 60447		
6/15/2022	082022199	08 Barns/Farm Buildings	05-12-100-003	STEWART FARMS LLC % R CRAIG STEWART			JEFF SIDELL
7/22/2022	082022231	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC, RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
6/7/2022	082022181	08 Barns/Farm Buildings	05-36-200-007	HOMERDING JEFFREY	11309 BRISBIN RD YORKVILLE, IL 60560-		WICK BUILDINGS
6/1/2022	082022175	08 Barns/Farm Buildings	09-04-100-013	SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
5/25/2022	082022166	08 Barns/Farm Buildings	09-22-200-034	ILLINOIS STREET LLC	2259G BELL RD MINOOKA, IL 60447-		

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5/24/2022	082022164	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022163	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC.	1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022162	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC	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		
6/15/2022	082022198	08 Barns/Farm Buildings	05-12-100-003	STEWART FARMS LLC % R CRAIG STEWART	-		JEFF SIDELL
4/19/2022	082022130	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS, LLC. RYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
4/19/2022	082022129	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC. RYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
3/30/2022	082022097	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
7/22/2022	082022233	08 Barns/Farm Buildings	04-15-100-008	ROMOZZI MICHAEL A & BEGNER WHITNEY	14550 BUDD RD YORKVILLE, IL 60560-		
6/22/2022	092022201	09 Signs	09-24-100-012	JADE RESTORATIONS INC	949 BELL RD MINOOKA, IL 60447-		BULLMASTIFF CONSTRUCTION
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

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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
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
3/22/2022	122022087	12 Swimming Pools	06-02-177-002	RENDINA BRUNO & LAURAL	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	
3/15/2022	122022077	12 Swimming Pools	05-08-352-006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
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.
4/5/2022	122022114	12 Swimming Pools	06-05-404-003	MADAI JAMES & KRYSTAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SIGNATURE POOLS & SPAS INC.
7/21/2022	122022229	12 Swimming Pools	06-07-130-008	VOLLMER KEVIN J & JULIE A	7151 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHES BACKYARD POOLS
7/20/2022	122022228	12 Swimming Pools	06-06-450-005	TRINER ANTHONY E JR & ASHLEY M	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHES BACKYARD POOLS
6/16/2022	122022197	12 Swimming Pools	03-07-430-004	DELA PAZ ANICETO JR & HODGES SABRINA A	159 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	A & J
7/5/2022	122022213	12 Swimming Pools	03-08-302-002	LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	

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6/24/2022	122022205	12 Swimming Pools	03-20-400-018	GARCIA JOSE J	3842 GROVE RD OSWEGO, IL 60543-		
7/20/2022	122022227	12 Swimming Pools	03-32-131-005	GARRETT, DAVID L & VASHKELIS, LISA	5475 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	SWIM SHACK INC.
6/8/2022	122022183	12 Swimming Pools	03-05-278-024	WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	PRECISION POOLS
6/6/2022	122022178	12 Swimming Pools	06-07-228-007	MCCUE BUILDERS INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
4/27/2022	122022139	12 Swimming Pools	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	SAME
7/8/2022	122022216	12 Swimming Pools	05-04-176-005	BECK DIANE	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
3/29/2022	122022092	12 Swimming Pools	05-08-403-002	PEYTON BRYAN	12 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	
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	
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
4/19/2022	122022124	12 Swimming Pools	01-35-201-004	PORTER JAMES & KATHY	13410 C HALE RD PLANO, IL 60545-		
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	

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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	
7/22/2022	122022230	12 Swimming Pools	03-04-151-009	CASTRO, MARIO & TAVIZON, LUZ	60 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	
7/7/2022	132022218	13 Decks	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
7/8/2022	132022215	13 Decks	05-04-176-005	BECK DIANE	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
6/14/2022	132022193	13 Decks	05-07-101-003	DEMPESEY TODD A & LISAD	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
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.
3/1/2022	132022058	13 Decks	02-35-431-005	BRENNART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CHRIS BOURQUE
1/18/2022	132022034	13 Decks	04-21-125-014	KRISTIANSON NEIL A & JENNINE F	9175 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	HURSTHOUSE, INC.
6/16/2022	132022173	13 Decks	03-16-177-001	KURCZ ASHLEY M LAMM	3614 WOLF RD OSWEGO, IL 60543-		AM KITCHEN & BATH
6/2/2022	132022157	13 Decks	04-16-376-006	SANDERS ADAM	8705 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	PAT CLARK
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

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6/22/2022	132022203	13 Decks	06-02-177-002	RENDINA BRUNO & LAURAL	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	WOLF SPIRIT LLC
4/12/2022	132022093	13 Decks	02-14-428-007	HOFMEISTER THEODORE K JR	57 E RICKARD DR OSWEGO, IL 60543-		UPPERDECK DESIGN CONSTRUCTION
3/15/2022	132022080	13 Decks	06-07-130-003	BULLINGTON AUSTIN J & LINDSEY N	7136 IRONWOOD CT YORKVILLE, IL 60560-	WHITTAIL RIDGE	TOM RODNEY-RODNEY BUILDERS
3/8/2022	132022068	13 Decks	03-12-100-013	MARTINEZ JOSE A & SILVIA			HOMEOWNER
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	
7/26/2022	142022236	14 Demolitions	01-01-400-009	GALENA PROPERTIES 1 LLC	12100 A-C GALENA RD PLANO, IL 60545-		
4/29/2022	142022146	14 Demolitions	06-09-400-005	DTG INVESTMENTS LLC 3485 ROUTE 126	3485 ROUTE 126 OSWEGO, IL 60543-		
7/22/2022	152022234	15 Electrical Upgrades	08-36-100-005	PHILLIPS JOSEPH J & MANNING JAMES R	6718 WHITEWILLOW RD MINOOKA, IL 60447-		
7/8/2022	152022222	15 Electrical Upgrades	03-27-402-004	ELSBREE BRANNON D & ELIZABETH A	27 ROYCE DR OSWEGO, IL 60543-	RING-NECK SUB UNIT 2	TRIED AND TRUE GC
6/7/2022	152022182	15 Electrical Upgrades	02-10-400-007	IBARRA JOSE ANTONIO/Cesar	8371 GALENA RD BRISTOL, IL 60512-		

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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 SR	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	MAHIA CEMENT COBB LLC	275 ROUTE 31 OSWEGO, IL 60543-		THE BOLDT COMPANY
1/4/2022	172022024	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TSA PROCESSING CHICAGO, INC.
1/4/2022	172022023	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		UNITED GROUP LOGISTICS, INC. UGL
7/27/2022	182022235	18 Driveway	03-04-377-001	GARCIA ARMANDO & LAURA	37 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FELIPA LEON
6/15/2022	182022195	18 Driveway	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	CRS MATERIAL AND SERVICES
6/10/2022	182022185	18 Driveway	09-14-300-001	RCUBE FARMS LLC. RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
5/16/2022	182022161	18 Driveway	03-04-256-002	TRUJILLO RAMIRO & MARTHA	15 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	

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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 & ALVAREZ DE JESUS	12830 ASHLEY RD NEWARK, IL 60541-		JESUS GUTIERREZ
6/15/2022	202022191	20 Patio	03-05-452-077	RAMIREZ ANA KAREN ENRIQUEZ & MARSHALL DARRYL L & CHERYL S	9 HILLCREST CT MONTGOMERY, IL 60538-		ADRIAN MARTIN
6/7/2022	202022180	20 Patio	03-05-430-024	MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-		BKL CONSTRUCTION INC.
5/2/2022	202022147	20 Patio	03-07-427-005	MCPHERSON KEVIN C & LISAR	101 AUGUSTA RD OSWEGO, IL 60543-		UPPER DECK DESIGN & CONSTRUCTION
4/19/2022	202022120	20 Patio	03-05-276-006	GONZALEZ GUSTAVO & ADRIANA & ADRIANA	38 N BEREMAN RD MONTGOMERY, IL 60538-		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
7/28/2022	232022240	23 Generator	02-21-180-002	HAFENRICHTER DONALD J & JOANK	26 W LEXINGTON CIR YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION & ELECTRICAL
7/28/2022	232022239	23 Generator	03-08-276-023	REMUS GARY E & DEBORAH A	100 CIRCLE DR MONTGOMERY, IL 60538-		BOULDER HILL UNIT 17
7/5/2022	232022211	23 Generator	06-02-103-002	OLSON BRIAN A & CHRISTINE L	1875 WINCHESTER CT OSWEGO, IL 60543-		SOUTHFIELD ESTATES

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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 & LAWRENCE, JANE C 01-35-477-007	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION & PATTERSON
5/12/2022	232022154	23 Generator	05-12-228-017	HEFFERNAN JUSTIN B	5900 C RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	SATURN HEATING, COOLING & ELECTRIC PATTERSON
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 & PATTERSON
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 PATTERSON
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 PATTERSON
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 PATTERSON
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 PATTERSON
7/20/2022	242022225	24 Solar	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	SUNPOWER CORP.
7/19/2022	242022224	24 Solar	04-09-400-013	KRUSER BENJAMIN & MICHELLE	15174 MEADOW LN YORKVILLE, IL 60560-		WINDSOLEIL INC.

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7/12/2022	242022223	24 Solar	06-02-400-006	GEORGE VINCENT B REVOC TRUST	1378 CHERRY RD OSWEGO, IL 60543-		SUNRUN INSTALLATION CONTRACTORS LLC
7/5/2022	242022210	24 Solar	03-05-404-018	SUCILLA JOSE & SUCILLA ELIZABETH	136 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TITAN SOLAR POWER IL, INC.
6/30/2022	242022209	24 Solar	01-16-426-004	RICHMOND LAWRENCE & NATALIE ANN	48 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	BRIGHT PLANET SOLAR
6/23/2022	242022207	24 Solar	03-04-408-034	EMRULOSKI IMER	110 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR % YALLEEN WALTERS LLC
6/13/2022	242022188	24 Solar	03-05-428-006	SCHUR TYLER & ALM JAMES B	37 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	SUNRUN INSTALLATION CONTRACTORS LLC
6/10/2022	242022184	24 Solar	03-04-251-021	CUPPLES KATHLEEN	34 HUNTER DR MONTGOMERY, IL 60538-		JULIA CARTER % BRIGHT PLANET SOLAR
5/25/2022	242022171	24 Solar	02-35-103-013	HATHAWAY BRADFORD L & BRADICIE E	7807 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	MARC S JONES CONSTRUCTION LLC
5/24/2022	242022170	24 Solar	03-09-154-022	MCREYNOLDS ANDREW S & DOMINIQUE M	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 & STACEY A	83 STAINFIELD DR PLANO, IL 60545-	STAINFIELD SUB UNIT 2	SUNRUN INSTALLATION CONTRACTORS LLC
5/16/2022	242022159	24 Solar	05-02-100-003	MAGANA JESUS A & AIDA	6465 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
5/5/2022	242022151	24 Solar	05-05-103-003	NASTI JAMES H & MARY	20 MAPLE ST YORKVILLE, IL 60560-	FOXLAWN UNIT 3	SUNRUN INSTALLATION CONTRACTORS LLC

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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
4/20/2022	242022135	24 Solar	02-34-178-001	HARRIS KARI	8520 VAN EMMON RD YORKVILLE, IL 60560-		MODERN MILL LLC - MARK BROUGH
4/20/2022	242022134	24 Solar	03-12-204-004	LIPPOLD CURTIS	22 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	SUNPOWER CORP.
4/20/2022	242022133	24 Solar	03-05-453-024	GILBERT MAXWELL	17 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BRIGHT PLANET SOLAR
4/20/2022	242022125	24 Solar	03-09-105-003	NUNEZ GUMESINDO JR & DIANA L	116 CIRCLE DR E 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 & LAURA M	44 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	SUNPOWER CORP.
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.
4/12/2022	242022115	24 Solar	02-34-202-001	ANDERSON MICHAEL D & ERIN L	132 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC

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3/31/2022	242022112	24 Solar	02-34-202-002	ANDERSON MICHAEL & CUNNINGHAM TUNNAC A	134 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
3/22/2022	242022089	24 Solar	03-08-280-027	GIOVANNONI MATTHEW & GARNER CARANTULA	3 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION
5/5/2022	242022150	24 Solar	03-04-303-027	SILVA CARLOTTA	36 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	BRIGHT PLANET SOLAR
3/9/2022	242022070	24 Solar	03-04-303-007	CAZARES ELODIA	40 CIRCLE DRE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION
2/24/2022	242022057	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	HEADLINE SOLAR LLC
2/24/2022	242022055	24 Solar	06-02-300-018	MARTINEZ ANDRES	1585 JOHNSON RD OSWEGO, IL 60543-		SUNPOWER CORP.
2/16/2022	242022050	24 Solar	02-28-401-002	NUNEZ GERARDO	901 MCHUGH RD YORKVILLE, IL 60560-	GUTHRIE SUB	SUNRUN INSTALLATION
2/18/2022	242022049	24 Solar	09-16-200-018	DELANEY MARTHA ANN & RUDDICK DEVIN	13990 MCKANNA RD MINOOKA, IL 60447-		SUN BADGER SOLAR
2/9/2022	242022047	24 Solar	05-18-153-001	MCCUSKER MICHAEL J & 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
6/22/2022	242022200	24 Solar	06-02-400-002	KESLAR MICHAEL W & MARIA VILLALOBOS	1375 JOHNSON RD OSWEGO, IL 60543-		MOXIE SOLAR

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/3/2022	242022042	24 Solar	09-15-400-010	HUERTA HERIBERTO & ISRAEL	14776 JUGHANDLE RD MINOOKA, IL 60447-		SUNRUN INSTALLATION SERVICES LLC
2/3/2022	242022041	24 Solar	02-11-176-008	BAYER CHRISTOPHER A & MALDONADO ANDRIANA	7617 GALENA RD BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	SUNRUN INSTALLATION SERVICES LLC
2/3/2022	242022040	24 Solar	07-34-100-009	CARLSON JASON D & ERICA	14908 WHITEWILLOW RD NEWARK, IL 60541-		SOLAR POWER MIDWEST
7/7/2022	242022219	24 Solar	03-04-408-031	ZIN MAY	104 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR
1/20/2022	242022036	24 Solar	03-08-253-005	GONZALEZ JOSE	6 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	BRIGHT PLANET SOLAR
1/13/2022	242022033	24 Solar	08-28-400-005	FRIESTAD SCOTT & KRISTIN	16950 QUARRY RD MORRIS, IL 60450-		SOLAR POWER MIDWEST
7/28/2022	242022241	24 Solar	03-05-454-021	SAAVEDRA JENNIFER M & CANO MARTIN JR	12 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION SERVICES LLC
7/20/2022	242022226	24 Solar	01-05-176-005	BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY LLC

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	\$9,414.48	\$0.00	\$414.41	\$0.00	\$9,828.89	\$128,918.01	\$42,987.55	\$165,606.04
July	\$9,932.96	\$2,023.50	\$5,022.41	\$2,000.00	\$18,978.87	\$147,896.88	\$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
YR END TOTAL	\$79,645.48	\$8,952.00	\$50,299.40	\$9,000.00	\$147,896.88			