* LEHOALL & COUNTY,

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

AGENGA

Monday, November 7, 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 October 6, 2022, Meeting (Pages 2-9)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 10-12)

PETITIONS:

1. **Petition 22 – 19 – Jairo Ortega (Pages 13-127)**

Request: Map Amendment Rezoning the Western 0.785 +/ Acres of the Subject Property from A-1

Agricultural District to R-1 One Family Residential District

PIN: 09-15-300-024

Location: South Side of Route 52 Across the Street from 2735 Route 52 in Seward Township

Purpose: Petitioner Wishes to Rezone the Property in Order for the Property to Have One Zoning

Classification and in Order to Construct One House

2. Petition 22 - 23 - Mary Maly on Behalf of the Mary D. Maly Living Trust

(Pages 128-135)

Request: Revocation of a Special Use Permit for Small Animal and Small Poultry Plan Processing

Plant

PIN: 07-08-100-011

Location: 16895 Lisbon Center Road, Newark, Big Grove Township

Purpose: Petitioner No Longer Wants the Special Use Permit; Property is Zoned A-1 Agricultural

District with a Special Use Permit

NEW BUSINESS:

1. Recommendation on 2022 Noxious Weed Annual Report (Pages 136-150)

2. Special Use Permit Enforcement Update (Pages 151-152)

OLD BUSINESS: None

REVIEW VIOLATION REPORT: (Pages 153-154)

REVIEW PRE-VIOLATION REPORT: (Pages 155-159)

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT: (Pages 160-191)

REVIEW REVENUE REPORT: (Page 192

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

1. Discussion of Litigation, When an Action Against, Affecting, or Behalf of the Particular Public

Body Has Been Filed and Is Pending Before a Court (5 ILCS 120/2(c)(11))

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 4:00 p.m.

Meeting Minutes of October 6, 2022 – Unofficial until Approved

CALL TO ORDER

The meeting was called to order by Chairman Gengler at 4:02 p.m.

ROLL CALL

<u>Committee Members Present</u>: Elizabeth Flowers (Arrived at 4:41 p.m.), Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman) (Arrived 4:22 p.m.), Dan Koukol, and Robyn Vickers

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Scott Koeppel (County Administrator), and Judd Lofchie

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Vickers made a motion, seconded by Member Koukol, to approve the minutes of the September 12, 2022, meeting and the September 14, 2022, meeting in Boulder Hill. With a voice vote of three (3) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report. Mr. Asselmeier noted that the Department purchases new shirts with the new County logo on them. He also noted that business cards were purchased for the new part-time inspector Matthew Yackley.

PETITIONS

None

NEW BUSINESS

Recommendation on Fiscal Year 2022-2023 Meeting Calendar

Mr. Asselmeier presented the proposed calendar. It was noted that the new PBZ Committee could change the schedule and times of meetings after they are seated in December.

The consensus of the Committee was to let the new Committee decide meeting dates and times.

Recommendation on the 2023 Comprehensive Noxious Weed Work Plan

Mr. Asselmeier summarized the request.

Page **1** of **5**

Kendall County is required by Illinois law to submit an annual Noxious Weed Comprehensive Work Plan to the State by November 1st of each year. This proposal is the same as the 2022 Noxious Weed Comprehensive Work Plan.

Member Koukol made a motion, seconded by Member Vickers, to recommend approval of the meeting work plan.

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

The proposal goes to the County Board on October 18, 2022, on the consent agenda.

Approval of a Proposal from WBK Engineering Regarding Reviewing Potential Amendments to the Kendall County Stormwater Management Ordinance in Relation to the Illinois Revised Floodplain Ordinance at a Cost Not to Exceed \$4,500; Related Invoices To Be Paid from the PBZ Consultation Line Item (11001902-63630)

Mr. Asselmeier presented the proposal. He noted the proposal only called for one (1) public meeting with WBK Engineering. Mr. Asselmeier also asked if the Committee had any objections to allowing WBK Engineering to bill the County for the project in the current fiscal year. There was approximately Five Thousand Five Hundred Dollars (\$5,500) remaining in the Consultation Line Item in the current fiscal year.

Chairman Gengler made a motion, seconded by Member Koukol, to approve the proposal and to pay it entirely in the current fiscal year.

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

<u>Discussion of Requiring Middle Initials on Applications; Committee Could Approve Changing Applications</u>

Mr. Asselmeier stated that, in order to conduct some debt checks, a middle initial was necessary. Mr. Asselmeier said, to date, the system has caught two (2) people that owed the County money.

Member Koukol asked which department requested the change. Mr. Asselmeier responded the Circuit Clerk's Office.

Mr. Koeppel was in favor of the change.

Chairman Gengler made a motion, seconded by Member Vickers, to approve requiring middle initials on applications.

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

1038 Harvey Road Items

Approval to Issue New, Additional Citations at the Property

Approval to Request that the State's Attorney's Office Pursue the Collection of the Lien for Planning, Building and Zoning Related Penalties Issued Against the Property

Mr. Asselmeier reported that the proposal will be at the Committee of the Whole on October 13, 2022. The business was still operating without a special use permit and a driveway permit has not been issued. The Village of Oswego issued an access permit. Normally, an applicant would not pursue permits until the County Board approved the zoning request. However, in this case the driveway was installed without a permit. The owner was requesting a variance to the

driveway setback requirements.

Member Vickers asked why the stormwater information was not finished. Judd Lofchie, Attorney for the Petitioner, said the stormwater report was finished. Mr. Asselmeier explained that a driveway permit was still needed and that applicants normally do not apply for driveway permits until after the County Board takes action on the zoning request. Mr. Lofchie said the property owner would apply for a driveway permit. The business was still operating without a special use permit. The stormwater report has not been submitted to WBK Engineering, to date.

Member Koukol asked about the court case. Mr. Asselmeier said the Thirty-Two Thousand Eight Hundred Dollar (\$32,800) fine has been recorded as a lien against the property. Mr. Asselmeier recommended not pursuing the lien until the County Board makes a decision on the special use permit. The Petitioner could ask the court to reduce or drop the fines. Mr. Koeppel recommended that the Committee wait until the County Board makes a decision on the special use permit before pursuing the lien since a decision is likely on October 18th or November 1st.

Chairman Gengler expressed his opposition to issuing new citations.

Member Gilmour arrived at this time (4:22 p.m.).

The proposal goes to the Committee of the Whole on October 13, 2022.

Member Koukol agreed with Chairman Gengler.

Discussion occurred regarding the location of the driveway and driveway specifications.

Member Gilmour asked what had changed since the last meeting. Mr. Lofchie said the stormwater report was complete. Mr. Asselmeier said that he had not seen the report.

Members Vickers and Gilmour favored not issuing new citations at this time.

Member Vickers requested that the stormwater report be submitted prior to the October 13th Committee of the Whole meeting.

Mr. Asselmeier and Mr. Koeppel recommended waiting with pursuing the lien until after the County Board decision on the special use permit.

The consensus of the Committee was to wait for County Board action before pursuing the lien.

OLD BUSINESS

October 21, 2022 Illinois Association of County Zoning Officials Training

Mr. Asselmeier stated that the Illinois Association of County Zoning Officials will have a training on October 21, 2022, at 9:00 a.m., via Zoom. The first session will be on carbon dioxide pipeline regulations. The second session will be on zoning hearings. A roundtable discussion will be held after lunch on activities and concerns in the various counties. Members should contact Mr. Asselmeier if they were interested in attending. There was no application fee. Chairman Gengler was interested attending.

Follow-Up Discussion of September 14, 2022, Meeting in Boulder Hill

Chairman Gengler felt the meeting went well. He was glad to have representatives from the

Sheriff's and Health Department in attendance. He thanked Oswego School District 308 for allowing the Committee to use the building.

Member Koukol felt that having a larger room was beneficial.

Member Vickers felt that attendees had a better understanding of the meeting's procedure.

Members Gilmour and Vickers thought there would be more questions from attendees.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Chairman Gengler asked, if someone was interested in purchasing 1539 Collins Road, what steps would they need to take. Mr. Koeppel said that once the County acquired ownership of the property, the County would attempt to sell the property after cleanup. The County could explore selling the property prior to cleanup with a stipulation in the contract that the property be cleaned up in a certain period of time or face consequences. Discussion occurred regarding the costs to the County to clean up the property compared to the cost of allowing a private individual to clean up the property.

Member Flowers arrived at this time (4:41 p.m.).

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the pre-violation report.

Mr. Asselmeier discussed the silt fence issue in Whitetail Ridge.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Update on Historic Structure Survey

Mr. Asselmeier said the Commission will be having a training session on October 8, 2022, and October 15, 2022, for the volunteers. There are approximately ten (10) volunteers. The training will consist of an overview meeting and a site visit at Harris Forest Preserve.

REVIEW PERMIT REPORT

The Committee reviewed the report.

Chairman Gengler asked how many solar permits had been issued year-to-date in 2021. Mr. Asselmeier will get the answer to that question.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

Member Gilmour made a motion, seconded by Member Flowers, to enter into executive session for the purposes of reviewing minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

The Committee recessed at 4:50 p.m.

Chairman Gengler called the Committee back to order at 4:53 p.m.

ROLL CALL

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

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner) and Scott Koeppel (County Administrator)

NEW BUSINESS

Approval to Release Executive Session Minutes of October 6, 2022

Member Gilmour made a motion, seconded by Member Vickers, to recommend approval of the release of the Executive Session Minutes of October 6, 2022.

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

The proposal goes to the County Board on October 18, 2022, on the consent agenda.

ADJOURNMENT

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

Chairman Gengler adjourned the meeting at 4:53 p.m.

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

Enc.



KENDALL COUNTY PLANNING, BUILDING, & ZONING COMMITTEE OCTOBER 6, 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)
Juda Lafakie		

Matt Asselmeier

From:

Matt Asselmeier

Sent:

Friday, October 7, 2022 9:29 AM

To:

Brian Holdiman; Dan Koukol; Elizabeth Flowers; Judy Gilmour; Matthew Yackley; Pam

Herber; Robyn Vickers; Scott Gengler; Scott Koeppel

Subject:

RE: October 6 PBZ Committee Packet

Members of the Planning, Building and Zoning Committee:

A question was asked at yesterday's meeting regarding the number of solar panel permits the County had issued year-to-date in 2021. The answer to that question was 21.

The number of solar panel permits issued year-to-date in 2022 was 62.

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: Monday, October 3, 2022 9:35 AM

To: Brian Holdiman <BHoldiman@kendallcountyil.gov>; Dan Koukol <dkoukol@kendallcountyil.gov>; Elizabeth Flowers

<EFlowers@kendallcountyil.gov>; Judy Gilmour <jgilmour@kendallcountyil.gov>; Matthew Yackley <MYackley@KendallCountyil.gov>; Pam Herber <pherber@kendallcountyil.gov>; Robyn Vickers

<rvickers@kendallcountyil.gov>; Scott Gengler <sgengler@kendallcountyil.gov>; Scott Koeppel

<skoeppel@kendallcountyil.gov>

Subject: October 6 PBZ Committee Packet

Members of the Planning, Building and Zoning Committee:

Attached please find the packet for Thursday's meeting.

If you have any questions, please let me know.

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Kendall County Office Building Rooms 209 & 210 111 W. Fox Street, Yorkville, Illinois 4:00 p.m.

Executive Session Minutes of October 6, 2022

CALL TO ORDER

The executive session was called to order by Chairman Scott Gengler at 4:51 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)

The purpose of this executive session was to review minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The Committee reviewed the minutes from the following meetings:

December 19, 2016

August 7, 2017

The consensus of the Committee was to release the minutes of October 6, 2022. The other minutes shall remain confidential for personnel reasons.

Motion by Member Gilmour, seconded by Member Vickers, to adjourn executive session.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None Abstain (0): None Absent (0): None

Chairman Gengler adjourned the executive session at 4:52 p.m.

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



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	07:41

|Kendall County |PBZ 10062022

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7 PENDING UNPAID INVOICES

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* Invoice must be approved or voided to post.

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Page

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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 22-19 Jairo Ortega Map Amendment Rezoning Property from A-1 to R-1

INTRODUCTION

In February 2022, the Petitioner and his wife purchased the subject property from Tri-Star Development, Inc. Prior to the sale, on September 21, 2021, through Ordinance 2021-18, the County Board rezoned a majority of the property to R-1. A portion of the Petitioner's property was not included in the 2021 rezoning and the Petitioner would like to rezone the remainder (approximately 0.785 acres) to R-1 in order for the property to have one (1) zoning classification. The Petitioner wishes to construct a house on the property.

The application materials are included as Attachment 1. The plat of survey for the entire property is included as Attachment 2.

SITE INFORMATION

PETITIONER: Jairo Ortega

ADDRESS: Across Route 52 from 2735 Route 52, Minooka

LOCATION: Approximately 0.2 Miles West of Jughandle Road on the South Side of U.S. Route

52

TOWNSHIP: Seward

PARCEL #: 09-15-300-024

LOT SIZE: 3.01 Acres (Total Parcel) 0.785 Acres (Proposed Rezoned Area)

EXISTING LAND Agricultural/Wooded

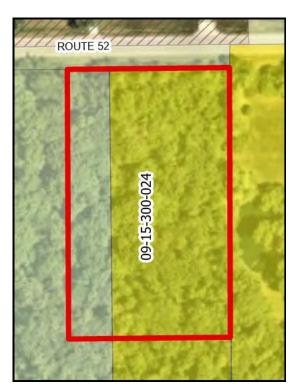
USE:

ZONING: A-1 Agricultural District

LRMP:

Future	Rural Residential (Max 0.65 DU/Acre)
Land Use	
Roads	U.S. 52 is a State Maintained Arterial.
Trails	Joliet has trails planned along Route 52.
Floodplain/ Wetlands	None





Yellow Area is Zoned R-1; Green Area is Zoned A-1 REQUESTED ACTION: Map Amendment Rezoning Property from A-1 to R-1

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural Farmstead/Special Use For Products Not Grown on the Premises	A-1 SU	Rural Residential (Max 0.65 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Wooded	A-1 and R-1	Rural Residential	A-1 and R-1
East	Single-Family Residential	R-1	Rural Residential	A-1 and R-1
West	Agricultural/Wooded	A-1	Rural Residential	A-1

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

The Baker Woods Forest Preserve is located within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted (see Attachment 1, Pages 28-30) and noted the presence of the following protected resources in the vicinity:

Aux Sable Creek INAI Site Greater Redhorse (Moxostoma valenciennesi)

Adverse impacts were considered unlikely and consultation was terminated (see Attachment 4).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on August 1, 2022 (see Attachment 1, Page 27). The LESA Score was 181 indicating a low level of protection. The NRI report is included as Attachment 3.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on August 8, 2022. Seward Township submitted an email on September 14, 2022, stating that the Township Board unanimously denied the request. The email is included as Attachment 5. Seward Township's reasons for denial were as follows:

The property is heavily wooded and immediately surrounded to the north, west and southwest by floodplain. This is a direct watershed to the protected Aux Sable Creek.

The property is adjacent to the Conservation Foundation land and the Forest Preserve.

There is currently minimal enforcement throughout the County to make sure dumping and other activities within the dense wooded areas does not take place. We already have this exact same problem near the Aux Sable Creek as well as other similar areas in the Township which has been happening for many years. It does not make sense to add to the problem again on Rt. 52 next to a Forest Preserve and Conservation Land.

The property is located along Rt. 52 with heavy traffic (including more trucks every day) near the Aux Sable Creek bridge. The addition of another driveway at this location will increase the

likelihood of a bad accident near the bridge and entrance to Bakers Woods Forest Preserve. This is one of the reasons that Seward Township moved its location years ago to O'Brien Rd away from the Aux Sable Creek and bridge.

The Seward Township Planning Commission and Board have agreed to propose a revised Land Use Map to the County for review that will change this property and a good portion of the remainder of the Township back to Agricultural Use on the Future Land Use Map. Currently the entire Seward Township is shown as Residential and Commercial with no Agricultural Use at all. This does not match with the goals of the residents of Seward Township. It would be disingenuous of our planning commission to vote in favor of this zoning change when at the same meeting they have approved the land use change on the Future Land Use Map which will be sent for review to the County.

Last and foremost, it is our opinion that the best use for this piece of land is not Residential. It is our opinion that the best use is to be kept Ag zoning.

The email outlining the Seward Township's reasons for denial are included as Attachment 6. Staff's response to Seward Township's reasons are included as Attachment 7.

Staff would like to point out that Seward Township did not object to the rezoning of the eastern portion of the property in 2021. The minutes of the Seward Township Planning Commission from August 12, 2021 are included as Attachment 8.

Staff would further like to point out that Seward Township did not object to the rezoning of the one eighty-three (183) acres of the Tri-Star property located approximately one third (1/3) of a mile to the west of the subject property.

On October 12, 2022, Seward Township submitted an email saying they will not file a formal objection. This email is included as Attachment 13.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on August 8, 2022.

CITY OF JOLIET

Petition information was sent to the City of Joliet on August 8, 2022.

MINOOKA FIRE PROTECTION DISTRICT

Petition information was sent to the Minooka Fire Protection District on August 8, 2022.

ZPAC

ZPAC reviewed this Petition at their meeting on September 13, 2022. The Petitioner indicated that he would like to have the driveway access located in the center of the property along Route 52. It was noted that the Conservation Foundation recently purchased the property to the west of the subject property and discussion was underway to use that property for forest preserve purposes. It was also noted that a culvert was located to the west of the subject property. Lastly, it was noted that it may be challenging to install a traditional septic system on the subject property because the property was wooded. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 9.

RPC

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on September 28, 2022. It was noted that Seward Township had not supplied the County with a proposed plan or future land use map. The Commission reviewed the ownership, zoning, floodplain, and wetland maps of properties near the subject property. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are included as Attachment 11.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on October 3, 2022. Other than the Petitioner, no members of the public testified at the public hearing. Discussion occurred regarding other map amendments in the area, the history of ownership of the property, and enforcement issues that arise when a property is split zoned. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes are included as Attachment 12.

GENERAL INFORMATION

The Petitioner desires to rezone the subject property in order to build one (1) house on the subject property and to have consistent zoning throughout the property.

BUILDING CODES

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

UTILITIES

No public or private utilities are onsite.

ACCESS

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. The Illinois Department of Transportation submitted an email with no comments on the proposal. The email is included as Attachment 10.

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

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

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

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

FINDINGS OF FACT

The Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and R-1. The A-1 property to the north has a special use permit for sale of products not grown on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently split zoned A-1 and R-1. The property is presently heavily wooded and having a single zoning classification for the property is desirable.

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

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

RECOMMENDATION

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

The draft ordinance is included as Attachment 14.

ATTACHMENTS

- 1. Application Materials (Including the Petitioner's Findings of Fact, NRI, and EcoCat)
- 2. Plat of Survey for Property
- 3. NRI Report
- 4. EcoCat Termination Letter
- 5. September 14, 2022, Email from Seward Township Supervisor Tim O'Brien
- 6. September 14, 2022, Email from Seward Township Planning Commission Chairman Peter Fleming
- 7. September 15, 2022, Email from Matt Asselmeier to Seward Township
- 8. August 12, 2021, Seward Township Planning Commission Minutes
- 9. September 13, 2022, Kendall County ZPAC Meeting Minutes
- 10. September 19, 2022, Email from the Illinois Department of Transportation
- 11. September 28, 2022, Kendall County Regional Planning Commission Meeting Minutes
- 12. October 3, 2022, Kendall County Zoning Board of Appeals Minutes
- 13. October 12, 2022 Seward Township Email
- 14. Draft Ordinance

PROJECT NAME _



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

FILE #:___

Jairo Ortega CURRENT LANDOWNER/NAME(s) Jairo and Rebecca Ortega SITE INFORMATION ACRES SITE ADDRESS OR LOCATION ASSESSOR'S ID NUMBER (PIN) 09 15 300 024 EXISTING LAND USE CURRENT ZONING LAND CLASSIFICATION ON LRMP								
CURRENT LANDOWNER/NAME(s) Jairo and Rebecca Ortega SITE INFORMATION ACRES SITE ADDRESS OR LOCATION ASSESSOR'S ID NUMBER (PIN) 30.921 09.15.300.024 EXISTING LAND USE CURRENT ZONING LAND CLASSIFICATION ON LRMP Wooded A-1 REQUESTED ACTION (Check All That Apply):	NAME OF APPLICANT							
Jairo and Rebecca Ortega SITE INFORMATION ACRES SITE ADDRESS OR LOCATION ASSESSOR'S ID NUMBER (PIN) 30.021 09 15 300 024 EXISTING LAND USE CURRENT ZONING LAND CLASSIFICATION ON LRMP Wooded A-1 REQUESTED ACTION (Check All That Apply):	Jairo Ortega							
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Last Revised: 12.15.20

Date Stamp Here If Checklist Is Complete

¹Primary Contact will receive all correspondence from County ²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Attachment 1, Page 2

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any map amendment request. They are as follows:

Existing uses of property within the general area of the property in question. Undeveloped vacant and fully wooded land.

The Zoning classification of property within the general area of the property in question. The property is currently zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification.

Along with the Eastern adjoining parcel, rezoning of this parcel will satisfy the minimum frontage requirements by Kendall County Zoning Ordinance for the construction of a single family home with A-1 zoning.

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

Adjoining properties are zoned R-1

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

Request is consistent with the purpose and objective of the Kendall County Land Resource Management plan and other adopted County and municipal plans and policies.

Brief justification of the reasons for the requested zoning and the intended use(s).

The reason for the requested change in zoning is to allow for the construction of a singe family home across a single R-1 zoned parcel.

LEGAL DESCRIPTION OF PROPERTY

PROPOSED R-1 ZONING DISTRICT

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 258.69 FEET TO A POINT ON A LINE 280.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662, SAID POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 71.31 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST ALONG SAID PARALLEL LINE, 470.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 510.00 FEET OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 74.20 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE NORTH 01 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. Containing 0.785 acres more or less.

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

RE-RECORDING OF QUIT CLAIM DEED IN TRUST TO CORRECT THE LEGAL DESCRIPTION PART OF TAX PARCEL NUMBERS 09-15-300-020 Buyer retaining 3.021 acres vacant land west of Jughandle Road, US Route 52, MINOOKA, ILLINOIS 60447 RECORDED DOCUMENT 2022000042111

This. Transaction EXEMPT under provisions of 35ILCS 200/31-45, Par. E.

Dated Jane 13 2022.

Signed

202200004211

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 3/3/2022 3:53 PM
REC FEE: 57.00 RHSPS: 10.00
PAGES: 5

Successo Title

QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTORS,
Jairo Ortega and Rebecca Ortega,
Husband and Wife,
as Joint Tenants
Of the
in the County of Kendall

and State of Illinois

for and in considerat	ion of \$10.00 in hand paid, CONVEY and QUIT CLAIM TO:			
Tri-Star Developmen	nt Inc., An Illinois Corporation, GRANTEE			
whose address is:				
all interest in the foll of Illinois to wit:	owing described Real Estate situated in the County of <u>Kendall</u> in the State			
See attached legal de	escription			
SUBJECT TO:	Existing easements, covenants, and restrictions of record, and 2021 and subsequent years real estate taxes.			
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.				
TAX PARCEL NO. ADDRESS OF PRO	Part of 09-15-300-020 PERTY: 4.245 acres US Route 52, Minooka, Illinois 60447			
Dated this 18TH d	ay of February , 2022.			

LICSALLAD392 Auto **QUIT CLAIM DEED** Statutory (Illinois)

Of the

THE GRANTORS. Jairo Ortega and Rebecca Ortega, Husband and Wife, as Joint Tenants in the County of Kendali and State of Illinois

RECOR	DED ELECTR	ONICALLY
ID	County	
Date	Time	
simplifile	www.simplifile.com	800,460,5657

for and in consideration of \$10.00 in hand paid, CONVEY and QUIT CLAIM TO:

Tri-Star Development Inc., An Illinois Corporation, GRANTEE

whose address is

all interest in the following described Real Estate situated in the County of Kendall in the State of Illinois to wit:

See attached legal description

SUBJECT TO:

Existing easements, covenants, and restrictions of record, and 2021 and subsequent years real estate taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Part of 09-15-300-020 TAX PARCEL NO.

ADDRESS OF PROPERTY: 4.245 acres US Route 52, Minooka, Illinois 60447

Dated this 18TH day of February 2022.

Jairo Ortega	%	Rebicca Ortega
		TOO TOO OT TOO O
Quit Claim Deed		
STATE OF ILLINOIS)	
COUNTY OF KENDALL) SS.)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CHRTIFY THAT Jake Octable lesson or the personally known to me to be the same person whose name they subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that by signed, sealed and delivered this instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1871 Day of 1802 under 1, 2027

JENNIFER R MCWILLIAMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 30, 2023

Notary Public

SEND SUBSEQUENT TAX BILLS TO AND: GRANTEE'S ADDRESS Tri-Star Development Inc., An Illinois Corporation

THIS DOCUMENT PREPARED BY: AFTER RECORDING, RETURN TO: Law Offices of Daniel J. Kramer 1107A S. Bridge Street Yorkville, IL 60560

This Transaction EXEMPT under provisions of 35ILCS 200/31-45, Par. <u>E</u>.

Dated <u>Z-/8</u>
Signed Atana



Debbie Gillette Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS	
STATE OF ILLINOIS)	
)SS	
COUNTY OF KENDALL	
being duly sworn on oath, states that affiant resides at And further states that: (please check the appropriate b	
And turner states that: (please check the appropriate of	UA
A. [] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is	s oi
an entire tract of land not being part of a larger tract of land; or	
B. [X] - That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reason	ns
(please circle the appropriate number)	
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not	
involve any new streets or easements of access;	olv
 The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involved any new streets or easements of access; 	914
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;	
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other pub	lic
utility facilities and other pipe lines which does not involve any new streets or easements of access;	
5. The conveyance of land owned by a railroad or other public utility which does not involve any new str	eet
or easements of access; 6. 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	2 11
use;	
 Conveyances made to correct descriptions in prior conveyances; 	
The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts	s O
a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or	
easements of access; 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois	
Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent l	ots
from the same larger tract of land, as determined by the dimensions and configuration of the larger trace	t
on October 1, 1973, and provided also that this exemption does not invalidate any local requirements	
applicable to the subdivision of land:	
10. The conveyance is of land described in the same manner as title was taken by grantor(s).	
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of	f
Kendall County, Illinois, to accept the attached deed for recording.	
Kendan County, Inniois, to accept the attached good for recording.	
SUBSCRIBED AND SWORN TO BEFORE ME	
This 18th day of February, 2022	
Si cassilia	-
Signature of Notary Public Signature of Affaint	
"OFFICIAL SEAL" 11 West Fox Street, Yorkville IL 60560-1408	2
NOTAFY THE LEWIS HANSON Fax: (630) 553-4119 • Email: Dgillett @co. Research HANSON	3
MY COMMISSION IN 18/2023 NOTARY PUBLIC, STATE OF ILLINOIS	
§ MY COMMISSION EXPIRES 11/16/2023	5 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 330.00 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 208.70 FEET TO THE NORTHWEST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER, 672.16 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER 200900002662; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST PARALLEL WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, A DISTANCE OF 324.16 FEET TO A POINT ON THE WEST LINE OF LANGELAND'S SUBDIVISION, SAID POINT BEING THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER 200900002662; THENCE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, 100.00 FEET; THENCE SOUTH 87 DEGREES 16 MINUTES 59 SECONDS WEST 350.00 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 06 SECONDS WEST 316.30 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 01 DEGREES 38 MINUTES 24 SECONDS WEST ALONG SAID PARALLEL LINE, 1115.20 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. Containing 7,266 acres more

EXCEPTING FROM THE ABOVE DESCRIBED TRACT, THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091,99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40,00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 268,69 FEET TO A POINT ON A LINE 280,00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200000002662, SAID POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 8B DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 280,01 FEET TO THE NORTHWEST CORNER OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200800002662; THENDE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER, 470.08 FEET TO THE SOUTH LINE OF THE NORTH 610.00 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 280,01 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE NORTH 01 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. Containing 3,021 acres more or less .

PLAT ACT AFFIDAVIT OF METES AND BOUNDS



Debbie Gillette Kendall County Clerk & Recorder

)SS)SS
COUNTY OF KENDALL) And iel J. Kramer , being duly swom on oath, states that affiant resides at Or KVIIC TUINOIS . And further states that: (please check the appropriate box)
A. [] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
B. [] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)
 The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
 The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
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
(7) use; Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (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; 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land 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 provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 The conveyance is of land described in the same manner as title was taken by grantor(s).
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.
SUBSCRIBED AND SWORN TO BEFORE ME
m. 121/2 . Tura
This 13+11 day of 1012, 202).
Signature of Notary Public Signature of Affiant
"OFFICIAL SEAL" 11 West Fox Street, Yorkville IL 60560-1498 COLLEEN HANSON NOTARY PUBLIC, STATE OF 101 1505-104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us
INCARAMINEDIA EVOLDES STANIONES S

QUIT CLAIM DEED

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15: THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 20100000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 258.69 FEET TO A POINT ON A LINE 280.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662. SAID POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 71.31 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304: THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST ALONG SAID PARALLEL LINE, 470.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 510.00 FEET OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 74.20 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662: THENCE NORTH 01 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING. IN KENDALL COUNTY, ILLINOIS. Containing 0.785 acres more or less.

AND ALSO

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15. IN TOWNSHIP 35 NORTH, RANGE 8. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15: THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091,99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 330.00 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 208.70 FEET TO THE NORTHWEST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER, 672,16 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER 200900002662; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST PARALLEL WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, A DISTANCE OF 324.16 FEET TO A POINT ON THE WEST LINE OF LANGELAND'S SUBDIVISION, SAID POINT BEING THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER 200900002662; THENCE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, 100.00 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 59 SECONDS WEST 350.00 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 06 SECONDS WEST 316.30 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 01 DEGREES 38 MINUTES 24 SECONDS WEST ALONG SAID PARALLEL LINE, 1115.20 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS, Containing 7,266 acres more or less.

EXCEPTING THEREFROM

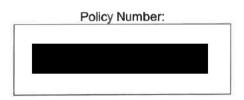
Corrected legal description

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 258.69 FEET TO A POINT ON A LINE 280.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662, SAID POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 280.01 FEET TO THE NORTHWEST CORNER OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER, 470.06 FEET TO THE SOUTH LINE OF THE NORTH 510.00 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 280,01 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE NORTH 01 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS. Containing 3.021 acres more or less.

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:





Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

- Title being vested other than as stated in Schedule A.
- 2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Unmarketable Title.
- 4. No right of access to and from the Land.
- The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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ALTA Owner's Policy (06/17/2006)

IL-CT-FSWA-01080.246493-SPS-72306-1-

OWNER'S POLICY NO

- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By: Michael J. Nolan, President Attest



Marjorie Nemzura, Secretary

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Printed:



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

AMERICAN IAND IIIII ANGUATION

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY NO.

Issued By: Daniel J. Kramer

1107A S. Bridge St. Yorkville, IL 60560

SCHEDULE A

Address Reference: Tract containing 3.021 acres, IL

Date of Policy	Amount of Insurance
March 3, 2022	\$122,000.00

Name of Insured:

Jairo Ortega and Rebecca Ortega, Husband and Wife, in Joint Tenancy

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

Title is vested in:

Jairo Ortega and Rebecca Ortega, Husband and Wife, in Joint Tenancy

The Land referred to in this policy is described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 258.69 FEET TO A POINT ON A LINE 280.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662, SAID POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 280.01 FEET TO THE NORTHWEST CORNER OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE SOUTH 01 DEGREES 17 MINUTES 14 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER, 470.06 FEET TO THE SOUTH LINE OF THE NORTH 510.00 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 280.01 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE NORTH 01 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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ALTA Owner's Policy (06/17/2006)

Page 4

OWNER'S POLICY NO.

SCHEDULE A

(continued)

END OF SCHEDULE A

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IAND TITLE

ALTA Owner's Policy (06/17/2006)

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SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

- Rights or claims of parties in possession not shown by Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
- 3. Easements, or claims of easements, not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Taxes or special assessments which are not shown as existing liens by the Public Records.
- Taxes for the years 2021 and 2022.

Taxes for the years 2021 and 2022 are not yet due or payable.

Permanent Tax No.: 09-15-300-020-0000 (affects the land and other property)

Note: Taxes for the year 2020 amounting to \$208.74 are paid of record.

- 7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- 8. Rights, if any, of public and quasi-public utilities in the land
- Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein
- 10. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- 11. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land.
- Note for information:
 Ordinance No. 2021-18 recorded September 28, 2021 as document 202100025358, Map amendment for approximately 7,266 acres of land from A-1 to R-1

END OF SCHEDULE B

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY NO.

SCHEDULE B EXCEPTIONS FROM COVERAGE

(continued)

Title Insurance Agent:

Daniel J. Kramer 1107A S. Bridge St. Yorkville, IL 60560 Phone: (630)553-9500 Fax: (630)553-5764

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LAND EITE

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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AMERICAN LAND TITLE ASSOCIATION

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ALTA Owner's Policy (06/17/2006)

IL-CT-FSWA-01080.246493-SPS-72306-1-22-7

OWNER'S POLICY NO.

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
 - To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
 - Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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ALTA Owner's Policy (06/17/2006)

Printed: 04.25_ IL-CT-FSWA-01080.246493-SPS-72306-1-22-2

OWNER'S POLICY NO.

(continued)

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9 LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12 PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
 - If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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OWNER'S POLICY I

(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
 - Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company P.O. Box 45023 Jacksonville, FL 32232-5023 Attn: Claims Department

END OF CONDITIONS

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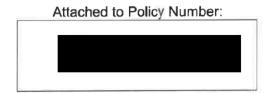
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AND TITLE

....

Issued By:





The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: March 3, 2022

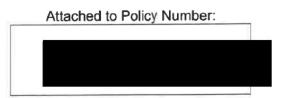
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POLICY MODIFICATION





General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: March 3, 2022



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



NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION Petitioner: Jairo and Rebecca Ortega Contact Person: Jairo Ortega Address: City, State, Zip: Phone Number: () Email: Site Location & Proposed Use Township 35 N, Range 8 E, Section(s) 15 Township Name Seward Parcel Index Number(s) 09 15 300 024 Number of Acres 0.785 Project or Subdivision Name Proposed Use R-1 Current Use of Site A-1 (Wooded) Proposed Number of Structures 1 Proposed Number of Lots 1 Proposed type of Wastewater Treatment None Proposed Water Supply None Proposed type of Storm Water Management Natural Drainage Type of Request ✓ Change in Zoning from A-1 to R-1 ☐ Variance (Please describe fully on separate page) Special Use Permit (Please describe fully on separate page) Name of County or Municipality the request is being filed with: Kendall County In addition to this completed application form, please including the following to ensure proper processing: 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.) Fee for first five acres and under Additional Acres at \$18.00 each \$ 375.00 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 recorted. 08/01/2022 Petizioner or Authorized Agent This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

Fee Due \$_____ Fee Paid \$ _____ Check #____ Over/Under Payment _____ Refund Due___

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting ____





08/01/2022

IDNR Project Number: 2301840

Date:

Applicant:

Jairo Ortega

Contact:

Jairo Ortega

Address:

Project: Address: 2750 Rt. 52 Rezoning 2750 Rt. 52, Minooka

Description: Rezoning of 0.785 acres from A-1 to R-1.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Aux Sable Creek INAI Site

Greater Redhorse (Moxostoma valenciennesi)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

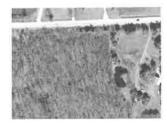
Township, Range, Section:

35N, 8E, 15

IL Department of Natural Resources Contact

Kyle Burkwald 217-785-5500

Division of Ecosystems & Environment



Government Jurisdiction

Kendall County Planning Building & Zoning Matt Asselmeier 111 West Fox Street

Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 2301840

- 1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
- 2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
- 3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2301840





EcoCAT Receipt

Project Code 2301840

APPLICANT DATE

Jairo Ortega

8/1/2022

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID

\$127.81

Illinois Department of Natural Resources One Natural Resources Way Springfield, IL 62702 217-785-5500 dnr.ecocat@illinois.gov

VICINITY MAP PLAT OF SURVEY Mid-Trust am S. Sandstrom Trust & Cynthia Sandstrom 2475 Ellis 44.9 31.71 29.5 SURVEYED PROPOSED R-1 ZONING DISTRICT PROPERTY THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 36 5 RESERVE SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST Henry E. Interlude. ALONG SAID SOUTH RIGHT OF WAY LINE, 258,69 FEET TO A POINT ON A LINE 280.00 FEET WEST OF Cryder L.L.C. AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662, SAID Homewood 158.88 POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF 120 Beverage THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 Co., Inc. 187.64 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 71.31 FEET TO A POINT ON A LINE 330.00 Vincent J 100 300 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT 0 200 Sub. Nat'l. Bank 25 43.68 Domino Pallatine, Trust NUMBER 201000000304; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST ALONG SAID 28 SUB 47.71 No. 4733B 75 73.6 PARALLEL LINE, 470.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 510.00 FEET OF THE Jeannette SMALL TRACTS 111. Murley Trust AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG Billie B. SAID SOUTH LINE, 74.20 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID 25 & SUBS Phebus Trust LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE NORTH 01 DEGREES 17 MINUTES 14 116.32 Scale: 1" = 10080 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. Containing 0.785 acres more or less. CHARLES RUSSELL P.O.B. NORTHEAST CORNER OF THE 28-FT BITUMINOUS PAVEMENT EDWARD & RITA SOVA COUNTY A1-SU ZONING SOUTHWEST QUARTER OF WITH 3-FT GRAVEL SHOULDERS. FOUND IRON COUNTY A1 ZONING POINT OF COMMENCEMENT PIN# 09-15-100-007 NORTH LINE OF THE SOUTHWEST SECTION 15-35-8 AT CORNER NORTHWEST CORNER OF THE PIN# 09-15-100-012 40-FT ILLINOIS BELL QUARTER OF SECTION 15-35-8 FOUND BRASS MONUMENT N88°21'18"E SOUTHWEST QUARTER OF TELEPHONE EASEMENT SECTION 15-35-8 (BOOK 131_PAGE_415) U.S. ROUTE 52 FOUND MAG NAIL 0.48 EAST - OW O N88'21'36"E 1091.99 MEAS - ow N88'21'18"E 208.70 N89'36'00"E 1091.99 DEED N88'21'18"E 258.69 PROPOSED S01'38'24"E 40.00 MEAS _ N NORTHWEST CORNER OF S00'24'00"E 40.0 DEED R-1 DOC. #200900002662 FOUND IRON AT CORNER ZONING SOUTH RIGHT OF WAY LINE Įų. DISTRICT OF U.S. ROUTE 52 JUGHANDL 280.00 (BOOK 86 - PAGE 14) NORTHEAST CORNER OF WEST LINE OF DOC. DOC. #201000000304 #200900002662 EAST LINE OF DOC. #201000000304 TRI-STAR DEVELOPMENT SABLE PIN# 09-15-300-020 COUNTY AT ZONING DOC. #200700010249 2条2 KENDALL COUNTY FOREST PRESERVE DOC. NO. 201000000304 FRO POC. COUNTY A1 ZONING S JAIRO & REBECCA ORTEGA PIN# 09-15-300-004 MICHAEL & DOREEN KUBACKI PART OF PIN# 09-15-300-006 PIN#09-15-300-024 COUNTY R1 ZONING COUNTY R-1 ZONING DOC.# 200900002662 DOC.# 2022000042111 A-1ZONING **APPROXIMATE** LIMITS OF FEMA 100-YR HOUSE LOCATION ZONE "AE" FLOODPLAIN (BY ELEVATION) LIMITS OF FEMA N88'21'36"E 205.80 FLOODWAY (AS SCALED) FRESHWATER FORESTED SHRUB WETLANDS S88°21'36"W FOUND IRON AT CORNER FOUND IRON AT CORNER 74.20 SOUTH LINE OF THE NORTH 510.00 FEET TRI-STAR DEVELOPMENT FEMA 100-YR 1 566. PIN# 09-15-300-020 FLOODPLAIN COUNTY R1 ZONING DOC. #200700010249 EXISTING SYMBOLS LEGEND SURVEY NOTES: THE SITE IS FULLY WOODED AND VACANT WITHOUT ANY BUILDINGS. ■ VEGETATION - TREE STUMP □ UTILITY SPLICE BOX — TELEPHONE ☐ UTILITY SPLICE BOX — GENERAL THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, EAST ZONE SURVEY MONUMENT - R.O.W. MARKER STORM SEWER CATCH BASIN VEGETATION - DECIDUOUS TREE [NAD83 2011)], GRID COORDINATES, BASED ON OBSERVATIONS UTILIZING THE TRIMBLE NOW RTK NETWORK. STORM SEWER FLARED END SECTION (FES) ▼ VEGETATION — EVERGREEN TREE OF THE PROPERTY OF UTILITY POLE GUY WIRE THE LIMITS OF THE WETLANDS AS SHOWN WERE SCALED FROM THE NATIONAL WETLANDS INVENTORY MAPS; AS FOUND ON THE WETLANDS MAPPER WEB SITE; THERE ARE NOT WETLANDS ON THE SURVEYED PARCEL -D- UTILITY POLE STORM SEWER MANHOLE VEGETATION - SHRUB/HEDGEROW 4. THE FLOODPLAIN AND FLOODWAY LIMITS AS SHOWN WERE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT CONCRETE BOLLARD X STREET LIGHT STORM SEWER INLET STATE OF ILLINOIS) SS AGENCY FLOOD RATE MAPS, MAP NUMBER 17093C0145H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014. THE ZONE AE FLOODPLAIN BASE FLOOD ELEVATION ALONG THE SOUTH SIDE OF US ROUTE 52 AT THE AUX SABLE BRIDGE SIGN SANITARY SEWER MANHOLE FLAG POLE LOCATION IS 574.1. THERE IS NEITHER FLOODPLAIN OR FLOODWAY LOCATED ON THE SURVEYED PARCEL. I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND UTILITY HAND HOLE WATER - FIRE HYDRANT MAIL BOX THE TOPOGRAPHIC SURVEY CONTOUR LINES; WERE TAKEN FROM AN OLD AERIAL TOPOGRAPHIC SURVEY PREPARED BY MY UTILITY DOUBLE HAND HOLE M WATER - VALVE BUFFALO BOX AIR CONDITIONER UNIT AIRMAPS, INC. AND PROVIDED BY A REPRESENTATIVE FROM TRI-STAR DEVELOPMENT, INC. (THE PREVIOUS OWNERS). SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, I UTILITY HEAVY DUTY HAND HOLE GENERATOR UNIT ⊗ WATER − VALVE BOX THE NAMES OF THE ADJOINING LAND OWNERS, AS SHOWN, WERE TAKEN FROM THE KENDALL COUNTY GIS VIEWER. DATED AT CREST HILL, ILLINOIS THIS THE FIELDWORK FOR THE SURVEYED PARCEL WAS COMPLETED IN FEBRUARY OF 2022. O WATER - VALVE VAULT UTILITY JUNCTION BOX GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165. 28th DAY OF __ July 9. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL 2022, A.D. OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR. 10. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. OWNER/DEVELOPMER: 11. M OR MEAS = DENOTES MEASURED ANGLES AND/OR DISTANCES. JAIRO ORTEGA AND REBECCA ORTEGA 12. C OR CALC = DENOTES CALCULATED ANGLES AND/OR DISTANCES. CONSULTING ENGINEERS - LAND SURVEYORS PAPESH 13. R OR REC = DENOTES RECORD ANGLES AND/OR DISTANCES. 14. D OR DEED = DENOTES DEED ANGLES AND/OR DISTANCES. 1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 15. THERE ARE NO EXISTING BUILDING STRUCTURES WITHIN 100 FEET OF THE SURVEYED PARCEL, THE HOUSE SHOWN SURVEYOR: LICENSE EXPIRATION DATE: 11/30/2022 TO THE EAST IS APPROXIMATELY 310 FEET EAST OF THE EAST LINE OF THE PROPOSED R-1 ZONING DISTRICT.

16. THE ONLY EXISTING UTILITIES FOUND NEAR THE SURVEYED PARCEL, ARE LOCATED ALONG THE SOUTH SIDE OF U.S.

cpapesh@geotechincorp.com

GEOTECH, INC.

C/O CHRISTOPHER M. PAPESH, PLS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 PROJECT: JAIRO ORTEGA

DRAWN BY: CP

DATE: 07.25.22

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

FIELD BOOK #: KENDALL CO.

SCALE: 1"=100" JOB NO. GJN21338

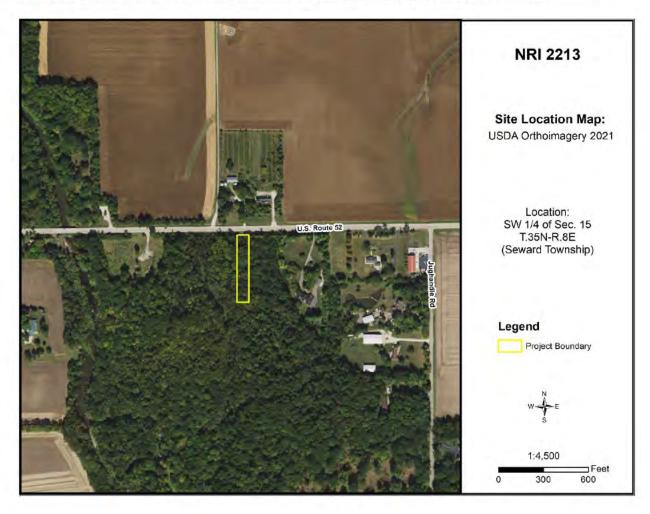


August 8, 2022

Jairo and Rebecca Ortega



The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information Report (NRI) application for the proposed rezoning of a portion of one parcel (Parcel Index Number 09-15-300-024) from A-1 Agricultural to R-1 Single Family Residential. This request is being filed with Kendall County. If the zoning request is approved, the entire parcel will be zoned as R-1 Single Family Residential. The proposed project is located in the southwest corner of Section 15 of Seward Township (T.35N-R.8E of the 3rd Principal Meridian) in Kendall County, Illinois. After reviewing the project, it was determined that a *full NRI Report is not necessary at this time* for the proposed rezoning. An NRI Report was previously prepared in July 2021 that included this parcel within that project boundary (please see NRI Report 2110). A copy of this report is included with the letter and can be referenced for additional natural resources information.





The Kendall County SWCD has reviewed the 0.785-acre project site and would like to note the following natural resource considerations:

- The site, as submitted for review, is currently vacant, forested land with a proposed use as a residential parcel with the potential addition of a small shed and septic system.
- Soils information comes from the 2008 Soil Survey for Kendall County prepared by the United States Department
 of Agriculture Natural Resources Conservation Service (USDA-NRCS). The soil map units for the proposed
 project site are shown below.

Soil Map Unit	Acreage	Percent of Parcel
69A Milford silty clay loam, 0-2% slopes	0.2	31.5%
189A Martinton silt loam, 0-2% slopes	0.5	68.5%

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses such as buildings with basements, buildings without basements, small commercial buildings, shallow excavations, onsite sewage disposal, and lawns/landscaping. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape. Applicable land uses for this project are described in more detail below.
 - o Small Commercial Buildings: Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.
 - Onsite Sewage Disposal: The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department Environmental Health at (630) 553-9100 x8026.
 - Shallow Excavations: Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.
 - Lawns and Landscaping: Require soils on which turf and ornamental trees and shrubs can be
 established and maintained (irrigation is not considered in the ratings). The ratings are based on the
 soil properties that affect plant growth and trafficability after vegetation is established.
- The limitation categories (not limited, somewhat limited, and very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. A very limited soil indicates that the proposed activity





will be more difficult and costly to do on that soil type than on a soil type that is classified as somewhat limited or not limited.

• The table below provides ratings for proposed uses in terms of limitations.

Soil Map Unit	Small Commercial Buildings	Onsite Conventional Septic Systems	Shallow Excavations	Lawns & Landscaping
69A	Very Limited	Unsuitable/ Very Limited	Very Limited	Very Limited
189A	Very Limited	Suitable/ Not Limited	Very Limited	Somewhat Limited

- The information provided in the table below provides further detail regarding the following:
 - o Drainage Class: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - O Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and a very slow rate of water transmission.
 - O Hydric Soils: A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape.
 - o Prime Farmland: Land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally.

Map Unit	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
69A	Poorly Drained	C/D	Hydric	Prime Farmland if drained
189A	Somewhat Poorly Drained	C/D	Non-Hydric Hydric Inclusions Likely	Prime Farmland

- To ensure proper consideration of the current site conditions for suitable development including excavation, structures, septic systems, and landscaping, we recommend site specific soil testing to ensure any limitations associated with the current soil material onsite will support associated uses.
- This site is located on slopes of approximately 0-2%. The site lies within the Illinois River Watershed (Minooka Branch Aux Sable Creek sub watershed). Topographic maps indicate that the parcel drains primarily to the west.
- Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0145H (effective date January 8, 2014), it appears that the parcel is located just outside of the Zone AE 100-year floodplain and floodway. A portion of the project area's northwest corner appears to be located within the Zone X 100 to 500-year floodplain (moderate flood hazard area). Floodplains are regulated by the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR).
- Based upon review of the U.S. Fish & Wildlife Service's National Wetland Inventory Map, wetlands do not appear to be identified on the project site. However, a Palustrine, forested, shrub wetland is mapped to the west and





southwest of the project site. Wetlands and Waters of the U.S. are regulated by the U.S. Army Corps of Engineers, Rock Island District. It should also be noted that other ecologically sensitive areas are located near the project site. A Kendall County Forest Preserve is located approximately 250 feet to the west and the Aux Sable Creek is located approximately 1,000 feet to the west.

- If construction is to occur, a soil erosion and sediment control plan should be prepared and implemented onsite in accordance with both Kendall County and Illinois EPA requirements. The Illinois Urban Manual can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.
- The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure that includes Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The overall score is based on a 300point rating scale. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
69A	3	87	0.2	17.4
189A	2	94	0.5	47.0
Totals		0.7	64.4	
LE Calculation		(Product of relative value / Total Acres) 64.4 / 0.7 = 92		
LE Score			LE = 92	

The Land Evaluation score for this site is 92, indicating that this site contains soils that are well-suited for agricultural uses.

Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	15
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
В.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or	0
	municipal comprehensive land use plan. (20-10-0)	



	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	10
	Site Assessment Score:	89

The Site Assessment score for this site is 89. The Land Evaluation value (92) is added to the Site Assessment value (89) to obtain a LESA Score of 181. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
<mark>0-200</mark>	<mark>Low</mark>
201-225	Medium
226-250	High
251-300	Very High

The overall LESA Score for this site is 181 indicating a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

If you have any questions, please contact our office at (630) 553-5821 extension 3.

Sincerely,

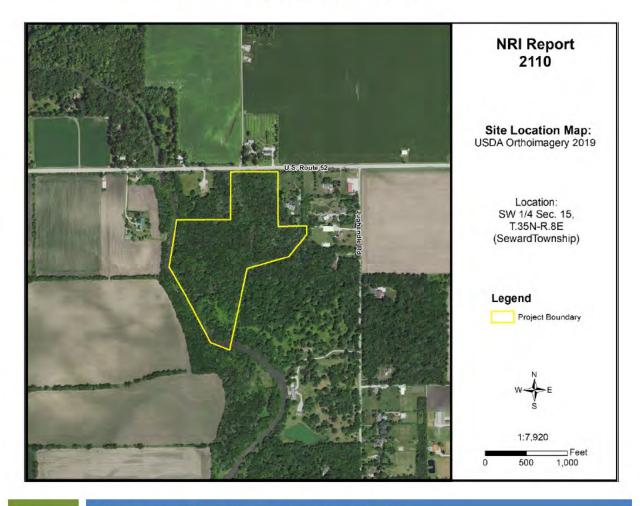
Alyse Olson

Resource Conservationist

Enclosure



NATURAL RESOURCE INFORMATION (NRI) REPORT: #2110



July 2021 Petitioner: Tri-Star Development, Inc. Contact: Attorney Daniel J. Kramer

Prepared By:



7775A Route 47 Yorkville, Illinois 60560 Phone: (630) 553-5821 x3 Fax: (630) 553-7442 www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION (NRI) REPORT

Natural Resource Information Report Number	2110
Date District Board Reviews Application	July 2021
Applicant's Name	Tri-Star Development, Inc.
Size of Parcel	(+/-) 40.065 acres
Current Zoning & Use	A-1 Agricultural; Vacant Forested Land
Proposed Zoning & Use	R-1 Residential; One Single-Family
	Home
Parcel Index Number(s)	09-15-300-020
Contact Person	Attorney Daniel J. Kramer

Copies of this report or notification of the proposed land-use change was provided to:	Yes	No
The Applicant	Х	
The Applicant's Legal Representation	Х	
The Local/Township Planning Commission	х	
The Village/City/County Planning and Zoning Department or Appropriate Agency	х	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: Alyse Olson Position: Resource Conservationist

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

> Kendall County Soil and Water Conservation District 7775A Route 47, Yorkville, IL 60560 Phone: (630) 553-5821 ext. 3

E-mail: Alyse.Olson@il.nacdnet.net

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NRI 2110	July 2021
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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2110
Petitioner	Tri-Star Development, Inc.
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
	50444
Lacation of Daniel	SW ¼ of Section 15, Township 35 North, Range 8
Location of Parcel	East (Seward Township) of the 3 rd Principal Meridian
	Weildiali
Project or Subdivision Name	Tri-Star Development
Existing Zoning & Land Use	A-1 Agricultural; Vacant Forested Land
Proposed Zoning & Land Use	R-1 Residential; One Single-Family Home
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
The state of the s	
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 40.065 acres
Land Evaluation Site Assessment Score	189 (Land Evaluation: 88; Site Assessment: 101)

NATURAL RESOURCE CONSIDERATIONS

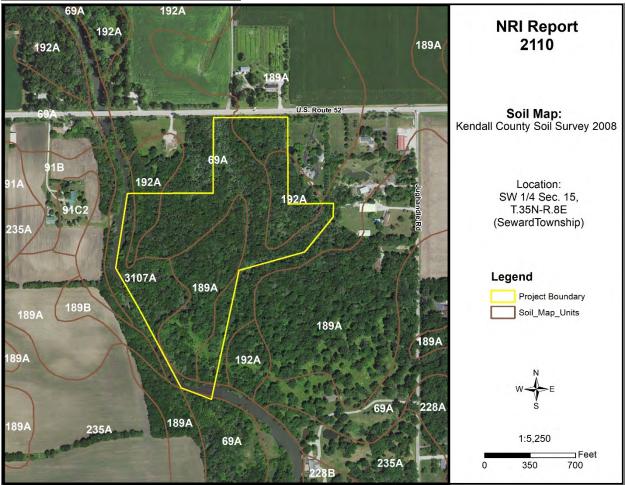


Figure 1: Soil Map

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
69A	Milford silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
189A	Martinton silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
189B	Martinton silt loam, 2-4% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
192A	Del Rey silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland if drained

3107A	Sawmill silty clay loam, heavy till plain, 0-2% slopes, frequently flooded	Poorly Drained	B/D	Hydric	Prime Farmland if drained & either protected from flooding or not frequently flooded during growing season
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Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, two are classified as hydric soils (69A Milford silty clay loam and 3107A Sawmill silty clay loam), and the remaining three are classified as non-hydric soils that likely contain hydric inclusions (189A Martinton silt loam, 189B Martinton silt loam, and 192A Del Rey silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (189A Martinton silt loam and 189B Martinton silt loam), and the remaining soils are designated as prime farmland if drained (69A Milford silty clay loam, 192A Del Rey silt loam, and 3107A Sawmill silty clay loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are

moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/ Landscaping	Conventional Septic Systems
69A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable/ Very Limited
189A	Very Limited	Very Limited	Very Limited	Somewhat Limited	Suitable/Not Limited
189B	Verm Limited	Very Limited	Very Limited	Somewhat Limited	Suitable/Not Limited
192A	Very Limited	Very Limited	Very Limited	Somewhat Limited	Suitable/Not Limited
3107A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable/ Very Limited

Septic Systems – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

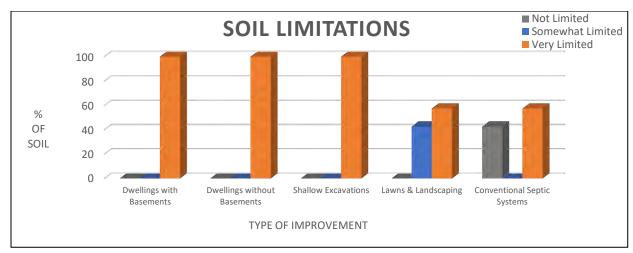


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical

characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- Land Evaluation (LE): The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
 - The Land Evaluation score for this site is 88, indicating that this site is well suited for agricultural uses.
- Site Assessment (SA): The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
 - The Site Assessment score for this site is **101**.

The LESA Score for this site is 189 out of a possible 300, which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map **indicates the presence** of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0145H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is located within** the floodplain and floodway.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (https://illinoisurbanmanual.org/) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Tri-Star Development, Inc. for the proposed change in zoning to construct one single-family home on the parcel within Seward Township of Kendall County located in the SW ¼ of Section 15, Township 35N, and Range 8E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are classified as prime farmland or prime farmland if drained. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 88 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 189 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for dwellings with basements, dwellings without basements, and shallow excavations and 57% are very limited for lawns/landscaping. The remaining 43% are considered somewhat limited for lawns/landscaping. Additionally, 57% of the soils are considered unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (III. Complied Statues, Ch. 70, Par 405/22.02a).

SWCD Boord Representative

07/12/2021

PARCEL LOCATION

Location Map for Natural Resources Information Report #2110

SW ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) on 40.065 acres. This parcel is located on the west side of Jughandle Road, east of O Brien Road, south of U.S. Route 52, and north of Bell Road in Minooka, IL. The parcel is part of unincorporated Kendall County.

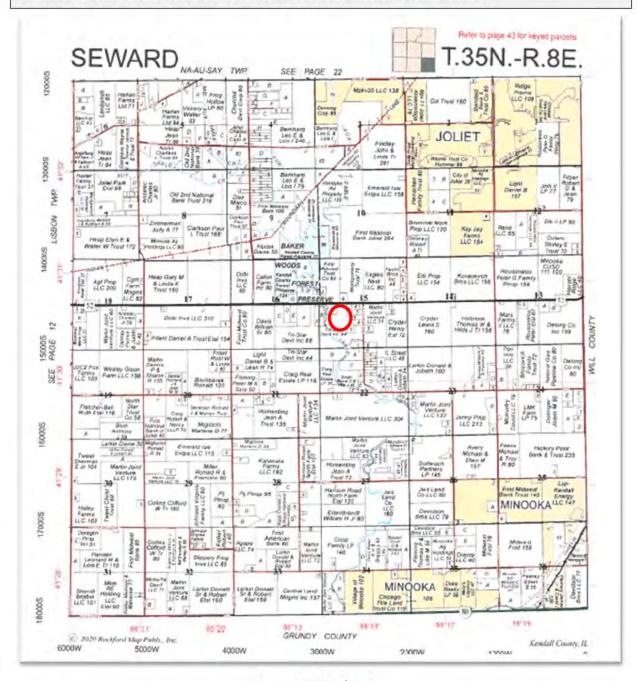


Figure 3: 2021 Plat Map

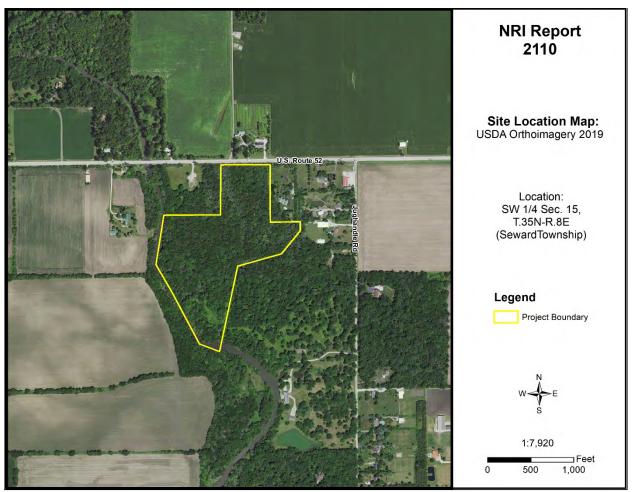


Figure 4: 2019 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED? 1

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s) <u>are</u> located near the parcel in question (PIQ). Aux Sable Creek runs through the PIQ along the west and southwest boundaries. The National Wetland Inventory identifies wetlands within the parcel boundary, and the Zone AE (100-year flood) floodway and floodplain are also within the parcel boundary according to the FEMA flood map. Additionally, Baker Woods Forest Preserve is located immediately adjacent to the PIQ on the northwest side.

¹Taken from <u>The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities</u>, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

11

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

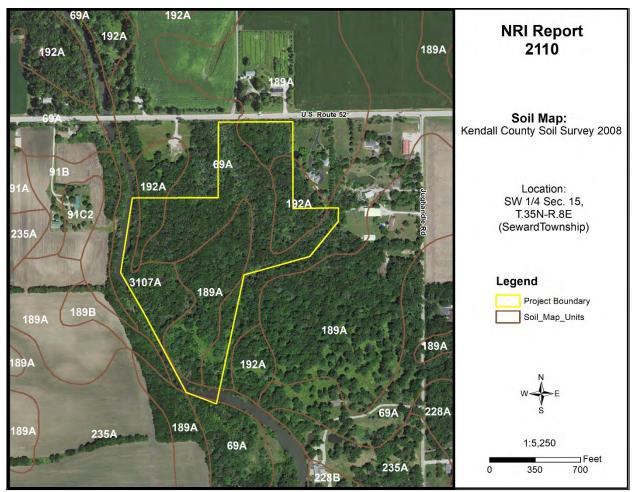


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
69A	Milford silty clay loam, 0-2% slopes	15.6	39.0%
189A	Martinton silt loam, 0-2% slopes	12.1	30.3%
189B	Martinton silt loam, 2-4% slopes	0.0	0.1%
192A	Del Rey silt loam, 0-2% slopes	4.9	12.3%
3107A	Sawmill silty clay loam, heavy till plain,	7.4	18.4%
	0-2% slopes, frequently flooded	7.4	

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMIATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- Somewhat Limited: This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- Very Limited: This soil has one or more properties that are unfavorable for the rated use. These
 may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell
 potential, a seasonal high water table, or low strength. This degree of limitation generally requires
 major soil reclamation, special design, or intensive maintenance, which in most situations is
 difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Dwellings with Basements – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Dwellings without Basements – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630) 553-9100 x8026.

Table 4: Building Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
69A	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Unstable excavation walls; Dusty; Too clayey	Ponding; Depth to saturated zone;	Unsuitable: Wet	15.6	39.0%
189A	Very Limited: Depth to saturated zone; Shrink-swell	Very Limited: Shrink-swell; Depth to saturated zone	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Suitable	12.1	30.3%
189B	Very Limited: Depth to saturated zone; Shrink-swell	Very Limited: Shrink-swell; Depth to saturated zone	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Suitable	0.0	0.1%
192A	Very Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls; Too clayey	Somewhat Limited: Depth to saturated zone; Dusty	Suitable	4.9	12.3%
3107A	Very Limited: Ponding; Flooding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Flooding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Flooding; Dusty; Unstable excavation walls	Ponding;	Unsuitable: Frequently flooded	7.4	18.4%
% Very Limited	100%	100%	100%	57.4%	57.4%		

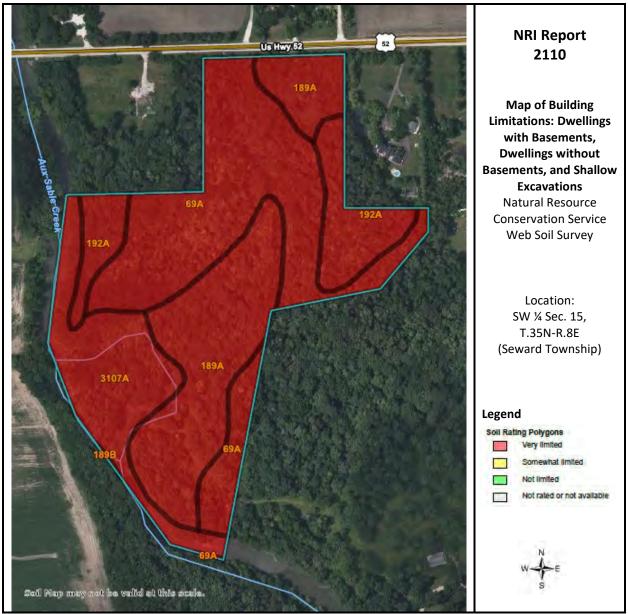


Figure 6A: Map of Building Limitations – Dwellings with Basements, Dwellings without Basements, and Shallow Excavations

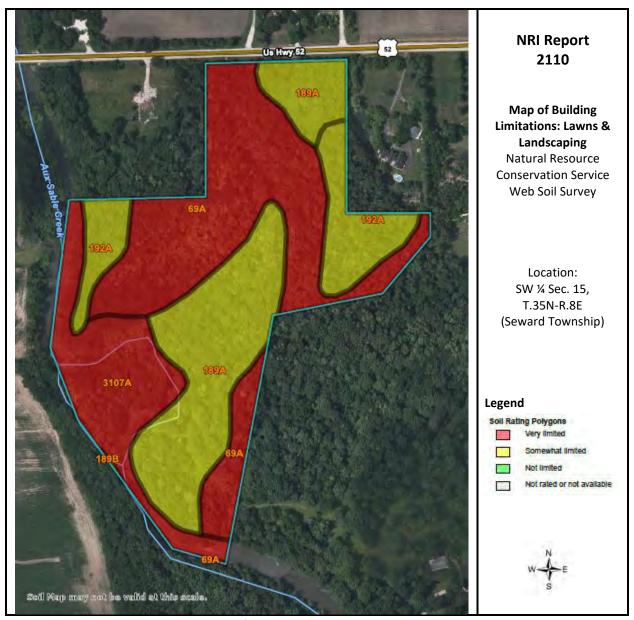


Figure 6B: Map of Building Limitations – Lawns & Landscaping

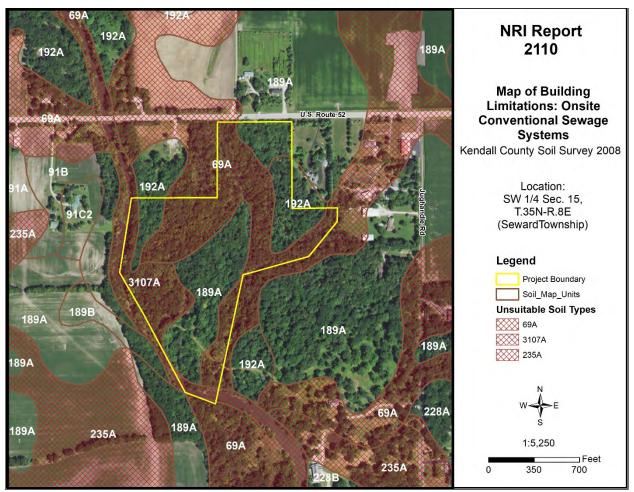


Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) — The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- Group B: Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of
 moderately deep or deep, moderately well drained, or well drained soils that have moderately
 fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- Group C: Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils
 having a layer that impedes the downward movement of water or soils of moderately fine texture
 or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

• **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.

• **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- Frequency: Expressed as: none means flooding is not probable; very rare means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); rare means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); occasional means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and very frequent means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
69A	C/D	Negligible	January – May	January – May	January – December
			Upper Limit: 0.0'-1.0'	Surface Water Depth: 0.0'-0.5'	Duration:
			Lower Limit: 6.0'	Duration: Brief (2 to 7 days)	Frequency: None
			<u>June – December</u>	Frequency: Frequent	
			Upper/Lower Limit:	<u>June – December</u>	
				Surface Water Depth:	
				Duration:	
				Frequency: None	
189A	C/D	Low	January – May	January – December	January – December
			Upper Limit: 1.0'-2.0'	Surface Water Depth:	Duration:
			Lower Limit: 6.0'	Duration:	Frequency: None
			<u>June – December</u>	Frequency: None	
			Upper/Lower Limit:		
189B	C/D	Medium	January – May	January – December	<u> January – December</u>
			Upper Limit: 1.0'-2.0'	Surface Water Depth:	Duration:
			Lower Limit: 6.0'	Duration:	Frequency: None
			June – December	Frequency: None	
			Upper/Lower Limit:		
192A	C/D	Medium	January – May	January – December	January – December
			Upper Limit: 0.5'-2.0'	Surface Water Depth:	Duration:
			Lower Limit: 2.0'-4.5'	Duration:	Frequency: None
			<u> June – December</u>	Frequency: None	
			Upper/Lower Limit:		
3107A	B/D	Negligible	January – May	January – May	January – June
			Upper Limit: 0.0'-1.0'	Surface Water Depth: 0.0'-0.5'	Duration : Brief (2 to 7 days)
			Lower Limit: 6.0'	Duration: Brief (2 to 7 days)	Frequency: Frequent
			-	Frequency: Frequent	July – October
			Upper/Lower Limit:	June – December	Duration:
				•	Frequency: None
				Duration:	<u> November – December</u>
				Frequency: None	Duration : Brief (2 to 7 days)
					Frequency: Frequent

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing or diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
69A	0-2%	Slight	15.6	39.0%
189A	0-2%	Slight	12.1	30.3%
189B	2-4%	Slight	0.0	0.1%
192A	0-2%	Slight	4.9	12.3%
3107A	0-2%	Slight	7.4	18.4%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is <u>not</u> prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
69A	Prime Farmland if drained	15.6	39.0%
189A	Prime Farmland	12.1	30.3%
189B	Prime Farmland	0.0	0.1%
192A	Prime Farmland if drained	4.9	12.3%
3107A	Prime Farmland if drained 7.4 18.4		18.4%
% Prime Farmland	100%		

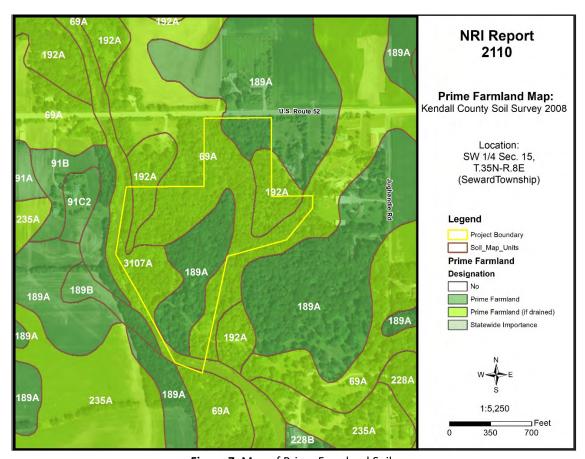


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)	
69A	3	87	15.6	1357.2	
189A	2	94	12.1	1137.4	
189B	3	87	0.0	0.0	
192A	4	79	4.9	387.1	
3107A	3	87	7.4	643.8	
Totals			40.1	3525.5	
LE Calculation			(Product of relative value / Total Acres)		
LE Calculation			3525.5 / 40.1 = 87.92		
LE Score			LE = 88		

The Land Evaluation score for this site is 88, indicating that this site is designated as prime farmland that is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	Agricultural Land Uses	Points		
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20		
	2. Current land use adjacent to site. (30-20-15-10-0)			
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0		
	4. Size of site. (30-15-10-0)	15		
В.	Compatibility / Impact on Uses			
	1. Distance from city or village limits. (20-10-0)	10		
	2. Consistency of proposed use with County Land Resource Management Concept Plan	0		
	and/or municipal comprehensive land use plan. (20-10-0)			
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	15		
C.	Existence of Infrastructure			
	1. Availability of public sewage system. (10-8-6-0)	8		
	2. Availability of public water system. (10-8-6-0)	8		
	3. Transportation systems. (15-7-0)	15		
	4. Distance from fire protection service. (10-8-6-2-0)	10		
	Site Assessment Score:	101		

The Site Assessment score for this site is 101. The Land Evaluation value (88) is added to the Site Assessment value (101) to obtain a LESA Score of 189. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION	
<mark>0-200</mark>	Low	
201-225	Medium	
226-250	High	
251-300	Very High	

Land Evaluation Value: <u>88</u> + Site Assessment Value: <u>101</u> = LESA Score: <u>189</u>

The LESA Score for this site is 189 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and floodplain location.) The FIRM map has three (3) zones. Zone A includes the 100-year flood, Zone B or Zone X (shaded) is the 100 to 500-year flood, and Zone C or Zone X (unshaded) is outside the floodplain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps <u>stress</u> that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner, and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

This parcel is located on gradual topography (slopes 0 to 4%) with an elevation of approximately 570' above sea level. According to the FIRM map, the parcel in question contains Zone AE (100-year flood) floodway and floodplain. The parcel drains south/southwest towards Aux Sable Creek.

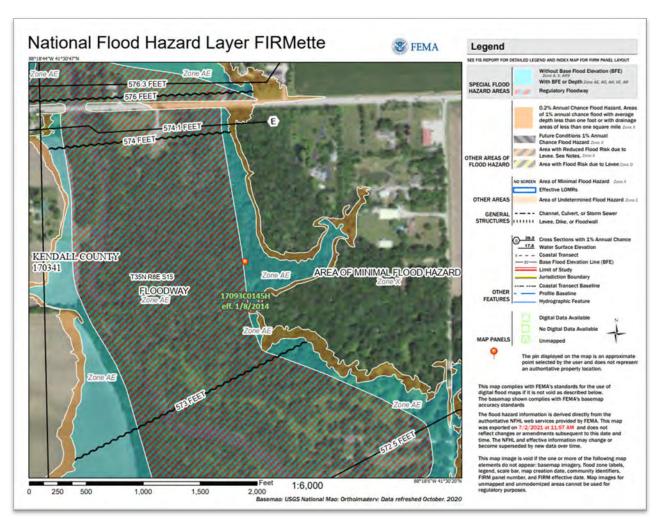


Figure 8: FEMA Floodplain Map

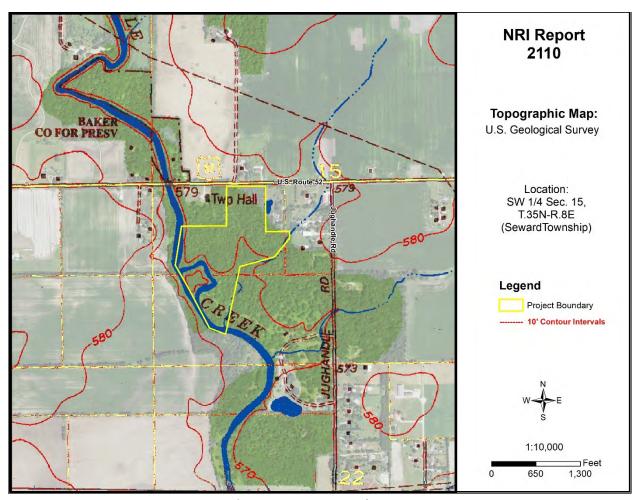


Figure 9: USGS Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving a construction site
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing styles and types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Shrink lot size and create more open space
- Maintain historical and cultural resources
- Treat water where it falls
- Preserve views
- Establish and link trails

This parcel is located within the Upper Illinois River Watershed and the Minooka Branch Aux Sable Creek Sub Watershed.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. See the glossary section for the definitions of "delineation" and "determination.

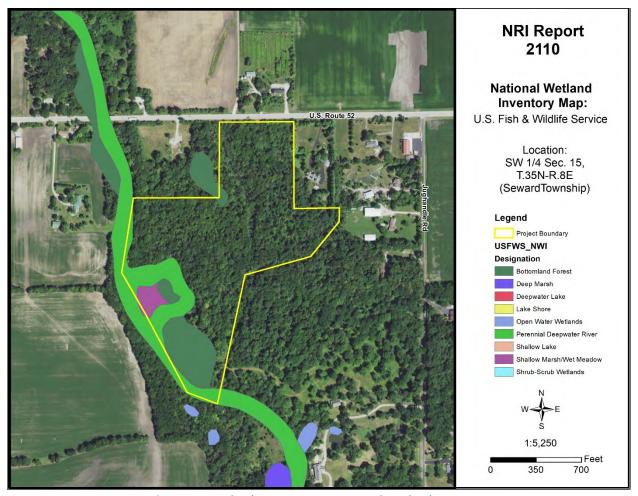


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands are present on the parcel in question (PIQ). The PIQ contains Bottomland Forest Wetlands, a Shallow Marsh/Wet Meadow, and a Perennial Deepwater River (Aux Sable Creek) according to the National Wetland Inventory Map.

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
69A	Poorly Drained	Hydric	No	15.6	39.0%
189A	Somewhat Poorly Drained	Non-Hydric	Yes	12.1	30.3%
189B	Somewhat Poorly Drained	Non-Hydric	Yes	0.0	0.1%
192A	Somewhat Poorly Drained	Non-Hydric	Yes	4.9	12.3%
3107A	Poorly Drained	Hydric	No	7.4	18.4%

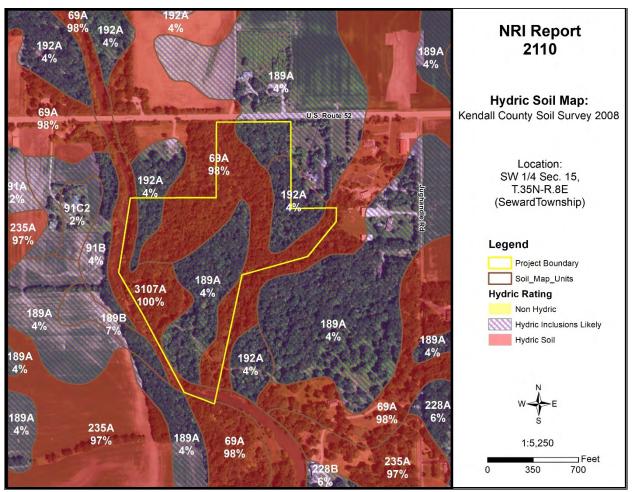


Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- Wetland or U.S. Waters: U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, Rock Island, IL
- **Floodplains**: Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL 62702-1270.
- Water Quality/Erosion Control: Illinois Environmental Protection Agency, Springfield, IL

COORDINATION

We recommend early coordination with the regulatory agencies <u>BEFORE</u> finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATERTABLE - A seasonal high watertable is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- Watertable, Apparent: A thick zone of free water in the soil. An apparent water table is indicated
 by the level at which water stands in an uncased borehole after adequate time is allowed for
 adjustment in the surrounding soil.
- Watertable, Artesian: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Watertable, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland freshwater wetlands.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated

with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

<u>DFIRM – Digital Flood Insurance Rate Maps for Kendall County.</u> Prepared by FEMA – Federal Emergency Management Agency.

<u>Hydrologic Unit Map for Kendall County.</u> Natural Resources Conservation Service, United States Department of Agriculture.

<u>Land Evaluation and Site Assessment System.</u> The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

<u>Soil Survey of Kendall County</u>. United States Department of Agriculture 2008, Natural Resources Conservation Service.

Illinois Urban Manual. Association of Illinois Soil & Water Conservation Districts, 2020.

Kendall County Land Atlas and Plat Book. 21st Edition, 2021.

<u>Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes</u>. Illinois State Geological Survey.

<u>Natural Resources Conservation Service National Wetland Inventory Map.</u> United States Department of Agriculture.

<u>Geologic Road Map of Illinois.</u> Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110).

<u>Soil Erosion by Water</u> - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

<u>The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities</u>, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.



JB Pritzker, Governor Colleen Callahan, Director

http://dnr.state.il.us

August 02, 2022

Jairo Ortega Jairo Ortega

RE: 2750 Rt. 52 Rezoning

Project Number(s): 2301840

County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Kyle Burkwald

Division of Ecosystems and Environment 217-785-5500

Attachment 5

Matt Asselmeier

From:

Tim O'Brien

Sent:

Wednesday, September 14, 2022 10:55 AM

To:

Matt Asselmeier

Cc:

marquetteprop@sbcglobal.net

Subject:

[External]Petition 22-19 Jairo Ortega-Map amendment rezoning

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

Good Morning:

This is to notify you of the following:

Petition 22-19 Jairo Ortega-Map amendment rezoning the Western .785+/ acres of subject property from A-1 Agricultural District to R-1 One Family residence District was unanimously voted down on 9/13/22 by the Seward Township Board.

If you have any questions please feel free to notify me.

Thank you.

Tim O'Brien Seward Township Supervisor

Matt Asselmeier

From:

Peter Fleming <

Sent:

Wednesday, September 14, 2022 2:03 PM

To:

Tim O'Brien: Matt Asselmeier

Cc:

Subject:

Scott Koeppel; Scott Gengler; Joan Soltwisch Jillian Prodehl (i Re: [External]Petition 22-19 Jairo Ortega-Map amendment rezoning

Matt,

I am currently the acting chair of the Seward Twp Planning Commission. Please send both Jillian Prodehl and I any Seward Twp Planning related information in the future. To answer some of your questions see below.

The Seward Planning Commission unanimously recommended to not approve the zoning change request. Reasons provided below

The property is heavily wooded and immediately surrounded to the north, west and southwest by floodplain. This is a direct watershed to the protected Aux Sable Creek.

The property is adjacent to the Conservation Foundation land and the Forest Preserve.

- There is currently minimal enforcement throughout the County to make sure dumping and other activities within the dense wooded areas does not take place. We already have this exact same problem near the Aux Sable Creek as well as other similar areas in the Township which has been happening for many years. It does not make sense to add to the problem again on Rt. 52 next to a Forest Preserve and Conservation Land.
- The property is located along Rt. 52 with heavy traffic (including more trucks every day) near the Aux Sable Creek bridge. The addition of another driveway at this location will increase the likelihood of a bad accident near the bridge and entrance to Bakers Woods Forest Preserve. This is one of the reasons that Seward Twp moved its location years ago to O'Brien Rd away from the Aux Sable Creek and bridge.
- The Seward Twp Planning Commission and Board have agreed to propose a revised Land Use Map to the County for review that will change this property and a good portion of the remainder of the Township back to Ag Use on the Future Land Use Map. Currently the entire Seward Twp is shown as Residential and Commercial with no Ag Use at all. This does not match with the goals of the residents of Seward Twp. It would be disingenuous of our planning commission to vote in favor of this zoning change when at the same meeting they have approved the land use change on the Future Land Use Map which will be sent for review to the County.
- Last and foremost, it is our opinion that the best use for this piece of land is not Residential. It is our opinion that the best use is to be kept Ag zoning.
- The Planning Commission and Board both posted the agendas for the public meetings. It has not been our habit to email/call particular people that have items on the agenda. That being said, we always welcome public participation at the Planning Commission meetings.

Thank you,

Pete Fleming Seward Twp. Planning Commission

Attachment 7

Matt Asselmeier

From:

Matt Asselmeier

Sent:

Thursday, September 15, 2022 9:07 AM

To:

Peter Fleming; Tim O'Brien

Cc:

Jillian Prodehl

Jairo Ortega

Subject: Attachments: RE: [External]Petition 22-19 Jairo Ortega-Map amendment rezoning SEWARD TOWNSHIP PLAN COMMISSION MINUTE-August 12 2021.pdf

; Scott Koeppel; Scott Gengler; Joan Soltwisch;

Pete:

The subject property consists of 3.01 acres, 2.225 +/- of which is already zoned R-1.

The Seward Township Planning Commission previously approved the rezoning of the eastern portion of the property; see Petition 21-27 of the attached minutes.

The property owner can already build on the R-1 zoned portion of the property. Having a split zoned property creates code enforcement problems and could create land use issues for the property owner in the future.

There are many residentially zoned and used properties located near forest preserves. Dave Guritz, Director of the Forest Preserve District, voted in favor of this proposal at ZPAC.

Illegal dumping and other illegal activities can occur on any property regardless of zoning classification and is not valid reason to deny a rezoning request.

Rezoning the property does not guarantee use. The Illinois Department of Transportation could deny an access permit for a driveway. They did not express opposition to the previous rezoning of the eastern portion of the property.

The County cannot legally deny a rezoning based on a proposed map. Per the law, an application for zoning action must follow the rules that were in place at the time of application.

Finally, whether or not the County Board approves this rezoning, the use of this property will not be agricultural. The majority of this property has already been rezoned to R-1. In all likelihood, a house will be placed on the property and the property will be used residentially. It would make sense for the zoning to match the intended land use.

I will include your email in the packet for future County meetings.

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

SEWARD TOWNSHIP PLAN COMMISSION MINUTES

August 12, 2021

The Seward Township Plan Commission met on August 12, 2021 at 7:00 p.m. at the Seward Town Hall. Members present included Jessica Nelsen, Anne Vickery and Suzanne Casey. Jill Prodehl and Joan Soltwisch were unable to attend. Following the pledge to the flag and approval of the May 13, 2021 minutes, a presentation by Attorney Dan Kramer on behalf of two clients/petitioners began.

Petition 21-27 (Paul Kovacevich/Tri-Star Development) is requesting a map amendment from A-1 to R-1. (PIN 09-15-300-020) Discussion included any flood plain issues/wetland studies, any conservation concerns re: a future trail system that might be placed along the AuxSable Creek, and the parties' awareness of home construction issues in such parcels. The bulk of the parcel will remain in Agricultural, with this one parcel allowing family to build a home. Following discussion that satisfied any concerns, Anne Vickery moved approval, seconded by Suzanne Casey, with motion passing.

Petition 21-28(Brian and Jennifer Gore) is also requesting a rezoning from A-1 to R-1 for purposes of building homes on potentially 2 lots, again by family members. (PIN 09-15-300-021). This parcel has ample property to allow two homes to be built on high and dry land. Again the major portion of the parcel will remain A-1. After discussion, Suzanne Casey moved approval, seconded by Anne Vickery.

Under Old Business, a review of recently approved projects revealed that the T&Z Landscape Business on Rt. 52 near County Line Road seemed to have complied with all requests and has an attractive business operation. There was also discussion of growing mounds of dirt at the corner of Rt. 52 and County Line, (northwest side), with explanation from Dan Kramer that some parties had been dumping without permission for some time, and were finally terminated recently. Now piles of dirt need to be removed in order for the Sports Dome construction to proceed.

Further old business included the Sports Dome to be constructed on County Line just north of Route 52, with Dan Kramer able to report that construction is beginning and will include the Sports Dome in the back/west, 4 seasons storage in the middle, (67,000 sq. ft. of storage), and several business opportunities, (i,e,, a strip mall), in the front/east side.

The Doggie Day Care at the corner of Bell and Ridge Road had no significant updates, but seems on target for opening in the Fall, 2021.(proposal previously reviewed by this committee).

Under New business, beyond the approval of the petitions described above, the group discussed a routine meeting time. Previously, meetings had occurred prior to the monthly Township Board meetings at 7:30-2nd Tuesday of the month. Further discussion including other committee members will occur to assure a time when all can participate with ample time for agenda items to occur.

Page Two-Seward Township Plan Commission

Anne Vickery reported that she had stopped to see Matt Asselmeier and had a conversation with him regarding issues with businesses that are operating in the Township, some without a special use permit from the Kendall County Board. This will be an ongoing topic of this committee's work moving forward.

Finally, the Seward Plan Commission will discuss further a Vision/Plan for the Township moving forward that results in desirable outcomes for the township as it grows. More discussion to occur on this topic. With that template, reviewing proposals will be viewed against the most desirable future in the township.

The meeting adjourned at 8:05 p.m.

Minutes submitted by Suzanne Casey

August 15, 2021

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) September 13, 2022 – Unapproved Meeting Minutes

PBZ Chairman Scott Gengler called the meeting to order at 9:03 a.m.

Present:

Matt Asselmeier – PBZ Department Scott Gengler – PBZ Committee Chair David Guritz – Forest Preserve Brian Holdiman – PBZ 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 Commander Jason Langston – Sheriff's Department

Audience:

Jairo Ortega

AGENDA

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

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

MINUTES

Mr. Rybski made a motion, seconded by Mr. Guritz, to approve the August 2, 2022, meeting minutes and the September 6, 2022, gathering minutes.

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

PETITIONS

Petition 22-19 Jairo Ortega

Mr. Asselmeier summarized the request.

In February 2022, the Petitioner and his wife purchased the property across from 2735 Route 52 from Tri-Star Development, Inc. Prior to the sale, on September 21, 2021, through Ordinance 2021-18, the County Board rezoned a majority of the property to R-1. A portion of the Petitioner's property was not included in the 2021 rezoning and the Petitioner would like to rezone the remainder (approximately 0.785 acres) to R-1 in order for the property to have one (1) zoning classification. The Petitioner wishes to construct a house on the property.

The application materials and plat of survey for the entire property were provided.

The property is just over three (3) acres in size and the area to be rezoned consists of approximately zero point seven-eight-five (0.785) acres.

The Current Land Use is Agricultural/Wooded.

The Future Land Use Map calls for the property to be Rural Residential (Max 0.65 DU/Acre).

U.S. 52 is a State Maintained Arterial.

Joliet has trails planned along Route 52.

There are no floodplains or wetlands on the area proposed for rezoning.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Special Use for Sale of Products Not Grown on the premises.

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

The Future Land Use Map calls for the area to be Rural Residential (Max 0.65 DU/Acre).

Nearby properties are zoned A-1, A-1 SU, and R-1.

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

The Baker Woods Forest Preserve is located within one half (1/2) mile of the subject property.

EcoCAT Report submitted and noted the presence of the following protected resources in the vicinity:

Aux Sable Creek INAI Site Greater Redhorse (Moxostoma valenciennesi)

The results of the consultation were not available.

The application for NRI was submitted on August 1, 2022. The LESA Score was 181 indicating a low level of protection. The NRI report was provided.

Petition information was sent to Seward Township on August 8, 2022. No comments received.

Petition information was sent to the Village of Shorewood on August 8, 2022. No comments received.

Petition information was sent to the City of Joliet on August 8, 2022. No comments received.

Petition information was sent to the Minooka Fire Protection District on August 8, 2022. No comments received.

The Petitioner desires to rezone the subject property in order to build one (1) house on the subject property and to have consistent zoning throughout the property.

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

No public or private utilities are onsite.

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment.

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

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

The proposed Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and R-1. The A-1 property to north has a special use permit for sale of products not grown on the premises.

Attachment 9, Page 3

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently split zoned A-1 and R-1. The property is presently heavily wooded and having a single zoning classification for the property is desirable.

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

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

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

Mr. Guritz asked about driveway access. Mr. Asselmeier responded that the Petitioner would have to get an access permit from the State and a driveway permit from the County. Jairo Ortega, Petitioner, said that he would like a driveway near the center of the property.

It was noted that the Conservation Foundation recently purchased the property and the Kendall County Forest Preserve District was exploring using that property for forest preserve purposes.

Discussion occurred regarding the drainage culvert located to the west of the property.

Mr. Rybski noted that the property was wooded and placing a septic system on the property could create challenges.

Chairman Gengler made a motion, seconded by Mr. Holdiman, to recommend approval of the map amendment.

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

The proposal goes to the Kendall County Regional Planning Commission on September 28, 2022.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-12, pertaining to tower lighting requirements, was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

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

The ZPAC, at 9:12 a.m., adjourned.

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

From: Short, Michael A
To: Matt Asselmeier

Cc: Scott Koeppel; Scott Gengler; Fran Klaas; DOT.D3 Permits

Subject: [External]RE: 09-15-300-024

Date: Monday, September 19, 2022 1:26:40 PM

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.

Hi Matt,

We have no comments on the proposed rezoning.

Please note it does not appear the property currently has an entrance to US 52. The property owner will need to apply for a permit to construct the entrance. This can be done by contacting our permit office via email at dot.d3.permits@illinois.gov.

Thanks,

Mike

Michael Short

Program Development Engineer
Illinois Department of Transportation, District 3
700 East Norris Drive
Ottawa, IL 61350
Michael.Short@Illinois.gov
815-434-8450

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Sent: Friday, September 16, 2022 8:09 AM

To: Short, Michael A < Michael. Short@illinois.gov>

Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler <sgengler@kendallcountyil.gov>;

Fran Klaas < FKlaas@kendallcountyil.gov>

Subject: [External] 09-15-300-024

Mike:

Kendall County received a request to rezone the western 0.785 acres of this property on Route 52 in Seward Township from A-1 to R-1 in order for the property owner to be able to build a house on the property. The eastern 2.2 +/- acres were already zoned R-1 in 2021.

Does IDOT have any concerns regarding this request?

Thanks,

Matthew H. Asselmeier, AICP, CFM Senior Planner Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, IL 60560-1498

PH: 630-553-4139 Fax: 630-553-4179

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Attachment 11, Page 1 KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of September 28, 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 Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben

Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Jairo Ortega

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member Nelson, to approve the agenda. With a voice vote of eight (8) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wormley made a motion, seconded by Member Rodriguez, to approve the minutes of the of the August 24, 2022, meeting. With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Petition 22-19 Jairo Ortega

Chairman Ashton asked if the Commission had previously reviewed this Petition. Mr. Asselmeier responded that the rezoning of the eastern portion of the property occurred in 2021.

Member Rodriguez asked if the property changed ownership. Mr. Asselmeier explained the ownership history.

Mr. Asselmeier said that having a property split zoned creates issues of code enforcement and can create confusion for the property owner.

Mr. Asselmeier summarized the request.

In February 2022, the Petitioner and his wife purchased the property across from 2735 Route 52 from Tri-Star Development, Inc. Prior to the sale, on September 21, 2021, through Ordinance 2021-18, the County Board rezoned a majority of the property to R-1. A portion of the Petitioner's property was not included in the 2021 rezoning and the Petitioner would like to rezone the remainder (approximately 0.785 acres) to R-1 in order for the property to have one (1) zoning classification. The Petitioner wishes to construct a house on the property.

The application materials and plat of survey for the entire property were provided.

The property is just over three (3) acres in size and the area to be rezoned consists of approximately zero point seven-eight-five (0.785) acres.

The Current Land Use is Agricultural/Wooded.

The Future Land Use Map calls for the property to be Rural Residential (Max 0.65 DU/Acre).

U.S. 52 is a State Maintained Arterial.

Joliet has trails planned along Route 52.

There are no floodplains or wetlands on the area proposed for rezoning.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Special Use for Sale of Products Not Grown on the premises.

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

The Future Land Use Map calls for the area to be Rural Residential (Max 0.65 DU/Acre).

Nearby properties are zoned A-1, A-1 SU, and R-1.

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

The Baker Woods Forest Preserve is located within one half (1/2) mile of the subject property.

EcoCAT Report submitted and noted the presence of the following protected resources in the vicinity:

Aux Sable Creek INAI Site

Greater Redhorse (Moxostoma valenciennesi)

Adverse impacts were unlikely and consultation was terminated.

The application for NRI was submitted on August 1, 2022. The LESA Score was 181 indicating a low level of protection. The NRI report was provided.

Petition information was sent to Seward Township on August 8, 2022. Petition information was sent to Seward Township on August 8, 2022. Seward Township submitted an email on September 14, 2022, stating that the Township Board unanimously denied the request. The email was provided. Seward Townships reasons for denial were as follows:

The property is heavily wooded and immediately surrounded to the north, west and southwest by floodplain. This is a direct watershed to the protected Aux Sable Creek.

The property is adjacent to the Conservation Foundation land and the Forest Preserve.

There is currently minimal enforcement throughout the County to make sure dumping and other activities within the dense wooded areas does not take place. We already have this exact same problem near the Aux Sable Creek as well as other similar areas in the Township which has been happening for many years. It does not make sense to add to the problem again on Rt. 52 next to a Forest Preserve and Conservation Land.

The property is located along Rt. 52 with heavy traffic (including more trucks every day) near the Aux Sable Creek bridge. The addition of another driveway at this location will increase the likelihood of a bad accident near the bridge and entrance to Bakers Woods Forest Preserve. This is one of the reasons

that Seward Township moved its location years ago to O'Brien Rd away from the Aux Sable Creek and bridge.

The Seward Township Planning Commission and Board have agreed to propose a revised Land Use Map to the County for review that will change this property and a good portion of the remainder of the Township back to Ag Use on the Future Land Use Map. Currently the entire Seward Township is shown as Residential and Commercial with no Ag Use at all. This does not match with the goals of the residents of Seward Township. It would be disingenuous of our planning commission to vote in favor of this zoning change when at the same meeting they have approved the land use change on the Future Land Use Map which will be sent for review to the County.

Last and foremost, it is our opinion that the best use for this piece of land is not Residential. It is our opinion that the best use is to be kept Ag zoning.

The email outlining the Seward Township's reasons for denial was provided. Staff's response to Seward Township's reasons were provided.

Staff would like to point out that Seward Township did not object to the rezoning of the eastern portion of the property in 2021. The minutes of the Seward Township Planning Commission from August 12, 2021, were provided.

Staff would further like to point out that Seward Township did not object to the rezoning of the one eighty-three (183) acres of the Tri-Star property located approximately one third (1/3) of a mile to the west of the subject property.

Petition information was sent to the Village of Shorewood on August 8, 2022. No comments received.

Petition information was sent to the City of Joliet on August 8, 2022. No comments received.

Petition information was sent to the Minooka Fire Protection District on August 8, 2022. No comments received.

ZPAC reviewed this Petition at their meeting on September 13, 2022. The Petitioner indicated that he would like to have the driveway access located in center of the property along Route 52. It was noted that the Conservation Foundation recently purchased the property to the west of the subject property and discussion was underway to use that property for forest preserve purposes. It was also noted that a culvert was located to the west of the subject property. Lastly, it was noted that it may be challenging to install a traditional septic system on the subject property because the property was wooded. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Petitioner desires to rezone the subject property in order to build one (1) house on the subject property and to have consistent zoning throughout the property.

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

No public or private utilities are onsite.

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. The Illinois Department of Transportation submitted an email with no comments on the proposal. The email was provided.

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

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

The proposed Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and R-1. The A-1 property to the north has a special use permit for sale of products not grown on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently split zoned A-1 and R-1. The property is presently heavily wooded and having a single zoning classification for the property is desirable.

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

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

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

Mr. Nelson asked if the County received a plan from Seward Township showing everything classified as agriculture. Mr. Asselmeier responded that the County did not receive a plan from Seward Township.

The Commission reviewed the zoning and ownership of properties in the vicinity of the subject property.

Jairo Ortega, Petitioner, discussed the zoning of the property. He would like to construct one (1) home for his family on the property.

The Commission reviewed the floodplain and wetland maps in the area.

Member Rodriguez made a motion, seconded by Member Nelson, to recommend approval of the map amendment.

The votes on were as follows:

Ayes (8): Ashton, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley

Nays (0): None Absent (1): Stewart Abstain (0): None

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on October 3, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

Recommendation of Fiscal Year 2022-2023 Meeting Calendar

Mr. Asselmeier presented the calendar.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the calendar. With a voice vote of eight (8) ayes, the motion carried.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 22-14 and 22-16 were approved by the County Board. Petition 22-01 was referred to the Committee of the Whole for their October 13, 2022, meeting and the fines have been filed as liens against the property.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that, for the October meeting, the major amendment to the Yogi Bear Campground special use permit will be on the agenda. Discussion occurred regarding the number conditions on the proposed special use permit. It was noted that Millbrook would have to live with the development.

Discussion also occurred regarding reviewing the notification distance requirements for special use permit, map amendment, and variance applications.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman, to adjourn. With a voice of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:37 p.m.

Respectfully submitted by,

Matthew H. Asselmeier, AICP, CFM

Senior Planner

KCRPC Meeting Minutes 09.28.22

MINUTES KENDALL COUNTY ZONING BOARD OF APPEALS MEETING

111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210) YORKVILLE, IL 60560

October 3, 2022 - 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:03 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick

Thompson

Members Absent: Dick Whitfield

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

Others Present: Jairo Ortega

MINUTES:

Member Prodehl made a motion, seconded by Member Cherry to approve the minutes of the August 29, 2022, hearing/meeting.

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

PETITION

The Zoning Board of Appeals started their review of Petition 22-19 at 7:04 p.m.

Petition 22 - 19 - Jairo Ortega

Request: Map Amendment Rezoning the Western 0.785 +/ Acres of the Subject Property from A-1

Agricultural District to R-1 One Family Residential District

PIN: 09-15-300-024

Location: South Side of Route 52 Across the Street from 2735 Route 52 in Seward Township

Purpose: Petitioner Wishes to Rezone the Property in Order for the Property to Have One Zoning

Classification and in Order to Construct One House

Mr. Asselmeier summarized the request.

In February 2022, the Petitioner and his wife purchased the property across from 2735 Route 52 from Tri-Star Development, Inc. Prior to the sale, on September 21, 2021, through Ordinance 2021-18, the County Board rezoned a majority of the property to R-1. A portion of the Petitioner's property was not included in the 2021 rezoning and the Petitioner would like to rezone the remainder (approximately 0.785 acres) to R-1 in order for the property to have one (1) zoning classification. The Petitioner wishes to construct a house on the property.

The application materials and plat of survey for the entire property were provided.

The property is just over three (3) acres in size and the area to be rezoned consists of approximately zero point seven-eight-five (0.785) acres.

The Current Land Use is Agricultural/Wooded.

The Future Land Use Map calls for the property to be Rural Residential (Max 0.65 DU/Acre).

U.S. 52 is a State Maintained Arterial.

Joliet has trails planned along Route 52.

There are no floodplains or wetlands on the area proposed for rezoning.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Special Use for Sale of Products Not Grown on the premises.

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

The Future Land Use Map calls for the area to be Rural Residential (Max 0.65 DU/Acre).

Nearby properties are zoned A-1, A-1 SU, and R-1.

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

The Baker Woods Forest Preserve is located within one half (1/2) mile of the subject property.

EcoCAT Report submitted and noted the presence of the following protected resources in the vicinity:

Aux Sable Creek INAI Site

Greater Redhorse (Moxostoma valenciennesi)

Adverse impacts were unlikely and consultation was terminated.

The application for NRI was submitted on August 1, 2022. The LESA Score was 181 indicating a low level of protection. The NRI report was provided.

Petition information was sent to Seward Township on August 8, 2022. Petition information was sent to Seward Township on August 8, 2022. Seward Township submitted an email on September 14, 2022, stating that the Township Board unanimously denied the request. The email was provided. Seward Townships reasons for denial were as follows:

The property is heavily wooded and immediately surrounded to the north, west and southwest by floodplain. This is a direct watershed to the protected Aux Sable Creek.

The property is adjacent to the Conservation Foundation land and the Forest Preserve.

There is currently minimal enforcement throughout the County to make sure dumping and other activities within the dense wooded areas does not take place. We already have this exact same problem near the Aux Sable Creek as well as other similar areas in the Township which has

been happening for many years. It does not make sense to add to the problem again on Rt. 52 next to a Forest Preserve and Conservation Land.

The property is located along Rt. 52 with heavy traffic (including more trucks every day) near the Aux Sable Creek bridge. The addition of another driveway at this location will increase the likelihood of a bad accident near the bridge and entrance to Bakers Woods Forest Preserve. This is one of the reasons that Seward Township moved its location years ago to O'Brien Rd away from the Aux Sable Creek and bridge.

The Seward Township Planning Commission and Board have agreed to propose a revised Land Use Map to the County for review that will change this property and a good portion of the remainder of the Township back to Ag Use on the Future Land Use Map. Currently the entire Seward Township is shown as Residential and Commercial with no Ag Use at all. This does not match with the goals of the residents of Seward Township. It would be disingenuous of our planning commission to vote in favor of this zoning change when at the same meeting they have approved the land use change on the Future Land Use Map which will be sent for review to the County.

Last and foremost, it is our opinion that the best use for this piece of land is not Residential. It is our opinion that the best use is to be kept Ag zoning.

The email outlining the Seward Township's reasons for denial was provided. Staff's response to Seward Township's reasons were provided.

Staff would like to point out that Seward Township did not object to the rezoning of the eastern portion of the property in 2021. The minutes of the Seward Township Planning Commission from August 12, 2021, were provided.

Staff would further like to point out that Seward Township did not object to the rezoning of the one eighty-three (183) acres of the Tri-Star property located approximately one third (1/3) of a mile to the west of the subject property.

Petition information was sent to the Village of Shorewood on August 8, 2022. No comments received.

Petition information was sent to the City of Joliet on August 8, 2022. No comments received.

Petition information was sent to the Minooka Fire Protection District on August 8, 2022. No comments received.

ZPAC reviewed this Petition at their meeting on September 13, 2022. The Petitioner indicated that he would like to have the driveway access located in the center of the property along Route 52. It was noted that the Conservation Foundation recently purchased the property to the west of the subject property and discussion was underway to use that property for forest preserve purposes. It was also noted that a culvert was located to the west of the subject property. Lastly, it was noted that it may be

challenging to install a traditional septic system on the subject property because the property was wooded. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on September 28, 2022. It was noted that Seward Township had not supplied the County with a proposed plan or future land use map. The Commission reviewed the ownership, zoning, floodplain, and wetland maps of properties near the subject property. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Petitioner desires to rezone the subject property in order to build one (1) house on the subject property and to have consistent zoning throughout the property.

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

No public or private utilities are onsite.

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. The Illinois Department of Transportation submitted an email with no comments on the proposal. The email was provided.

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

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

The proposed Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and R-1. The A-1 property to the north has a special use permit for sale of products not grown on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently split zoned A-1 and R-1. The property is presently heavily wooded and having a single zoning classification for the property is desirable.

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

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

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

Member Prodehl asked if the subject parcel was separate from a larger parcel previously owned by Tri-Star Development. Mr. Asselmeier explained the parcels that Tri-Star Development previously owned and how the parcels were sold and divided. He also discussed the agricultural allocation for the former Tri-Star property and the property rezoned by Gore in 2022.

Chairman Mohr asked about the rezoning to the property east of the subject property. Mr. Asselmeier said that rezoning occurred in the 1980s.

Discussion occurred about the proposed subdivision that never occurred on the Tri-Star property to the southwest of the subject property.

The subject property could only have one (1) house whether or not the rezoning request was approved.

Chairman Mohr noted that a house could be constructed on the R-1 zoned portion of the property. Mr. Asselmeier explained the enforcement issues related to having split zoned property and that some municipalities, like Yorkville, do not allow split zoning of parcels.

Chairman Mohr opened the public hearing at 7:15 p.m.

Chairman Mohr swore in Jairo Ortega.

Jairo Ortega, Petitioner, stated that he wanted to rezone the property in order to build a house for his family in the center of the lot. He has family in the area.

Member Prodehl asked why the Petitioner wanted the rezoning. Mr. Ortega responded in order to be able to build in a more central location on the lot.

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

Chairman Mohr asked Member Prodehl to go back to Seward Township and explain the situation to them. Member Prodehl felt that Seward Township understood the situation.

Member LeCuyer favored the rezoning in order for the situation to be cleaner.

Member LeCuyer made a motion, seconded by Member Thompson, to approve the Findings of Fact for the map amendment.

The driveway would require State approval.

Discussion occurred regarding the discrepancy between the amount of acreage in the sales information and the size of the parcel shown in the GIS system.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Prodehl, and Thompson

Nays (0): None Abstain (0): None Absent (1): Whitfield

The motion passed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the map amendment.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Prodehl, and Thompson

Nays (0): None Abstain (0): None Absent (1): Whitfield

The motion passed.

Seward Township will be notified of the results of the public hearing.

The proposal will go to the Planning, Building and Zoning Committee on November 7, 2022.

The Zoning Board of Appeals completed their review of Petition 22-19 at 7:23 p.m.

NEW BUSINESS/OLD BUSINESS

Recommendation on Fiscal Year 2022-2023 Meeting Calendar

Member LeCuyer made a motion, seconded by Member Fox, to approve the calendar with an amendment to change the July 2023 meeting date from July 3rd to July 6th.

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

October 21, 2022 Illinois Association of County Zoning Officials Training

Mr. Asselmeier stated that the Illinois Association of County Zoning Officials will have a training on October 21, 2022, at 9:00 a.m., via Zoom. The first session will be on carbon dioxide pipeline regulations. The second session will be on zoning hearings. A roundtable discussion will be held after lunch on activities and concerns in the various counties. Members should contact Mr. Asselmeier if they were interested in attending. There was no application fee. Chairman Mohr and Member LeCuyer indicated they would consider attending; Mr. Asselmeier will send them the link.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petitions 22-14 and 22-16 were approved by the County Board. Petition 22-01 was referred to the Committee of the Whole for their October 13, 2022, meeting; the zoning fines have been recorded as a lien against the property.

PUBLIC COMMENTS

Mr. Asselmeier reported that for the October 31st hearing, the major amendment to the Yogi Bear Campground special use permit and a variance to the front yard setback requirements to a house on East Spring Street will be on the agenda.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:31 p.m.

The next regularly scheduled hearing/meeting will be on October 31, 2022.

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

Exhibits

- 1. Memo on Petition 22-19 Dated September 29, 2022
- 2. Certificate of Publication and Certified Mail Receipts for Petition 22-19 (Not Included with Report but on file in Planning, Building and Zoning Office)

Attachment 13

Matt Asselmeier

From:

Tim O'Brien <sewtow@aol.com>

Sent:

Wednesday, October 12, 2022 1:51 PM

To:

Matt Asselmeier

Subject:

Re: [External]Petition 22-19 Jairo Ortega-Map amendment rezoning

Matt,

was no objection.

No there

Tim O'Brien

State of Illinois Zoning Petition
County of Kendall #22-19

ORDINANCE NUMBER 2022-____

MAP AMENDMENT FOR APPROXIMATELY ZERO POINT SEVEN EIGHT ACRES OF LAND LOCATED ACROSS FROM 2735 ROUTE 52 (ON THE SOUTH SIDE OF ROUTE 52) AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 09-15-300-024 IN SEWARD TOWNSHIP

Rezone from A-1 to R-1

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

<u>WHEREAS</u>, the western portion of 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 0.78 acres located on the south side of Route 52 across the street from 2735 Route 52 (Western Portion of PIN: 09-15-300-024), in Seward 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

<u>WHEREAS</u>, the subject property is currently owned by Jairo Ortega and hereinafter shall be referred to as "Petitioner"; and

<u>WHEREAS</u>, on or about August 4, 2022, Petitioner filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District; and

<u>WHEREAS</u>, following due and proper notice by publication in the Kendall County Record on September 8, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on October 3, 2022, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested Map Amendment; and

<u>WHEREAS</u>, 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 Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated October 3, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

<u>WHEREAS</u>, 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 <u>approval/denial/neutral</u> of the requested Map Amendment; and

<u>WHEREAS</u>, 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

State of Illinois Zoning Petition
County of Kendall #22-19

<u>NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS,</u> 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 Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District.
- 3. 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 Map Amendment.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15th day of November, 2022.

Attest:	
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

Exhibit A Attachment 14, Page 3

LEGAL DESCRIPTION OF PROPERTY

PROPOSED R-1 ZONING DISTRICT

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1091.99 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, SAID POINT BEING THE NORTHEAST CORNER OF LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 258.69 FEET TO A POINT ON A LINE 280.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 200900002662, SAID POINT BEING THE POINT OF BEGINNING AND ALSO SAID WEST LINE IS PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 18 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 71.31 FEET TO A POINT ON A LINE 330.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 201000000304; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST ALONG SAID PARALLEL LINE, 470.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 510.00 FEET OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 74.20 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF AFORESAID LANDS CONVEYED BY DOCUMENT NUMBER 200900002662; THENCE NORTH 01 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, 470.03 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. Containing 0.785 acres more or less.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on October 3, 2022 by a vote of six (6) in favor and zero (0) in opposition; Member Whitfield was absent.

FINDINGS OF FACT

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and R-1. The A-1 property to the north has a special use permit for sale of products not grown on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently split zoned A-1 and R-1. The property is presently heavily wooded and having a single zoning classification for the property is desirable.

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

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

Recommendation

Approval



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

Petition 22-23 16895 Lisbon Center Road Revocation of Special Use Permit for a Small Animal and Small Poultry Processing Plant

INTRODUCTION AND BACKGROUND

On November 19, 2013, the Kendall County Board granted a special use permit for a small animal and small poultry processing plant at the subject property. Ordinance 2013-20 is included as Attachment 1.

Ordinance 2013-20 required the site to be developed in accordance to a site plan. Condition 14 required fifty feet (50') of the driveway to be tar and chipped within five (5) years of the approval of the special use permit. Condition 19 required the site to be assessed as industrial for tax purposes.

The Petitioner does not want to tar and chip the driveway and they do not want the property to be assessed as industrial; the property has not been assessed as industrial.

On October 14, 2022, the Petitioner 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.

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

- 1. Ordinance 2013-20
- 2. Revocation Request
- 3. Draft Revocation Ordinance

State of Illinois County of Kendall Zoning Petition #13-17

ORDINANCE NUMBER 2013 - 20

GRANT A SPECIAL USE AT <u>16895 LISBON CENTER ROAD</u> FOR A SMALL POULTRY & SMALL ANIMAL PROCESSING PLANT THAT IS USDA APPROVED

<u>WHEREAS</u>, Alan and Mary Maly have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 27 acre property located at 16895 Lisbon Center Road, (PIN #07-08-100-011), in Big Grove Township, and;

<u>WHEREAS</u>, said petition is to allow the operation of a small poultry and small animal processing plant; and

<u>WHEREAS</u>, petition #13-16 was approved the same day as a text amendment to allow such a use as a special use in the A-1 Agricultural district; and

<u>WHEREAS</u>, said petitioners stated this will be a USDA facility and conform to the rules and regulations to operate and USDA facility; and

WHEREAS, said property is legally described as:

THAT PART OF SUB LOT 4 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A RECOVERED SURVEY NAIL LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 03 MINUTES 59 SECONDS EAST 2,131.17 FEET ON THE WEST LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 59 SECONDS EAST 974.00 FEET ON SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SUB LOT 4; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 1,207.47 FEET ON THE SOUTH LINE OF SAID SUB LOT 4 TO THE WEST LINE OF THE EAST 350.00 FEET OF SAID SUB LOT 4; THENCE NORTH 01 DEGREES 03 MINUTES 30 SECONDS WEST 974.00 FEET ON SAID WEST LINE; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 1,207.60 FEET PARALLEL WITH THE SOUTH LINE OF SAID SUB LOT 4 TO THE POINT OF BEGINNING, CONTAINING 27.00 ACRES, MORE OR LESS; SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

<u>WHEREAS</u>, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on September 3, 2013 & October 15, 2013; and

<u>WHEREAS</u>, the findings of fact were approved as follows (on September 3, 2013 & October 15, 2013):

Page 1 of 3

State of Illinois Zoning Petition
County of Kendall #13-17

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. If the conditions are adhered to the establishment, maintenance, and operation of the special use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The testimony has shown that the process as outlined by the petitioners will be a state of the art operation, there will be a USDA employee on site during the operations and ensure the public health and safety and monitoring of the employees and premises.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The entire operation will take place within a building and the unloading area must be at least 400' from any principle structure on an adjoining lot. The zoning in the general area is agricultural which this process fits in with that classification.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will be utilizing the existing driveway and drainage will be closely evaluated when the engineering drawings are assessed.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The EPA, Illinois Department of Health, Kendall County Health Department and the Kendall County Building Department all have jurisdiction over different aspects of the special use and the regulations must be followed and adhered to.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The review and action to be taken on the special use petition will coincide with a proposed text amendment (Petition 13-16) that will permit a small Poultry & Small animal Processing Plant as a special use in the A-1 District. The special use proposal will comply with all proposed conditions attached to the proposed text amendment.

<u>WHEREAS</u>, the Kendall County Board has considered the findings and recommendation of the Special Use Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

<u>WHEREAS</u>, this special use 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

<u>NOW, THEREFORE, BE IT ORDAINED</u>, that the Kendall County Board hereby grants approval of an A-1 Agricultural special use to operate a small poultry and small animal processing plant as indicated on the submitted Site Plan included as "Exhibit A" attached hereto and incorporated

Page 2 of 3

State of Illinois
County of Kendall
#13-17

herein subject to the following conditions:

- 1. A maximum of 21,000 units a week. All animals are counted as 1 (one) animal unit except turkeys and geese are counted as 4.5 animal units.
- 2. Facilities (the unloading area) must be located at least 400' from any principle structure.
- 3. No rendering may take place on the site.
- 4. Live animals may be held on the site for no more than twenty-four (24) hours.
- 5. All slaughtering/processing permitted only in an enclosed building.
- 6. The hours of operation are to be 5:30am to 6pm Monday thru Friday except additional Saturdays in October and November to process turkeys.
- 7. In no event can poultry produced be sold for retail or wholesale by the processor on the processing site.
- 8. All Applicable Federal, State and County rules and regulations shall apply.
- 9. Waste, by-products or any decomposable residue which results from the slaughtering of animals must be kept in a sealed container and picked up within 48 hours.
- 10. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
- 11. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
- 12. Performance Standards. All activities shall conform to the performance standards set forth in section 10.01.G.
- 13. Engineering drawings including stormwater must be approved before a building permit can be released.
- 14. Within 5 years, 50' of the driveway must be a minimum of tar and chipped.
- 15. Kendall County staff will have access to the log books kept in house to verify the limits are being maintained with regards to how many animals are processed weekly.
- 16. A certificate of occupancy will be required and copies of the EPA or IEPA, IDPH and USDA permits supplied at the time of application for the building permit.
- 17. On the north side of the parking lot a 3-4 foot in height berm with landscape to 100% opacity must be provide to shield the car head lights.
- 18. The well must be drilled to a depth around 600' into the deeper sandstone and case off the upper aguifer.
- 19. This site will be assessed as industrial per the Supervisor of Assessments.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

<u>IN WITNESS OF</u>, this Ordinance has been enacted by the Kendall County Board this 19th day of November, 2013.

Attest:

Kendall County Clerk

Debbie Gillette

Kendall County Board Chairman

John Shaw

October 6, 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

(First & Last Name) (Address of property)

On November 19, 2013, the property was granted a special use (Ordinance 2013-20). The special use granted in 2013 was granted for the operation of small animal and small poultry processing plant.

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, we acknowledge that no public hearing shall be conducted for revocation of the special use. We 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, we hereby waive by our right to a public hearing and formally request the above-referenced special use be removed

from my property.

(Signature)

(Date

(Printed Name)

Attest:

Notary Public

"OFFICIAL SEAL"
JOEL RECCHIA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/21/2026

State of Illinois County of Kendall Zoning Petition #22-23

ORDINANCE NUMBER 2022-

REVOKING A SPECIAL USE PERMIT FOR A SMALL POULTRY AND SMALL ANIMAL PROCESSING PLANT GRANTED BY ORDINANCE 2013-20 AT 16895 LISBON CENTER ROAD (PIN: 07-08-100-011) IN BIG GROVE TOWNSHIP

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

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

<u>WHEREAS</u>, 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 63.8 +/- acres and is identified by Parcel Identification Number 07-08-100-011, also known as 16895 Lisbon Center Road, in Big Grove 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

<u>WHEREAS</u>, the Kendall County Board granted a special use permit through Ordinance 2013-20 on the subject property on November 19, 2013, for a small poultry and small animal process plant; and

<u>WHEREAS</u>, Mary Maly, on behalf of the Mary D. Maly Living Trust, is the owner of record of the subject property and shall hereinafter be referred to as "The Petitioner"; and

<u>WHEREAS</u>. 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 small poultry and small animal process plant granted by Ordinance 2013-20 and revokes Ordinance 2013-20 in its entirety.
- 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 2013-20.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15th day of November, 2022.

Attest:	
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

Exhibit A Legal Description

THAT PART OF SUB LOT 4 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A RECOVERED SURVEY NAIL LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 03 MINUTES 59 SECONDS EAST 2,131.17 FEET ON THE WEST LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 59 SECONDS EAST 974.00 FEET ON SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SUB LOT 4; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 1,207.47 FEET ON THE SOUTH LINE OF SAID SUB LOT 4 TO THE WEST LINE OF THE EAST 350.00 FEET OF SAID SUB LOT 4; THENCE NORTH 01 DEGREES 03 MINUTES 30 SECONDS WEST 974.00 FEET ON SAID WEST LINE; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 1,207.60 FEET PARALLEL WITH THE SOUTH LINE OF SAID SUB LOT 4 TO THE POINT OF BEGINNING, CONTAINING 27.00 ACRES, MORE OR LESS; SITUATED IN THE TOWNSHIP OF BIG GROVE IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

October 6, 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

(First & Last Name) (Address of property)

On November 19, 2013, the property was granted a special use (Ordinance 2013-20). The special use granted in 2013 was granted for the operation of small animal and small poultry processing plant.

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, we acknowledge that no public hearing shall be conducted for revocation of the special use. We 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, we hereby waive by our right to a public hearing and formally request the above-referenced special use be removed

from my property.

(Signature)

(Date)

(Printed Name)

Attest:

Notery Public

"OFFICIAL SEAL"
JOEL RECCHIA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/21/2026



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: November 1, 2022

Re: 2022 Noxious Weed Annual Report

Kendall County is required by Illinois law to submit a Noxious Weed Annual Report to the State by December 1st of each year. Attached please find the proposed 2022 Noxious Weed Annual Report.

During 2022, the Kendall County, Planning, Building and Zoning Department received zero complaints of noxious weeds. In 2021 and 2020, the Department also received zero complaints.

If you have any questions, please let me know.

MHA

Enc: Proposed 2022 Kendall County Noxious Weed Annual Report



KENDALL COUNTY NOXIOUS WEED ANNUAL REPORT 2022

As required by the Illinois Noxious Weed Law (505 ILCS 100), the County of Kendall submits the following Annual Report from November 1, 2021 to October 31, 2022.

During the reporting period:

- 1. Kendall County sent letters to each township and municipality located within Kendall County asking that they report noxious weed cases and investigations to the Kendall County Planning, Building and Zoning Department. A copy of the letter is attached.
- 2. Kendall County received zero (0) complaints of noxious weeds within the unincorporated area of the County. The Village of Oswego received fifty-nine (59) complaints of noxious weeds within the Village's limits as outlined in the attached letter dated September 6, 2022.
- 3. Kendall County received zero (0) requests for assistance in the investigation of noxious weed infestations.
- 4. Kendall County eradicated zero (0) acres of noxious weeds.
- 5. Kendall County quarantined zero (0) acres of property.
- 6. Kendall County received zero (0) requests for advice from persons responsible for controlling and eradicating noxious weeds.
- 7. Kendall County published zero (0) notice to individuals regarding noxious weeds.
- 8. Kendall County published the General Notice in the Kendall County Record on February 24, 2022. A copy of the Certificate of Publication is attached.
- 9. Kendall County prepared and adopted a Comprehensive Work Plan for 2023.
- 10. Kendall County cooperated, when requested, with Federal, State and local authorities in carrying out the provisions of the Illinois Noxious Weed Law.

This Noxious Weed Annual Report was approved by the Kendall County Board on November 15, 2022.

Respectively Submitted,	
Scott R. Gryder	Date
Kendall County Board Chairman	

Encs: August 29, 2022 Letter to Municipalities and Townships

General Notice Certificate of Publication September 6, 2022 Village of Oswego Letter



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204 Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

August 29, 2022

RE: Illinois Noxious Weed Law

Dear Township Supervisors and Mayors:

Kendall County is preparing to work on its annual report and comprehensive work plan as required by the Illinois Noxious Weed Law (505 ILCS 100). In order to comply with State law, we request that you inform us of any noxious weed cases that you received over the last twelve months, the location of the complaint and if the complaint was resolved. Please send this information to Matthew Asselmeier, Kendall County Senior Planner, 111 W. Fox Street, Yorkville, IL 60560 or masselmeier@kendallcountyil.gov by October 1, 2022.

We do not request that you undertake any additional work related to the enforcement of the Illinois Noxious Weed Law or that you alter your procedures for processing noxious weed complaints except that you inform us of noxious weed complaints.

Kendall County hopes to partner with each township and municipality in order to comply with this law. A list of State of Illinois recognized noxious weeds is included with this letter.

If you have any questions, please contact Mr. Asselmeier at 630-553-4139.

Sincerely,

Scott R. Gryder, Chairman Kendall County Board

Enc: List of Noxious Weeds

Section 220.60 Noxious Weeds

The following plants within the sovereign territory of the State of Illinois are designated and declared noxious weeds:

- a) Marihuana (Cannabis sativa L.);
- b) Giant Ragweed (Ambrosia trifida L.) within the corporate limits of cities, villages, and incorporated towns;
- Common Ragweed (Ambrosia artemisiifolia L.) within the corporate limits of cities, villages, and incorporated towns;
- d) Canada Thistle (Cirsium arvense);
- e) Perennial Sowthistle (Sonchus arvensis);
- f) Musk Thistle (Carduus nutans);
- g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and
- h) Kudzu (Pueraria labata).

(Source: Amended at 26 Ill. Reg. 14644, effective September 23, 2002)

Kendall County Record

Description: NOXIOUS WEED LAW 1960438

KENDALL COUNTY PLANNING, BUILDING, ZONING **ROOM 203** 111 W. FOX STREET YORKVILLE IL 60560

Shaw Media certifies that it is the publisher of the Kendall County Record. The Kendall County Record is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Yorkville, County of Kendall, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Kendall County Record, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 02/24/2022

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its publisher, at Yorkville, Illinois, on 24th day of February, A.D. 2022

Shaw Media By:

Laura Shaw, Publisher

Amount \$106.02 Account Number

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO THE "ILLINOIS NOXIOUS WEED LAW" to the owners, occupants, agents and public officials in charge or control of any land in Kendall County that they are required. required to control or eradicate all NOXIOUS WEEDS growing upon land under their control prior to the blooming, maturing of seed or other propagating of such weeds.
NOXIOUS WEEDS:

a) Marihuana (Cannabis safiva L.); b) Glant Ragweed (Am-brosia trifida L.) within the corporate limits of cities, villages, and incorporated

villages, and incorporated towns;
c) Common Ragweed (Ambrosia artemistitolia L.) within the corporate limits of cities, villages, and incorporated towns;
d) Canada Thistle (Cirsium

arvense); e) Perennial Sowthistle (Sonchus arvensis); f) Musk

Thistle (Carduus nutans);
g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and

h) Kudzu (Pueraria labata) NOTICE IS FURTHER GIVEN that if the persons responsible for the control of any londs in Kendall County fail to comply with the provisions of the Illinois Noxious Weed Law the Control Authority of Kendall County or the Department of Agriculture of the State of Illinois will take any necessary action to control or eradicate such weeds and the cost thereof will be assessed against the owner of the land involved. If unpaid for 6 months or longer, such assessment shall become a lien upon the

property.
Date at Yorkville, Kendall
County, Illinois, this 15th
day of February, 2022. Signed: Scott R. Gryder Kendall County Weed

Control Authority

County Record February 24, 2022) 1960438



100 Parkers Mill Oswego, IL 60543 (630) 554-3618 Fax: (630) 554-3306 Website: http://www.oswegoil.org

September 06, 2022

CERTIFIED MAIL

Matthew Asselmeier Kendall County Senior Planner 111 W. Fox Street Yorkville, IL 60560

Re: Noxious weeds

76 ASHLAWN AVE. RESOLVED 39 ELMWOOD DR. RESOLVED 99 W. MERCHANTS DR. RESOLVED 195 KENDALL POINT DT. RESOLVED 10 MERCHANTS DR. RESOLVED 174 KIRKLAND CIR. RESOLVED 3449 ORCHARD RD. RESOLVED 5763 US-34 RT, RESOLVED 1925 WEISBROOK DR. RESOLVED 1945 WEISBROOK DR. RESOLVED 345 KENSINGTON DR. RESOLVED 5215 OLD RESERVE RD. RESOLVED 55 MAIN ST. RESOLVED 73 E WASHINGTON ST. RESOLVED 108 CHICAGO RD. RESOLVED 7 STONEHILL RD. RESOLVED 97 SETON CREEK DR. RESOLVED 281 CHICAGO RD. RESOLVED 108 SETON CREEK DR. RESOLVED 232 JULEP AVE. RESOLVED 261 PAADISE PKWY, RESOLVED 5763 US-34 RT. RESOLVED 82 TEMPLETON DR. RESOLVED 152 N. ADAMS ST. RESOLVED LINCOLN STATION & RT. 30 PIN # 03-01-301-082 RESOLVED LINCOLN STATION & RT. 30 PIN # 03-01-301-083 RESOLVED LINCOLN STATION & RT. 30 PIN # 03-01-301-081 RESOLVED LINCOLN STATION & RT. 30 PIN # 03-01-301-080 RESOLVED 418 BLUE RIDGE DR. RESOLVED 410 CHICAGO RD. RESOLVED GATES CREEK DR. N. Pin # 02-12-418-013 RESOLVED 101 SETON CREEK DR. RESOLVED

505 ROSEBUSH RESOLVED
3449 ORCHARD RD. RESOLVED
2420 US-RT 30 RESOLVED
529 HERITAGE DR. RESOLVED
181 S. MADISON ST. RESOLVED
326 CHICAGO RD. RESOLVED
RT-30 MITCHELL DR. PIN # 03-12-126-001 NOT RESOLVED
TREASURE DR. & MITCHELL DR. AND RT-30 16 LOTS TOTAL
52,53,54,55,56,57,58,48,47,46,45,44,40,41,42,43 RESOLVED.

VILLAGE OF OSWEGO

Hector Justiz
Code Compliance Officer
Building inspector
100 Parkers Mill

Oswego, IL 60543 direct: 630-551-2319

Email: hjustiz@oswegoil.org

9/1/2022 Monthly Violation Listing Detail From: 8/29/2021 To: 8/29/2022 Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

Month: August 2021

	Dispo#	21			Dispo#			Dispo#			Dispo#			Dispo#			Dispo#			Dispo#	
	Amount Paid	\$0.00	80.00		Amount Paid \$0.00	80.00		Amount Paid \$0.00	80.00		Amount Paid \$0.00	80.00		Amount Paid \$0.00	80.00		Amount Paid \$0.00	80.00		Amount Paid \$0.00	\$0.00
	Total Due	\$0.00	\$0.00		Total Due \$0.00	80.00		Total Due \$0.00	\$0.00		Total Due \$0.00	80.00		Total Due \$775.00	\$775.00		Total Due \$0.00	\$0.00		Total Due \$0.00	80.00
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SHLAWN AVE	Admin Due	\$0.00	80.00	LMWOOD DR	Admin Due \$0.00	80.00	V MERCHANT	Admin Due \$0.00	80.00	KENDALL PO	Admin Due \$0.00	\$0.00	MERCHANTS	Admin Due \$25.00	\$25.00	KIRKLAND C	Admin Due \$0.00	80.00	9 ORCHARD F	Admin Due \$0.00	80.00
76 A	Fine Due	\$0.00	\$0.00	39 E	Fine Due \$0.00	80.00	1 66	Fine Due \$0.00	80.00	195	Fine Due \$0.00	80.00	101	Fine Due \$750.00	\$750.00	174	Fine Due \$0.00	\$0.00	344	Fine Due \$0.00	\$0.00
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SCHELL, ROBERT			Sub Totals:	CHICAGO TITLE LAND					Sub Totals:	MSSK, LLC		Sub Totals:	FNM OSWEGO LLC		Sub Totals:	P&K DEVELOPMENT LI		Sub Totals:	WENDYS OLD FASHION		Sub Totals:
	Offense # and Description	6-8-4 - TALL GRASS AND WEEDS		08/31/2021	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS		08/31/2021	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS		08/31/2021	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS		08/31/2021	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS		08/31/2021	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS		08/31/2021	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS	
24519	D	001		24513	ID 001		24509	<i>ID</i> 001		24511	ID 001		24510	100		24512	1D 001		24514	1D 001	
	08/31/2021 SCHELL, ROB	Offense # and Description 1 August 2021 A	Defense Fine Due Admin Due Total Due Amount Paid 08/31/2021 SCHELL, ROBERT 76 ASHLAWN AVE 76 ASHLAWN AVE 10 Offense # and Description Fine Due Admin Due Total Due Amount Paid 10 6-8-4 - TALL GRASS AND WEEDS \$0.00 \$0.00 \$0.00 \$0.00	SCHELL, ROBERT 76 ASHLAWN AVE 76 A	SCHELL, ROBERT Toperty Toperty	SCHELL, ROBERT To Pacific SCHICA	Toperay Tope	Topicity Topicity	Property Property	Topicity Total Dust Total	Property Total Due Total Due Total Due Total Due Amount Paid Total Due Amount Paid South S	1	Topicity Topicity	Total Due Tota	Topicity Topicity	D Offense # and Description Offense # and Description	D Offense # and Description SCHELL, ROBERT Total Due Admin Due Coll Due Total Due Amount Paid Dispo	Day	D Offense # and Description Colfore # and Description Sub Totals: 1 So,00 So,00	D Officiare # and Description Sign Transfer Total Libe Sign Dispension Sig	D Offense # and Description SCHELL, ROBERT The Day Admin Day Student Paid Days South Stu

Administrative Building Code VILLAGE OF OSWEGO

Monthly Violation Listing Detail

From: 8/29/2021 To: 8/29/2022 Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

9/1/2022

	08/31/2021	ROMANS DEVELOPMENT HOLDINGS	AT HOLDINGS		5763 US-34 RT				
ID Offense # and Description				Fine Due	Admin Due	Coll Due	Total Due	Total Due Amount Paid Dispo#	Dispo#
001 6-8-4 - TALL GRASS AND WEEDS				\$250.00	\$25.00	\$0.00	\$275.00	\$0.00	20
		Sub Totals:	1	\$250.00	\$25.00	80.00	\$275.00	80.00	
		Totals:	∞	\$1,000.00	\$50.00	80.00	\$1,050.00	80.00	
September 2021									
	Name	TO TO THE STATE OF		Pro	Property				
09/02/2021	1925	1925 WEISBROOK STORAGE LLC	AGE LLC	192	1925 WIESBROOK DR	K DR			
ID Offense # and Description 001 6-8-4 - TALL GRASS AND WEEDS				Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due	Total Due Amount Paid Dispo# \$0.00 \$0.00 21	Dispo#
		Sub Totals:	-	\$0.00	80.00	80.00	\$0.00	\$0.00	
09/02/2021 1925 WI	1925 WI	1925 WEISBROOK STORAGE LLC	AGELLC	192	1945 WIESBROOK DR	K DR			
ID Offense # and Description 001 6-8-4 - TALL GRASS AND WEEDS				Fine Due	Admin Due \$0.00	Coll Due	Total Due	Total Due Amount Paid Dispo#	Dispo#
		Sub Totals:	-	80.00	80.00	80.00	80.00	80.00	
W12429 09/29/2021 MORO	MORO	MOROVATI, MOHAMMAD	Ð	345	345 KENSINGTON DR	NDR			
ID Offense # and Description601 6-8-4 - TALL GRASS AND WEEDS				Fine Due \$0.00	Admin Due \$0.00	Coll Due	Total Due	Total Due Amount Paid Dispo# \$0.00 \$0.00 95	Dispo#
		Sub Totals:	1	80.00	\$0.00	80.00	80.00	80.00	
		Totals:	3	80.00	\$0.00	80.00	\$0.00	\$0.00	

9/1/2022

Monthly Violation Listing Detail From: 8/29/2021 To: 8/29/2022

Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

Month: May 2022

Violation #	# Date	Name		Pro	Property				
1	05/13/2022	LSF9 MASTER PARTICIPATION TRUST	ION TRUST	521	5215 OLD RESERVE RD	/E RD			
100	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$250.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$250.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	-	\$250.00	80.00	80.00	\$250.00	80.00	
	05/17/2022	IMPERIAL INVESTMENTS, LLC	TTC	551	55 MAIN ST				
ID 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due	Amount Paid \$250.00	Dispo#
	05/15/130	Sub Totals: 1	1 DEDTIES II	\$0.00	\$0.00	80.00	80.00	\$250.00	
W12392	05/25/2022	CIM NEIGHBUKHOOD PKOF	PEKLIES, LI	73.1	/3 E WASHINGTON SI	IS NI	i.		
9 5	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS		ANT LAN ALGORISAN L.	\$0.00 \$0.00	S0.00	\$0.00	S0.00	Amouni Paid \$0.00	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	
	05/24/2022	CAFAL CLINIC FOR PSYCHIATRIC & C	HATRIC & C	108	108 CHICAGO RD				
ID 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$250.00	Admin Due \$25.00	Coll Due \$0.00	Total Due \$275.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	1	\$250.00	\$25.00	80.00	\$275.00	80.00	
W12393	05/25/2022	KELLOGG, DAVID		7 S.	7 STONEHILL RD				
D 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0,00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	1	80.00	\$0.00	80.00	80.00	80.00	
	05/26/2022	MARQUETTE NATIONAL BANK TRUS	SANK TRUS	7 S	7 STONEHILL RD				
<i>D</i> 100	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due	Amount Paid \$275.00	Dispo#
		Sub Totals:	-	80.00	80.00	80.00	80.00	\$275.00	
	05/26/2022	ADEMI, ADEM		62	97 SETON CREEK DR	DR			
<i>B</i> 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
			,						

Administrative Building Code VILLAGE OF OSWEGO

Monthly Violation Listing Detail

From: 8/29/2021 To: 8/29/2022 Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

9/1/2022

	Dispo#	21		
	Amount Paid Dispo#	\$0.00	80.00	\$525.00
	Total Due	\$0.00	80.00	\$525.00
0	Coll Due	\$0.00	80.00	80.00
281 CHICAGO RD	Admin Due	\$0.00	80.00	\$25.00
281	Fine Due	\$0.00	80.00	\$500.00
			-	90
PATEL, DHRUVISH	***************************************		Sub Totals:	Totals:
05/31/2022	Offense # and Description	6-8-4 - TALL GRASS AND WEEDS		
25080		001		

VILLAGE OF OSWEGO

Monthly Violation Listing Detail From: 8/29/2021 To: 8/29/2022

Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

Month: June 2022

9/1/2022

4 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Sub Totals: HP ILLINOIS I LLC	1		\$0.00	\$0.00 \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
BDs			552. Fine Due \$0.00	232 JULEP AVE 10 \$0.00 10 \$0.00	So.00 \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo# 21
	Sub Totals:	-	261 So.00 So.00	261 PARADISE PKWY 1e Admin Due C 3 \$0.00	WY Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
Offense # and Description 6-8-4 - TALL GRASS AND WEEDS 06/03/2022 DRYE	ROMANS DEVELOPMENT HOLDINGS Sub Totals: DRYER CLINIC, INC.	1 1	\$763 Fine Due \$0.00 \$0.00	5763 US-34 RT 10	So.00 \$0.00 \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
VEEDS	Sub Totals: SALAZAR, EDUARDO JR	_	Fine Due \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$2 N. ADAMS ST	S0.00 \$0.00	Total Due \$0.00	Amount Paid \$275.00	Dispo#
Offense # and Description 6-8-4 - TALL GRASS AND WEEDS 6-8-4 - TALL GRASS AND WEEDS Offense # and Description 6-8-4 - TALL GRASS AND WEEDS	Sub Totals: ADDEPALLILLC	-	Fine Due \$0.00 \$0.00 N/A Fine Due \$0.00	Solution Solution	\$0.00 \$0.00	Total Due S0.00 S0.00 S0.00 Total Due S0.00 S0.0	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Dispo# 21 Dispo#

Monthly Violation Listing Detail

From: 8/29/2021 To: 8/29/2022 Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

25000	06/07/2022	ADDEPALLI LLC		N/A	N/A LINCOLN STATION & RT 30	ATION & RT	30		
D	Offense # and Description			Fine Due	Admin Due	Coll Due	Total Due	Amoun	Dispe
001	6-8-4 - TALL GRASS AND WEEDS			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	21
		Sub Totals:		80.00	80.00	80.00	\$0.00	80.00	
24999	06/07/2022	ADDEPALLI LLC		N/A	N/A LINCOLN STATION & RT 30	ATION & RT	30		
ID 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	-	80.00	80.00	80.00	80.00	80.00	
24998	06/07/2022	ADDEPALLI LLC		N/A	N/A LINCOLN STATION & RT 30	ATION & RT	30		
<i>ID</i>	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	
25086	06/10/2022	MULLIN J DAVID		418	418 BLUE RIDGE DR	DR			
100	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	-	80.00	80.00	80.00	80.00	80.00	
25087	06/15/2022	EXCHANGERIGHT NET LEASED PORT	LEASED PORT	410	410 CHICAGO RD				
100	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	
25039	06/16/2022	FEMOSH CONCEPTS, LLC,	,c,	N/N	N/A GATES CREEK DR	SK DR			
100	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid Dispo#	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	
W12400	06/20/2022	IMROZIA, IMRAN		101	101 SETON CREEK DR	IK DR			
ID 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Amount Paid \$0.00	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	
		Totals:	14	80.00	80.00	80.00	80.00	\$275.00	

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9/1/2022 Monthly Violation Listing Detail From: 8/29/2021 To: 8/29/2022 Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

	Violation #		Name		Pr	Property				
	25089	07/01/2022	F. F. INVEESTMENT PROPERTIES LLC	ERTIES LLC	205	505 ROSEBUSH				
	<i>ID</i>	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due	Admin Due \$0.00	Coll Due	Total Due	Total Due Amount Paid Dispo#	-
			Sub Totals:	-	80.00	80.00	80.00	80.00	80.00	
	25041	07/19/2022	WENZAK LAND DEVELOPMENT, LLC	PMENT, LLC	34	3449 ORCHARD RD				
	(I)	Offense # and Description			Fine Due	Admin Due	Coll Due	Total Due	Total Due Amount Paid	-
	001	6-8-4 - TALL GRASS AND WEEDS			\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	4
			Sub Totals:	1	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	
	25092	07/20/2022	RE NO ONE LLC		247	2420 US-RT 30				
	ID	Offense # and Description	0012		Fine Due	Admin Due	Coll Due	Total Due	Total Due Amount Paid Dispo#	~
	001	6-8-4 - TALL GRASS AND WEEDS	THE PROPERTY OF THE PROPERTY O		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	5
			Sub Totals:	1	80.00	80.00	\$0.00	80.00	\$0.00	
149	W12264	07/22/2022	HERMES L PATRICIA		52	529 HERITAGE DR	R			
)	Œ	Offense # and Description			Fine Due	Admin Due	Coll Due	Total Due	Total Due Amount Paid	~
	001	6-8-4 - TALL GRASS AND WEEDS			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
			Sub Totals:	1	\$0.00	80.00	80.00	80.00	\$0.00	
	W12265	07/22/2022	CURRENT RESIDENT		18	181 S MADISON ST	ST			1
	ID 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due	Admin Due \$0.00	Coll Due \$0.00	Total Due	Total Due Amount Paid Dispo# \$0.00 \$0.00 95	774
			Sub Totals:	1	\$0.00	80.00	80.00	\$0.00	80.00	
			Totals:	S	80.00	80.00	80.00	80.00	\$250.00	

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9/1/2022

Monthly Violation Listing Detail

From: 8/29/2021 To: 8/29/2022 Report Options: Dispo=ALL;Offense=6-8-4 Inspector=0315 Order=ViolationDate;

Month: August 2022

Violation #	# Date	Name		Pro	Property				
W12269	08/22/2022	ARELLANO, NANCY		326	326 CHICAGO RD				
Ø [8	ID Offense # and Description 001 6-8-4 - TALL GRASS AND WIEDS			Fine Due	Fine Due Admin Due	Coll Due	Total Due	Total Due Amount Paid Dispo#	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	?
25044	08/22/2022	TCF NATIONAL BANK		30]	30 MITCHELL RT				
ID 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$250.00	Fine Due Admin Due \$250.00 \$0.00	Coll Due \$0.00	Total Due \$250.00	Total Due Amount Paid Dispo# \$250.00 \$0.00 1	Dispo#
		Sub Totals:	-	\$250.00	80.00	80.00	\$250.00	80.00	
25046	08/22/2022	QATTOM PROPERTIES @ ILLINOIS, LI	ILLINOIS, LI	N/N	N/A MITCHELL DR	×			
<i>ID</i> 001	Offense # and Description 6-8-4 - TALL GRASS AND WEEDS			Fine Due \$0.00	Admin Due \$0.00	Coll Due \$0.00	Total Due \$0.00	Total Due Amount Paid Dispo# \$0.00 \$0.00 21	Dispo#
		Sub Totals:	1	80.00	80.00	80.00	80.00	80.00	
		Totals:	3	\$250.00	80.00	80.00	\$250.00	80.00	
		Grand Totals:	41	\$1,750.00	875.00	80.00	\$1,825.00	\$1,050.00	

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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee

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

Date: October 31, 2022

Re: Enforcement of Special Use Conditions

Below please find updates on the unresolved special use permit cases:

Ordinance 2009-25-Special Use Permit for a Specialty Gift Store at 7275 Route 34
 Issue: Condition 1 requires an annual inspection. During site visits in 2021 and 2022 the business appeared to have ceased. Efforts to contact the property owner to see if they would like to retain the special use permit have been unsuccessful.

How Department Became Aware of Potential Violation: Annual Inspection

Current Status: Staff requests guidance as to how to proceed.

2. Ordinance 2006-09-Special Use Permit for Additional Non-Family Employees in a Home Occupation at 14816 Galena Road (Business Address) and 14870 Galena Road (Home Address)

Issue: Condition 10 requires the business to be a manufacturer of plaster or cement mantels and similar architectural components.

How Department Became Aware of Potential Violation: Annual Site Visit

Current Status: Property owner was mailed a letter to confirm business operations; property owner has until November 24, 2022, to respond.

3. Ordinance 1987-25-Special Use Permit for a Church Camp at 1626 Route 31 (Camp Quarryledge)

Issue: Various conditions require the use to be connected to a church camp use, including the name "Camp Quarryledge".

How Department Became Aware of Potential Violation: Contacts from Potential Buyers of the Property

Current Status: Property is pending annexation to the Village of Oswego as a health camp/education center; annexation likely will be complete in November or December 2022.

4. Ordinance 2022-09-Special Use Permit for a Kennel at 3601 Plainfield Road

Issue: Installation of Berm and Landscaping by October 31, 2022.

How Department Became Aware of Potential Violation: Previous Deadline Extension Requests

Current Status: As of October 31, 2022, the property owners have installed and seeded the berm and installed most of the landscaping. An update will be provided at the November 7, 2022, Committee meeting.

5. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow Rd Issue: Condition 6 requires a right-of-way dedication

How Department Became Aware of Violation: Property owner submitted a special use permit for a craft fair.

Current Status: As of October 26, 2022, the County Highway Engineer is working with an engineer and property owner to complete the necessary documents for the dedication.

6. Ordinance 2012-26-Special Use Permit for YPAC

Issue: Condition 6 requires paved parking lot by 2014 with 28 parking spaces

How Department Became Aware of Violation: YPAC approached County for financial assistance in 2018.

Current Status: PBZ Department has been instructed not to issue a citation on this property until January 1, 2023. As of October 26, 2022, no additional paving has occurred. The property owner was considering submitting an amendment to the special use permit to remove the paving requirement.

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

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

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

Current Status: The property owner has until April 30, 2023, to pave the driveway. As of October 26, 2022, required paving is almost complete. The property owner is also paving a portion of the parking area. The final inspection will occur after the paving of the parking area is complete.

8. Ordinance 2020-01-Special Use Permit for a Kennel and Veterinary at the Northeast Corner of Ridge and Bell Roads

Issue: Condition 2.A requires adherence to the site plan and lighting plan. The property owner has installed one (1) additional light on the northwest corner of the property and the fence for the play area seem further south than shown on the site plan.

How Department Became Aware of Violation: Complaint filed by a driver on Ridge Road. Current Status: As of October 26, 2022, the property owner was finalizing plans to submit a major amendment of the special use permit to the Department. The property owner wanted to meet with Seward Township prior to final application submittal.

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

MHA

				3						
9/19/2022			10/11/2022	9/8/2022	Stormwater		5327 Light Rd.	Utility Dyn 103-07-227-002	Utility Dyn	V22-013
Court in No				8/1/2022	Stormwater		2511 Wildy Rd.		Gomez	V22-012
9/7/2022 10/18/2022	9/7/		6/24/2022	5/24/2022	RV parking	FOFC	7796 Madeline Dr.	02-35-380-001	Amstadt	V22-011
Ongoing			8/4/2021	7/13/2021	Multiple Violations		1539 Collins Rd.	03-26-100-004	Faulkner	V22-010
										V22-009
			3/11/2022	1/3/2022	Air B&B		14824 Millhurst Rd	_		V22-008
5/16/2022 5/17/2022	5/16/			11/15/2021	Banquet facility		2543 Simons Rd	_		V22-007
2/24/2022			1/23/2022	11/24/2021	RV parking	Boulder Hill	235 Fernwood Rd.	03-04-277-011	Haehlen	V22-006
4/22/2022				11/22/2021	Trailer parking	Boulder Hill	54 Springdale Rd.	03-04-477-025		V22-005
11/8/2022	11/8/		1/23/2022	8/18/2021	Inoperable Vehicles	Boulder Hill	16 Winrock Rd.	03-04-253-024	Lemaster	V22-004
5/9/2022			1/23/2022	8/3/2021	Multiple Violations	Boulder Hill	44 Hampton Rd.	03-04-306-027	Cabrera	V22-003
4/27/2022				8/6/2021	Illegal fence height	Boulder Hill	44 Briarcliff Rd.	03-05-279-020	Jones	V22-002
2/9/2022			1/23/2022	11/9/2021	Parking on Lawn	Marina Village	20 Shore Ct.	03-07-277-001	Aguilar	V22-001
O Closed	SAO	PBZ	Follow up	Opened	Description	Subdivision	Address	Parcel #	Name	Violation

2020 VIOLATIONS

12/3/2020		11/28/2020	8/11/2020	Prohibited Trailer parking	Boulder Hill	3 Wembley Rd	03-04-456-001	Neal	2004
1/14/2021		1/8/2021	10/22/2020	Landscape Bus/Commercial Vehicle inR-6	Boulder Hill	13 Durango Rd	03-05-432-007	Martinez	20-040
1/11/2021		1/15/2021	10/22/2020	Trucking Business in A-1 zoning		13039 McKanna Rd	09-09-100-002	Moreno, Luis & Cesario	20-039
12/3/2020		11/22/2020	10/22/2020	Multiple Zoning Violations		Wheeler Rd	06-23-200-004	Plainfield Board of Education	20-038
12/14/2020		11/19/2020	10/20/2020	Multiple Zoning Violations	see V20-027	192 Route 52	09-13-200-006	Briscoe	20-037
12/10/2020		10/21/2020	10/7/2020	Driveway - No Permit	Boulder Hill	10 Ashlawn Ave	03-08-253-007	Marmolejo	20-036
11/19/2020		11/13/2020	9/21/2020	Stormwater Violation			02-21-200-028	Wieschhaus	20-035
10/16/2020		10/19/2020	9/16/2020	Stormwater Violation		9155 Kennedy Rd	02-21-200-014	Staudacher Family Trust	20-034
9/28/2020		9/28/2020	8/26/2020	Possible Gun Range	Red Hawk Landing Possible Gun	Lot 22	03-26-300-007	Oliver/Balog	20-033
1/21/2021		10/19/2020	8/20/2020	Possible Landscaping Business	Bakers	9000 Route 34	02-27-151-003	Gates / Cox Landscaping	20-032
10/20/2020		10/23/2020	8/20/2020	Deck - No permit		1152 Route 126	06-14-200-003	Ramirez	20-031
9/2/2020		9/3/2020	7/24/2020	Pool - No permit	Boulder Hill	38 Old Post Rd	03-08-230-005	Braves%Jarrett Realty	20-030
8/28/2020		8/29/2020	7/30/2020	Sign - No permit		3195 Plainfield Rd	03-27-301-002	Anicich	20-029
8/28/2020		8/22/2020	7/22/2020	Fence Violation	Boulder Hill	43 Saugatuck Rd	03-04-378-039	King	20-028
10/21/2020		9/22/2020	7/17/2020	Multiple Violations		195 Route 52	09-13-200-002	Hansel Ridge, LLC	20-027
7/31/2020		7/20/2020	6/18/2020	Stormwater/Culvert built	Plattville	94 Pletcher Dr	08-02-402-002	Niles	20-026
L Gowid Hold	436	12/31/2020	6/15/2020	Multiple Violations	Fox Lawn	14 Maple Street	05-05-103-002	Sec of Veteran Affairs	20-025
8/25/2020	Evitto	5/29/2020	4/28/2020	e Stormwater & Junk and Debris	Sugarbrook Estate	84 Woodland Dr	01-20-352-018	Velasquez	20-024
6/10/2020		4/2/2020	3/19/2020	Prohibited semi tractor parking	Boulder Hill	106 Tealwood Rd	03-04-408-003	Kubica Wieslaw	20-023
6/10/2020		4/2/2020	3/19/2020	Junk & Debris	Boulder Hill	80 Springdale Rd	03-04-477-038	Wargo	20-022
6/10/20 2 0		4/2/2020	3/19/2020	Inoperable Vehicle	Boulder Hill	134 Heathgate Rd	03-04-278-035	Evans	20-021
3/25/2000		4/2/2020	3/19/2020	Inoperable Vehicle	Boulder Hill	42 Circle Dr. E	03-04-303-008	Ortiz	20-020
6/10/2020		4/2/2020	3/19/2020	Inoperable Vehicle	Boulder Hill	29 Circle Dr. E	03-05-428-002	Stukas	20-019
10/29/2020		4/1/2020	3/18/2020	Inoperable Vehicle	Boulder Hill	114 Boulder Hill Pass	03-05-404-007	Fox Valley Homes LLC	20-018
6/11/2020		4/24/2020	3/18/2020	Inoperable Vehicle	Boulder Hill	16 Cebold Dr.	03-08-280-008	Henn	20-017
6/10/2020		3/26/2020	3/3/2020	Prohibited Trailer parking	Shore Heights	117 Dolores St.	03-08-303-001	Campos	20-016
5/6/2020		4/5/2020	3/6/2020	Multiple Zoning Violations		276 Route 52	09-13-400-006	ERB Properties LLC	20-015
8/5/2020		3/18/2020	3/4/2020	Prohibited Storage Business		16388 Galena Rd	01-05-203-003	Crisci	20-014
3/11/2020		3/5/2020	2/20/2020	Prohibited Commercial Vehicle	Boulder Hill	251 Fernwood Rd	03-04-277-019	Robles	20-013
2/4/2020		2/14/2020	1/31/2020	Prohibited Trailer parking	Boulder Hill	3 Creve Ct.	03-05-454-028	Chamberlain	20-012
3/11/2020		2/29/2020	1/31/2020	Prohibited Commercial truck	Boulder Hill	106 Tealwood Rd	03-04-408-003	Kubica Wieslaw	20-011
12/3/2020		3/6/2020	1/28/2020	Operating Business in R-2	Highpoint Hills	8751 C E. Highpoint Rd	05-18-300-005	Drake	20-010
7/6/2020		2/27/2020	11/26/2019	Multiple Violations		1026 Harvey Rd	03-12-100-002	Navarro	20-009
2/25/2020		2/18/2020	12/26/2019	Prohibited Boat parking	Boulder Hill	14 Scarsdale Rd.	03-05-454-027	Franzen	20-008
1/30/2020	1	1/31/2020	12/17/2019	Prohibited Trailer parking	Boulder Hill	54 Springdale Rd.	03-04-477-025	Johnson	20-007
3/16/2020		2/1/2020	12/11/2019	Prohibited Sign	FOFC	Fields Dr	02-35-301-007	Municipal Bank%Besiri Adil	20-006
3/16/2020		2/1/2020	12/11/2019	Prohibited Sign	FOFC	Audrey & Gilda Ct	02-35-413-014	Municipal Bank%Besiri Adil	20-005
12/30/2019		12/25/2019	12/11/2019	Prohibited Banner Sign	Boulder Hill	140 Saugatuck Rd	03-03-352-004	Cadena	20-004
12/24/2019		12/23/2019	12/4/2019	Prohibited RV/trailer parking	Boulder Hill	14 Ridgefield Rd.	03-09-152-019	Gonzalez	20-003
12/17/2019		12/16/2019	12/3/2019	Zoning Setback violations		9312 Millbrook Rd	04-22-300-005	Graves	20-002
3/9/2020		1/13/2020	11/7/2019	Multiple Violations - No permits		9923 Walker Rd	05-21-300-002	JK Property,% Calder	20-001
Cioaca	FDL SAU	dn wollo	Opened	Description	Subdivision	Address	Parcel #	Mairie	AIGIGUIA

6/2/2022	7/5/2022	30 day warning	4/20/2022	Multiple Violations		17045 Rides Bd Minocks	200 005	2202/0/2
5/25/2022		30 day warning	4/25/2022	Short term rental- banduet facility	DOMING: 1111	1126 Simons Rd Oswago	03-35-200-003	4/8/2022
5/18/2022		30 day warning	4/13/2022	Junk & Debris	Boulder Hill	51 Circle Drive E Montgomery	03-04-306-001	4/8/2022
8/23/2022	8/27/2022	Numerous warning notices	4/12/2022	Multiple Violations	Boulder Hill	7 Greenfield Rd. Montgomery	03-05-404-028	4/1/2022
8/12/2022	Tal and to the	Not enough evidence	220210010	Possible Landscaping business		16924 OBrien Rd Minooka	09-28-300-008	3/29/2022
11 11 10	11/19/2022	30 Day Warning Notice Reg & Cort	2202/2020	Markinlo Wiolations	pouluer mill	2 Court Stroot Bristol	03-04-430-001	2202/20/2
4/12/2022	4/12/2022	NOT ELIOURIT GALDELICE	4/12/2022	Trailer Barking nouse	Boulder Hill	3 Wombles Bd Montagomery	03-04-181-010	3/10/2022
4/13/2022	7/12/2022	Not applied or # of oc-200	A/17/2022	Possible particularity	Davidos Uil	19 Pombrooks Bd Montromon	07-07-200-022	2/12/2022
3/16/2022	-1/ TO 1 FOTT	Simila family home BB# 01-00-160	2/12/20/20	Possible Auto repai pusitiess	pouluei IIII	43307 Formal Bd Named	07-07-204-07-00	3/11/2022
or for to	4/10/2022	Tow vehicle trailers cars hauler	2/12 8/ 3/9	Possible Auto repar husiness	Boulder Hill	8 Circle Dr East Montgomery	03-04-331-001	3/10/2022
5/23/2022	2707/71/4	Somowal Burney	5/9/2022	Multiple violations	Boulder Hill	35 Whitney way Montgomery	03-04-329-016	3/2/2022
2202/14/2	4/8/2022	Moved from setback and used for family time	3/1/2022	Multiple Violations		804 McHugh Rd. Yorkville	02-28-403-005	3/2/2022
4/12/2022	101000	30 day warning	3/9/2022	Junk & Debris	Boulder Hill	37 Woodridge Rd. Montgomery	03-04-154-002	3/7/2022
4/13/2022	4/13/2022		3/7/2022	Inoperat	Richard Blackberry Estates	30 Patricia Ln. Yorkville	02-21-151-005	3/1/2022
3/7/2022		No violation	3/7/2022	Trailer in setback	Squaw Valley	5626 Minkler Rd. Yorkville	02-36-300-014	2/28/2022
3/9/2022		No POD on site	3/9/2022	POD in driveway	Boulder Hill	141 Boulder Hill Pass Montgomery	03-05-453-007	2/24/2022
3/9/2022		No RV on site	3/9/2022	Prohibited RV parking	Boulder Hill	54 Circle Dr. W Montgomery	03-08-202-008	2/24/2022
4/14/2022		30 day warning	3/7/2022	Box truck	Fields of Farm Colony	339 Austin Ct. Yorkville	02-35-301-003	2/24/2022
	5/1/2023	MA		Driveway not asphalted per Ord. 2014-21		8250 Route 71 Yorkville	05-03-200-027	2/22/2022
2/18/2022		No Evidence of violation	2/18/2022	Remodel bathroom w/o permit	Riverview Heights	8 Riverview Ct. Oswego	02-24-228-001	2/16/2022
2/15/2022		No Evidence of auto shop	2/12/2022	Possible Auto repair business	Boulder Hill		03-04-378-019	2/7/2022
4/13/2022	4/13/2022	Tow vehicle, trailers,cars, hauler	2/12/2022	Possible Auto repair business	Boulder Hill	8 Circle Dr East Montgomery	03-05-402-008	2/7/2022
2/15/2022		No Evidence of auto shop	2/12/2022	Possible Auto repair business	Boulder Hill	51 Hunter Dr. Montgomery	03-04-256-020	2/7/2022
3/9/2022		No RV on site	3/9/2022	Drobibited RV parking	Boulder Hill	102 Circle Drive W Montenmen	03-08-278-010	2/4/2022
3/8/2022		Applied for Permit	2/9/2022	Occurving a struction w/o C of O	Roulder Hill	81 Roulder Hill Pass	03-05-401-003	2/3/2022
1/27/2022		No Dobric or Carbana observed	7707/27/2	Junk & Dobris		hobind A21 Hamilton Wat	03-04-300-033	1/26/2022
1/20/2022		Il nable to observe blowing 1 & D	1/19/2022	Possible residence in Barn		17660 Sedgewick Rd. Sandwich	05-04-300-033	1/18/2022
102/27/2	71 TO 1 TO 2 TO	Pullding spenit applied for	2202/01/T	Otive ratie not right surface per 30 approval		OZDO ROUTE / 1 TOTRVINE	03-03-200-027	1/14/2022
3/32/2022	2/18/2022	Several Irucks Parked	1/19/2022	Trucking Business		8115 E. Highpoint. Rd.	05-18-226-002	1/13/2022
2/0/2022	2/2/2022	Kemoved	2/28/2022	I railer in Front yard setback	FOFC	5703 Fields Dr. Yorkville	02-35-380-006	1/11/2022
4/12/2022	4/12/2022	House seems empty	1/23/2022	Junk & Debris	Boulder Hill	44 Ingleshire Rd. Montgomery	03-04-253-010	1/11/2022
1/21/2022	1/21/2022	RV still driveway - f/y setback	1/5/2021	RV parked in front yard since 12/10/2021	FOFC	7796 Madeline Dr. Yorkville	02-35-380-006	1/6/2022
1/19/2022		Forwarded to Matt A for response	12/21/2021	Tent	Fox River Gardens	80 Riverside St. Yorkville	02-34-204-004	1/5/2022
1/19/2022		Gravel Drive Grandfatherd in	1/6/2022	Parking on non approved surface	Boulder Hill	23 Old Post Rd. Montgomery	03-08-227-036	1/5/2022
4/14/2022		Burnt car / trailer	1/6/2022	Inoperable Vehicle	Boulder Hill	14 Ridgefield Rd. Montgomery	03-09-152-019	1/5/2022
1/19/2022		Debris has been removed	1/6/2022	Junk & Debris	Boulder Hill	22 Wyndham Dr. Montgomery	03-04-305-026	12/29/2021
4/12/2022	4/12/2022	No change		Prohibited Trailer parking	Boulder Hill	49 Winrock Rd. Montgomery	03-04-406-004	12/28/2021
7/25/2022		No changes-Osw Code taking action	\rightarrow	Junk & Debris	Boulder Hill	162 Heathgate Rd. Montgomery	03-04-428-011	12/21/2021
9/30/2022	3/21/2022	No change	1/6/2022, 1/23/2021	Junk & Debris	Owners 2nd Sub	19 N. Cherry Dr. Oswego	03-18-402-003	12/20/2021
1/5/2022		BP applied for #04-2022-029	12/20/2021	Building w/permit	Oswego Plains	7 Cherokee Dr. Oswego	-	12/20/2021
3/9/2022		30 day warning 1/24/2022	1/6/2022	Inoperable Vehicle	Boulder Hill	158 Boulder Hill Pass Montgomery	-	12/16/2021
2/18/2022		30 day warning 1/13/2022	1/6/2022	3 trailers in front vard setback	Fields of Farm Colony	5879 Danielle Lane Yorkville	02-35-381-004	12/16/2021
2/8/2022		Trailer removed	1/6/2022	Prohibited Trailer parked in front vard	Boulder Hill	37 S Bereman Rd. Montgomery	03-05-429-031	12/16/2021
3/9/2022	2/24/2022	30 day warning 1/24/2022	1/6/2022	Prohibited Trailer parked in front vard	Boulder Hill	42 S Bereman Rd. Montgomery	03-05-430-019	12/13/2021
9/15/2022	8/22/2022	1/25 Warning Notice Reg & Cert	12/11/2021	Parking on Jawn 8/22 inspec of 2 motoroviles	Boulder Hill	80 Springdale Rd Monteomery	03-04-477-038	12/8/2021
6/8/2022	6/3/2022	\neg	12/11/2021	Multiple Violations	Boulder Hill	22 Greenbriar Rd. Monteomery	03-04-152-013	12/7/2021
	10/21/2022	-	12/11/2021	Multiple Violations	Boulder Hill	43 Saugatuck Rd. Montgomery	03-04-378-039	12/6/2021
12/20/2021		Truck in setback - trailer removed	12/22/2021	Prohibited Trailer parked in front yard	Boulder Hill	124 Longbeach Rd. Montgomery	03-04-408-041	12/2/2021
12/20/2021	\perp	Ag Building - Backfill per MA	12/13/2021	Inoperable Vehicles & Pile of dirt		195 Route 52 Minooka	09-13-200-006	12/2/2021
Closed	F/Up C	Comments	Inspection Date	Description of Complaint	Subdivision	Address	Parcel #	Date Opened

	8/11/2022	30 Day warning notice	5/25/2022	Junk & Debris	Boulder Hill	43 Saugatuck Rd, Montgomery	03-04-378-039	6/1/2022
	11/30/2022	30 Day warning notice	8/3/2022	Junk & Debris		6986 Chicago Rd. Minooka	08-12-103-001	5/31/2022
9/13/2022	9/4/2022	30 Day warning notice	8/3/2022	Junk & Debris		6366 Chicago Rd. Yorkville	08-01-452-019	5/31/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Boat in F-yard setback	Boulder Hill	15 Codorus Rd. Montgomery	03-05-476-020	5/31/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Trailer in F-yard setback	Boulder Hill	24 Seneca Dr. Montgomery	03-05-432-010	5/31/2022
9/27/2022	8/19/2022	Met w/owner-Prop for sale	6/14/2022	Remodel & Change of Occup w/o permit	Walz	7789 Route 47 Yorkville	05-09-300-015	5/31/2022
6/9/2022		No evidence found of auto repair	6/7/2022	Car Repair business	Shore Heights	168 Dolores St. Oswego	03-07-402-014	5/31/2022
8/3/2022		No Violation found	8/3/2022	Investigate per June	Plattville	6363 Chicago Rd. Yorkville	08-01-451-005	5/31/2022
8/3/2022		No Violation found	8/3/2022	Investigate per June	Plattville	6772 Chicago Rd. Yorkville	09-12-103-006	5/31/2022
8/3/2022		No Violation found	8/3/2022	Investigate per June	Plattville	13205 Church Rd. Minooka	08-11-227-002	5/31/2022
6/8/2022		Site visit w/owner-business not operational	5/25/2022	Mechanic Shop	Boulder Hill	51 Springdale Rd. Montgomery	03-04-478-005	5/26/2022
Citation 7/11/22	6/23/2022	30 Day warning notice	5/23/2022	Trailer in Front yard setback	Boulder Hill	7 Greenfield Rd. Montgomery	03-05-404-028	5/24/2022
	-		Multiple	RV Parked in F/Y setback	FOFC	7796 Madeline Dr. Yorkville	02-35-380-001	5/24/2022
Citation 7/11/22	6/23/2022	30 Day warning notice	5/23/2022	Junk & Debris	Boulder Hill	162 Heathgate Rd. Montgomery	03-04-428-011	5/24/2022
6/24/2022	-	30 Day notice for parking	5/23/2022	Parking on non approved surface	Boulder Hill	50 Sierra Rd. Montgomery	03-04-376-039	5/24/2022
6/24/2022	6/23/2022	30 Day warning notice	5/23/2022	Camper parked in F-yard setback	Boulder Hill	138 Fernwood Rd. Montgomery	03-04-256-026	5/24/2022
6/24/2022	6/23/2022	30 Day warning notice	5/23/2022	Trailer in F-yard setback	Boulder Hill	121 Fernwood Rd. Montgomery	03-04-180-004	5/24/2022
6/8/2022		Met w/owner - Home Occupation	5/25/2022	Sealcoating business	Boulder Hill	7 Curtmar Ct. Montgomery	03-05-454-013	5/24/2022
6/9/2022		Unable to locate commercial vehicle	5/25/2022	Commercial Vehicle parking	Herrens Riverview Add	2245 Route 31 Oswego	03-17-102-011	5/24/2022
10/5/2022	7/1/2022	30 Day warning -wrong address	5/25/2022	Commercial Vehicle	Boulder Hill	34 Longbeach Rd. Montgomery	03-04-307-025	5/20/2022
5/30/2022			5/26/2022	Possible remodel w/o permit	Boulder Hill	55 Ingleshire Rd. Montgomery	03-04-252-003	5/20/2022
10/20/2022	10/7/2022	30 Day warning notice	5/25/2022	Inoperable Vehicle	Boulder Hill	112 Longbeach Rd. Montgomery	03-04-408-035	5/20/2022
8/12/2022		Driveway permit not required	5/25/2022	Driveway-no permit	Boulder Hill	15 Old Post Rd. Montgomery	03-08-227-032	5/19/2022
	11/15/2022	30 Day warning notice	5/25/2022	Junk & Debris	Boulder Hill	20 Wyndham Dr. Montgomery	03-04-305-025	5/18/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Inoperable Vehicle	Boulder Hill	99 Longbeach Rd. Montgomery	03-04-477-002	5/18/2022
8/31/2022	8/11/2022	30 Day warning notice	5/25/2022	Landscape business in R-6 zoning	Boulder Hill	21 Durango Rd. Montgomery	03-04-352-002	5/18/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	RV Parked in grass	Boulder Hill	118 Boulder Hill Pass	03-05-404-009	5/18/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Trailer Parking	Boulder Hill	14 Ridusfield Rd Monteomery	03-00-157-019	5/18/2022
5/25/2022		7BA allowed parking on gravel	5/25/2022	Darking on pop annivoyed surface	Pouldor Lill	23 Old Boot Bd Montagonioe	200-001-40-00	2202/01/2
5/31/2022		No violation	5/31/2022	Driveway - No Permit	Boulder Hill	115 Econocid Bd Montecomber	03-04-190-003	5/10/2022
7/11/2022		30 Day warning notice	5/10/2022	RV narked in E-yard sethack	Boulder Hill	103 Circle Drive W Montgomery	02 09 070 010	5/11/2022
6/1/2022		No Evidence - Neighbor will monitor	Several	Banquet Facility	Snuder	1700 Little Rock Rd Plano	01-10-301-003	5/10/2022
5/16/2022		Removed	5/16/2022	Illegal dimping	Estates of Milliprook	Brichia Bd Minocka	00 18 300 017	2/10/2022
5/24/2022		Deterred to Usw I wn Hwy Dept	5/10/2022	Fence in ROW	Boulder Hill	9 Seneca Dr. Montgomery	03-05-430-031	5/9/2022
5/10/2022		No violation	5/10/2022	Trailer in F-yard setback	FOFC	5812 Danielle Ln. Yorkville	02-35-382-008	5/5/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	38 Hampton Rd. Montgomery	03-04-306-024	5/5/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	52 Springdale Rd. Montgomery	03-04-477-024	5/5/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	43 Saugatuck Rd. Montgomery	03-04-378-039	5/5/2022
5/9/2022		BP 12-2022-092 in progress	5/6/2022	Pool - No fence	Ronhill	12 Ronhill Rd. Yorkville	05-08-403-002	5/4/2022
5/3/2022		Using to move	5/3/2022	Semi tractor trailer	Boulder Hill	Fernwood Rd. Montgomery		5/3/2022
5/3/2022		No violation	5/3/2022	Fence debris after storm	Boulder Hill	62 Fernwood Rd. Montgomery	03-04-151-010	4/27/2022
4/28/2022		No Horses	4/27/2022	2 Horses	Oswego Plains	73 Oswego Plains Dr. Oswego	06-02-177-001	4/26/2022
5/27/2022		Can't prove inoperable	5/4/2022	Inoperable Vehicle	Cotswold FEN	61 Cotswold Dr. Yorkville	04-13-226-004	4/25/2022
8/3/2022	8/1/2022	Onsite meeting 5/17/22	5/4/2022	Junk & Debris		8450 W Highpoint Rd. Yorkville	04-13-277-005	4/25/2022
4/28/2022		Not enough evidence	4/27/2022	Multiple Violations	poulael niii	15/16 Miller Rd Plane	03-04-303-029	4/25/2022
4/22/2022		No Property Maintenance Code	4/22/2022	Incofe Structure	Bouldor Hill	An Marriel Pd Monthomas	110-101-00-00	4/20/2022
4/19/2022	5/16/2022	MA - 30 day warning	4/13/2022	Zoning Violation - Airhah	Grove Estates	7136 Roberts Ct Oswano	05-04-475-032	4/12/2022
4/25/2022	5/12/2022	Removed	4/12/2022	Ambulance parked in driveway	Boulder Hill	52 Capara Dr. Montromore	03-04-476-022	4/12/2022
5/25/2022	1	30 day warning	4/12/2022	link & Debris	Roulder Hill	52 Eastfield Rd Montenmen	03-04-478-022	4/12/2022
7/6/2022	7/5/2022	30 Day warning notice	4/20/2022	Pool-onen nit in backvard	Willowbrook	AS E Larbeniar In Briefol	03-04-370-003	4/12/2022
4/14/2022		No violation	4/14/2022	Junk & Debris	Boulder Hill	76 Circle Dr F. Montgomery	03-04-376-003	4/12/2022

112012022	11/28/2022	No cuitaens-no bennit ted tot tunnetinata sued	re-opened	Chickens - Weeds	Boulder Hill	45 Fernwood Rd. Montgomery	03-04-152-004	7/20/2022
2017	and of the	No shirten and an arthur and that	7/26/2022	Chickons - Woods	Boulder Hill	As sernwood 8d Montromen	03-04-152-004	7/36/2022
100	11/7/2022	30 Day warning notice	8/8/2022	Poss residence in portable home		11850 Fox River Dr. Newark	04-31-452-008	7/26/2022
10/21/2022		Removed all violations	10/21/2022	Multiple Violations		15919 Route 52 Newark	07-21-300-001	7/26/2022
8/31/2022	8/27/2022	30 Day warning notice	7/25/2022 313	Parking on non approved surface	Boulder Hill	24 Hampton Rd. Montgomery	03-04-302-004	7/25/2022
7707/52/0	10/2/202	NO VIOLATION	7202/4/0	Noise - Disco clab of tributing company	Post-Bos Hill	23 Sancta Dr. Mantager	03-02-400-003	7/75/2027
8/2/2022	8/27/2022	30 Day warning notice	7/26/2022	Trailer in F/yard setback	Boulder Hill	8 Circle Dr East Montgomery	03-05-402-008	7/20/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Commercial Vehicle - Semi	Boulder Hill	4 Knollwood Dr. Montgomery	03-05-279-010	7/20/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	20 Hampton Rd. Montgomery	03-05-428-020	7/20/2022
8/31/2022		Owner changed - Removed	8/31/2022	Commercial Vehicle - Semi	Boulder Hill	39 Longbeach Rd. Montgomery	03-04-377-019	7/20/2022
10/28/2022	10/26/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	106 Tealwood Rd. Montgomery	03-04-408-003	7/20/2022
9/22/2022		Not on site	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	45 Whitney Way Montgomery	03-04-329-019	7/20/2022
9/22/2022		Not on site	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	52 Marnel Rd. Montgomery	03-04-326-005	7/20/2022
				Commercial Vehicle - Semi	Boulder Hill	59 Circle Dr. E Montgomery	03-04-306-005	7/20/2022
9/22/2022		No Semi Truck	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	14 Wyndham Dr. Montgomery	03-04-305-022	7/20/2022
7/20/2022		KCHHD is investigating	7/20/2022	Business - Tamale stand	Boulder Hill	44 Hampton Rd. Montgomery	03-04-306-027	7/20/2022
V22-012	8/20/2022	Matt- email - Brian notes	7/19/2022	Fill in Floodplain		2511 Wildy Rd. Minooka	09-27-200-004	7/20/2022
8/2/2022	8/27/2022	30 Day warning notice	7/28/2022	Trailer in F/yard setback	FOFC	330 Austin Ct. Yorkville	02-35-301-001	7/18/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Box Truck-Commercial Vehicle	Boulder Hill	34 Longbeach Rd. Montgomery	03-04-307-025	7/15/2022
8/31/2022	8/27/2022	30 Day warning notice	7/20/2022	Boat in F-yard setback	Boulder Hill	136 Boulder Hill Pass Montgomery	03-05-404-018	7/12/2022
8/31/2022	8/27/2022	30 Day warning notice	7/20/2022	Rec Trailer in F/Y setback	Boulder Hill	170 Boulder Hill Pass Montgomery	03-04-352-020	7/12/2022
7/20/2022		No Evidence	7/20/2022	Tattoo business	Boulder Hill	51 Circle Drive E Montgomery	03-04-306-001	7/12/2022
	11/15/2022	Eviction process started	8/3/2022	Multiple Violations	Boulder Hill	57 Circle Dr. E Montgomery	03-04-306-004	7/12/2022
10/28/2022		Hobby Shop-not residence		Residence in Barn	Aux Sable Oaks	151	09-22-200-004	7/11/2022
	12/1/2022	Incorrect PIN#	10/28/2022	Tree Business - R-1 zoning	Fran-Shir Acres		09-22-200-016/030	7/11 &10/31/2022
10/28/2022		A-1 Home occupation-see notes		Residence in Barn		14565 Jughandle Rd. Minooka	09-15-300-016	7/11/2022
7/11/2022		Not able to find evidence of rooster	7/11/2022	Roosters in R-3 zoning		43 West St. Bristol	02-16-228-012	7/11/2022
8/12/2022	8/15/2022	30 Day Warning Notice	7/13/2022	Trailer in F/yard setback	FOFC	317 Fields Dr. Yorkville	05-02-102-002	7/8/2022
	11/28/2022	30 Day Warning Notice	7/7/2022	Multiple Violations	Boulder Hill	59 Circle Dr. E Montgomery	03-04-306-005	7/7/2022
7/8/2022		No evidence	7/7/2022	Landscape business in R-6 zoning	Boulder Hill	10 Ingleshire Rd. Montgomery	03-04-177-020	7/6/2022
8/12/2022	8/11/2022	30 Day warning notice	7/7/2022	Boat in F-yard setback	Boulder Hill	152 Boulder Hill Pass Montgomery	03-05-404-026	7/1/2022
8/12/2022	8/11/2022	30 Day warning notice	7/7/2022	Grass Parking	Boulder Hill	29 Pickford Rd. Montgomery	03-09-153-014	7/1/2022
				Landscape business	Boulder Hill	10 Ingleshire Rd. Montgomery	03-04-177-020	7/1/2022
8/2/2022	8/11/2022	Change of Occupancy - No Permit	7/7/2022	Change of Occupancy	Boulder Hill	67 Boulder Hill Pass Montgomery	03-05-401-003	7/1/2022
7/7/2022		No grass parking observed	7/7/2022	Grass Parking	Boulder Hill	31 Pickford Rd. Montgomery	03-09-153-015	7/1/2022
8/2/2022	8/27/2022	30 Day warning notice	7/26/2022	Landscape Business	Boulder Hill	22 Greenbriar Rd. Montgomery	03-04-152-013	7/1/2022
8/2/2022	8/19/2022	Vehicle operable/RV not occupied	7/19/2022	Repair-Used car business	Vil of Millbrook	8 N Hudson St. Millbrook	04-16-129-001	7/1/2022
	11/8/2022	Letter to disuss conditions	8/3/2022	Condition 10 Special Use		3428 Roth Rd. Oswego	03-23-277-004	7/1/2022
9/12/2022	9/12/2022	10 day final warning	6/24/2022	Porch addition w/o permit	Vil of Huntsville	8 Grove St. Bristol	02-15-157-003	6/24/2022
8/3/2022	7/23/2022	30 Day Warning	6/24/2022	Sheds - No Permit	Boulder Hill	45 Fernwood Rd. Montgomery	03-04-152-004	6/23/2022
6/28/2022		Fence being installed	6/27/2022	Pool- fence still not finished	FOFC	324 Austin Ct. Yorkville	05-02-101-002	6/24/2022
6/17/2022		Referred to Bristol Township		Tall grass		3416 N Route 47 Yorkville	02-21-178-001	6/16/2022
	7/13/2022	\vdash	5/10/2022	RV parked in F-yard setback	Boulder Hill	102 Circle Drive W Montgomery	03-04-376-023	6/13/2022
	11/15/2022	Permit	6/13/2022	Fire - 2 apartments & out building	Herrens Riverview Add	2245 Route 31 Oswego	03-17-102-011	6/12/2022
8/2/2022	8/27/2022		6/21/2022	Chickens/Rooster in R-6	Boulder Hill	65 Sierra Rd. Montgomery	03-04-377-010	6/10/2022
6/15/2022		Dirt fill placed-SW permit not required	6/14/2022	Fill / Debris		Brisbin Rd. Minooka	09-18-300-017	6/7/2022
6/21/2022		Unable to see or hear rooster	6/21/2022	Rooster	Boulder Hill	4 Culver Rd. Montgomery	03-08-278-009	6/6/2022
	7/6/2022	30 day warning notice	5/25/2022	Multiple Violations	Boulder Hill	80 Springdale Rd. Montgomery	03-04-477-038	6/6/2022
6/13/2022		People moving-waiting for garbage p/u	6/13/2022	Junk & Debris	Countryside	207 Georgianna St. Yorkville	02-28-301-002	6/6/2022
8/25/2022	7/9/2022	30 day warning notice	6/8/2022	Pool - No Permit	Boulder Hill	9 Creve Ct. Montgomery	03-05-454-031	6/6/2022
6/21/2022		Sent email for location to view or hear	6/9/2022	Rooster	Boulder Hill	4 Culver Rd. Montgomery	03-08-278-009	6/6/2022
-1.1.		Co col maning manage	of any none	101100000000000000000000000000000000000				

10/14/2022	Matt A 10/14/22	30 Day Warning Notice Reg & Cert	9/16/2022	Fill being placed in creek	County Clarks	1210 Plainfield Rd Ocureus	06.07.776.001	0/16/2022
10/28/2022	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Boat in F/Y setback	Boulder Hill	128 Tealwood Rd. Montgomery	03-04-408-014	9/16/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Junk & Debris	Boulder Hill	76 Circle Dr E. Montgomery	03-04-376-003	9/16/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Trailer in F/Y setback	Boulder Hill	28 Fernwood Rd. Montgomery	03-05-229-006	9/16/2022
	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Trailer in F/Y setback	Boulder Hill	24 Fernwood Rd. Montgomery	03-05-229-004	9/16/2022
	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	RV in F/Y setback	Boulder Hill	28 N Bereman Rd. Montgomery	03-05-276-010	9/16/2022
10/25/2022	10/22/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Multiple Violations	Rosehill	6111 Audrey Ave Yorkville	05-02-201-005	9/15/2022
	10/21/2022	30 Day Warning Notice Reg & Cert	9/7/2022	Stormwater - MA		Route 52-Lisbon Rd Newark	08-19-300-005	9/14/2022
	11/20/2022	30 Day Warning Notice Reg & Cert	10/7 & 10/18	Inoperable Vehicle	Boulder Hill	62 Circle Dr. E Montgomery	03-04-307-001	9/14/2022
	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Inoperable Vehicle	Boulder Hill	13 Pomeroy Dr. Montgomery	03-04-451-015	9/14/2022
9/21/2022	9/21/2022	Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7437 Clubhouse Dr. Yorkville	05-12-276-001	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7461 Clubhouse Dr. Yorkville	05-12-276-002	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7485 Clubhouse Dr. Yorkville	05-12-276-003	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7509 Clubhouse Dr. Yorkville	05-12-276-004	9/14/2022
10/17/2022	T	Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	5537 Whitetail Ridge Dr.	06-06-450-004	9/14/2022
	10/31/2022	Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7221 Clubhouse Dr. Yorkville	05-12-227-005	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7372 Clubhouse Dr. Yorkville	05-12-277-004	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7102 Golfview Ct. Yorkville	06-07-130-019	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7386 Fairway Dr. Yorkville	06-07-228-007	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	5753 Whitetail Ridge Dr.	06-07-129-007	9/14/2022
10/28/2022	10/26/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Commercial Vehicle	Boulder Hill	39 Hampton Rd. Montgomery	03-04-351-006	9/13/2022
9/23/2022		MA (Possible AirBnB	Willmans	33 Bonnie Lane Yorkville	05-09-152-001	9/13/2022
		Requesting Meeting	9/27/2022	Trucking Business		6909 Schlapp Rd. Oswego	06-04-400-005	9/12/2022
	11/21/2022	30 Day Warning Notice Reg & Cert	9/8/2022	Junk & Debris	Boulder Hill	16 Wyndham Dr. Montgomery	03-04-305-023	9/8/2022
STEELEGEE		Cars life balaca il incom		Inguerable Vehicle	Roulder Hill	62 Circle Dr. F. Montgometry	03-21-300-000	9/8/2022
Referred to MA C / US	10/16/2022	30 Day Warning Notice Reg & Cert	9/8/2022	Illegal Training facility Business		7344 Route 47 Yorkville	05-09-154-001	9/7/2022
10/20/2022	10/16/2022	30 Day Warning Notice Reg & Cert	9/14/2022	Illegal Pool Business		3842 Grove Rd. Oswego	03-20-400-018	9/7/2022
9/8/2022		Removed		Junk & Debris	Boulder Hill	Braeburn Montgomery	No address - blh	9/7/2022
				Possible Business		7344 Route 47 Yorkville	05-09-154-001	9/7/2022
9/8/2022		Not a violation		Possible AirBnB	Boulder Hill	12 Greenbriar Rd. Montgomery	03-05-280-017	9/7/2022
				Dump Truck, trailer & bobcat in FY & junk	Rosehill	6111 Audrey Ave Yorkville		8/29/2022
9/14/2022		No Evidence of construction	9/14/2022	Building w/o Permit	Sugar Brook	157 Woodland Dr. Plano	01-29-101-003	8/29/2022
8/31/2022		Referred to HHs		Trash	Boulder Hill	51 Circle Drive E Montgomery	03-04-306-001	8/26/2022
8/30/2022		Did not observe any PBZ violations	8/26/2022	Construction	Fox Bend Estates	Wolfs Crossing Rd. Oswego	03-16-176-006	8/25/2022
9/22/2022	9/30/2022	Determined not be a violation	8/30/2022	Shed - Remodel to living atrs	Boulder Hill	14 Barclay Ct, Montgomery	03-08-280-032	8/24/2022
8/20/2022		Did not observe any PBZ violations	2202/62/6	Abandoned property	Blackhawk Springs	70 Blockhauk Springs Dr. Plano	01 35 430 003	0/24/2022
9/6/2022	9/30/2022	30 Day Warning Notice Reg & Cert	8/30/2022	Boat in FY & on non approved surface	Boulder Hill	10 Greenfield Rd. Montgomery	03-05-429-004	8/23/2022
	11/21/2022	Met wi owner-agreed to apply BP & HO		Poss Business & Building w/o permit		23 Coffman Ln. Plano	01-09-428-003	8/23/2022
9/21/2022	9/30/2022	30 Day Warning Notice Reg & Cert	8/30/2022	Trailer in F/Y setback	Boulder Hill	37 S Bereman Rd. Montgomery	03-05-429-031	8/23/2022
8/31/2022		No Truck	8/31/2022	Semi tractor trailer	Shore Heights	177 Dolores St. Oswego	03-07-403-006	8/23/2022
8/29/2022		Did not observe any PBZ violations	8/29/2022	Multiple Violations	Meyerbrook	N Linden Dr. Plano	01-16-427-001	8/22/2022
9/16/2022		Void-Not a violation of stormwater		Dirt Piles	County Clerks	1210 Plainfield Rd. Oswego	06-02-226-001	8/16/2022
8/29/2022		Did not observe any PBZ violations	8/29/2022	Poss Garage reno to living quarters	Meyerbrook	31 S. Linden Dr. Plano	01-16-476-004	8/12/2022
8/8/2022		Unable to confirm chickens	8/8/2022	Chickens	Boulder Hill	31 Chatham Pl. Montgomery	03-04-328-008	8/5/2022
	9/5/2022	30 Day warning notice-reg & cert	8/5/2022	4 Violations	Gastville Acreage	26 Gastville Aurora	03-12-204-005	8/5/2022
8/8/2022	and the last	Unable to confirm business	8/8/2022	Auto Renair business	Shore Heights	168 Dolores St. Oswego	03-07-402-014	8/4/2022
8/31/2022	9/5/2022	30 Day warning notice-reg & cert	8/5/2022	Building w/o permit	***************************************	13524 C Hale Rd Plano	01-35-100-003	8/3/2022
2202/2/8	27 20 7 for 16	Fence - dehris	8/7/7022	Muliple Molations	Roulder Hill	62 Fernwood Rd Monteomery	03-04-151-010	8/2/2022
10/4/00	11/5/2022	30 Day Warning 2 addresses - reg & cert	7/29,9/22.9/2/	Commercial Vehicle (Semi Tractor)	Boulder Hill	39 Surrey Rd. Montgomery	03-04-327-012	8/1/2022
10/20/2022	11/5/2022	30 Day Warning Notice Reg & Cert	9/22, 9/27/2022	Commercial Vehicle (Semi Tractor)	Boulder Hill	132 Boulder Hill Pass Montgomery	03-05-404-016	8/1/2022
10/24/2022	9/6/2022	15 day notice to contact office	8/2/2022	Structure roofed - pergola	Rosehill	6018 Audrey Ave. Yorkville	05-02-202-002	7/28/2022
				Occupant of the common	0-			

				Campar parked in E-ward sethack	9	Of Duckle Dal Mankerson	00 000 000	10/21/2022
			10/31/2022	Commercial Vehicle Parking	Boulder Hill	158 Boulder Hill Pass Montgomery	03-05-430-026	10/31/2022
			11/9/2022	Requesting Onsite meeting		Anderson Tree Farm	06-13-176-003	10/31/2022
				Possible business-landscaping or lumber		15200 Ridge Rd. Minooka	09-24-100-010	10/28/2022
10/26/2022		Not a Violation of KC Ordin. Civil matter	10/26/2022	Pool being drained into retention area	Timber Ridge	19 Timberview Ln Yorkville	02-22-426-002	10/26/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Commercial Vehicle parking	Boulder Hill	116 Heathgate Rd. Montgomery	03-04-278-026	10/26/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Trailer parked in Front yard setback/Inop Veh	Boulder Hill	14 Ridgefield Rd. Montgomery	03-09-152-019	10/26/2022
	11/28/2022	30 Day Warning Notice	10/21/2022	Trailer in Front yard setback	Boulder Hill	10 Ridgefield Rd. Montgomery	03-09-152-017	10/26/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Trailer in Front yard setback	Boulder Hill	8 Ridgefield Rd. Montgomery	03-09-152-016	10/26/2022
				Trailer parked in Front yard setback	Boulder Hill	2 Afton Dr. Montgomery	03-04-277-023	10/20/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Construction Business	Boulder Hill	112 Heathgate Rd. Montgomery	03-04-278-024	10/20/2022
	11/21/2022	Certified letter sent MA	9/30/2022	Billboard and storage business		14886 Walker Rd. Newark	04-27-100-003	10/20/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Inoperable Vehicle	Boulder Hill	29 Surrey Rd. Montgomery	03-04-327-007	10/18/2022
				Inoperable Vehicle	Boulder Hill	43 Greenfield Rd. Montgomery	03-05-404-046	10/18/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/18/2022	Inoperable Vehicle	Boulder Hill	44 Ingleshire Rd. Montgomery	03-04-325-010	10/14/2022
11/18/2022		No Access - Not habitable	10/17/2022	Fire - Structure	Boulder Hill	50 Marnel Rd. Montgomery	03-04-326-004	10/14/2022
	11/26/2022	30 Day Warning Notice Reg & Cert	10/18/2022	Landscape Business w/o Spec Use - MA		5022 Route 126 Yorkville	06-18-200-011	10/13/2022
10/21/2022		Boat is parked in permitted location	10/18/2022	Boat in Front yard setback	Boulder Hill	51 Old Post Rd. Montgomery	03-09-103-008	10/13/2022
	11/26/2022	30 Day Warning Notice Reg & Cert	10/18/2022	RV Parking	Boulder Hill	200 Fernwood Rd. Montgomery	03-04-251-029	10/12/2022
10/27/2022	wrong address	30 Day Warning Notice Reg & Cert	10/18/2022	Auto Repair business	Boulder Hill	83 Pueblo Rd. Montgomery	03-04-378-019	10/12/2022
	11/8/2022		10/13/2022	Property Damage Inspection	Boulder Hill	37 S Bereman Rd. Montgomery		10/12/2022
	11/28/2022	30 Day Warning Notice Reg & Cert	10/7/2022	Parking Lot - No Permit		609 Wheeler Rd. Plainfield	06-13-300-004	10/6/2022
	11/30/2022	Requesting Meeting	10/7/2022	Auto Repair business		547 Wheeler Rd. Plainfield	06-13-300-007	10/6/2022
	11/18/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Multiple Violations	Boulder Hill	39 Seneca Dr. Montgomery	03-05-430-046	10/5/2022
				Inoperable vehicle being used as shed	Boulder Hill	13 Pomeroy Dr. Montgomery	03-04-451-015	10/4/2022
				Trailer in Front yard setback	Boulder Hill	46 Hampton Rd. Montgomery	03-04-306-028	10/3/2022
	11/12/2022	30 Day Warning Notice Reg & Cert	10/7/2022	Inoperable Vehicle	Boulder Hill	6 Hampton Rd. Montgomery	03-05-428-013	10/3/2022
	11/12/2022	30 Day Warning Notice Reg & Cert	10/7/2022	Container in Front yard setback	Boulder Hill	52 Sierra Rd. Montgomery	03-04-376-040	10/3/2022
10/7/2022		No Business	10/7/2022	Landscape business		2292 Wooley Rd. Oswego	03-22-400-002	9/30/2022
10/4/2022		Septic Repair per HHS	9/30/2022	Construction - fill behind houses	Fields of Farm Colony	Audrey Ave Yorkville		9/29/2022
	11/12/2022	30 Day Warning Notice Reg & Cert	10/7/2022	RV parked in Front yard setback	Boulder Hill	58 Codorus Rd. Montgomery	03-08-227-006	9/29/2022
10/21/2022		Excavator removed	10/21/2022	Construction Equipment in Front yard	Riverview Heights	20 Center Dr. Oswego	02-13-478-007	9/29/2022
	11/19/2022	30 Day Warning Notice Reg & Cert	9/30/2022	Landscaping Business	Schomer Estates	8 Schomer Ln. Plano	01-14-177-001	9/29/2022
	11/21/2022	Certified letter sent 10/20/2022- MA		Storage Business & Billboard		14886 Walker Rd. Newark	04-27-100-003	9/29/2022
10/5/2022	- 1	Not occupied-no prop maintenance code		Abandoned property- lunk & debris	Nelson J Quinsev	82-84 Quinsey Lane Yorkville	02-34-151-005	9/28/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Commercial Veh. Inoper Veh & Junk & Debris	Boulder Hill	39 Seneca Dr. Montgomery	03-05-430-046	9/26/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Construction Rusiness	Roulder Hill	A6 Hamilton Rd Montgomery	03-04-306-028	9/26/2022
		0	9/26/2022	Semi tractor trailer	Boulder Hill	59 Circle Dr. F. Montsomery	03-04-306-005	9/26/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	RV Parking	Boulder Hill	102 Circle Drive W Montgomery	03-08-278-010	9/23/2022
	11/20/2022	30 Day Notice for Junk & Debris	9/27/2022	Multiple Violations	Boulder Hill	162 Heathgate Rd. Montgomery	03-04-428-001	9/23/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Boat & Trailer in ROW	Boulder Hill	23 Sonora Dr. Montgomery	03-04-429-001	9/22/2022
	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Parking on non approved surface	Boulder Hill	3 Wembley Rd. Montgomery	03-04-456-001	9/21/2022
9/27/2022		No Violation present	9/27/2022	Trailer in F/Y setback & non approved surface	Boulder Hill	23 Old Post Rd. Montgomery	03-08-227-036	9/21/2022
	11/5/2022	MA - 30 day warning	9/27/2022	Site Dev - Fill - No permit		E. Schoolhouse Rd.	06-09-400-004	9/21/2022
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	11/28/2022	15 day notice to contact office	9/27/2022	Trucking Business		6909 Schlapp Rd. Oswego	06-04-400-005	9/21/2022
9/22/2022		Addition added 2014-16-As Exempt - No Violation	9/22/2022	Construction w/o permit		13349 A Favon Rd Plano	01-23-200-028	9/21/2022
10/28/2022	10/27/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Inoperable Vehicle	Woods of Blackberry oaks	23 N Royal Oaks Dr. Bristol	02-15-251-006	9/20/2022
9/23/2022		Debris has been removed	9/22/2022	Junk & Debris	Boulder Hill	63 Circle Dr W Montgomery	03-08-201-012	9/20/2022
10/28/2022	10/26/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Junk & Debris	Boulder Hill	82 Saugatuck Rd. Montgomery	03-04-456-004	9/19/2022
10/4/2022		No permit required at this time		Possible remodel w/o permit		4160 Steam Mill Ct. Oswego		9/19/2022
	11/21/2022	MA 30 Day Warning Notice Reg & Cert	9/16/2022	Site Dev in Floodplain&wetlands-No Permit		5505 Route 71 Oswego	03-19-176-004	9/19/2022
	7207 foc for	DO DAY WALLING MOLICE MES OF CELL	17/C x0 77/C	Multiple violations	FORC	O CO LICINO DIL TOTATIC		

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	\$2,826,000	\$26,918	\$16,318
Accessory Buildings	3	\$14,700	\$300	\$0
Additions	1	\$9,000	\$200	\$0
Barns/Farm Buildings	2	\$470,000	\$50	\$0
Swimming Pools	2	\$155,250	\$200	\$0
Decks	2	\$65,429	\$400	\$0
Electrical Upgrades	1	\$250,000	\$285	\$0
Driveway	1	\$2,000	\$200	\$0
Generator	3	\$33,439	\$330	\$0
Solar	11	\$477,771	\$3,700	\$0
	30	\$4,303,589	\$32,583	\$16,318

Permit Summary by Category by Month Kendall County

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Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	32	1	2	5	2	4	2	2	4	6	4	0	0
Garage	6	0	0	0	0	1	2	0	2	1	0	0	0
Accessory Buildings	44	0	0	9	6	3	4	2	10	7	3	0	0
Additions	16	1	1	1	4	1	2	0	2	3	1	0	0
Remodeling	19	1	3	4	1	1	2	1	3	3	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	30	1	1	4	3	5	3	2	1	8	2	0	0
Signs	1	0	` 0	0	0	0	1	0	0	0	0	0	0
Swimming Pools	32	0	2	7	6	0	5	6	1	3	2	0	0
Decks	20	1	1	3	1	3	2	4	2	1	2	0	0
Demolitions	5	0	0	2	1	0	0	1	0	1	0	0	0
Electrical Upgrades	6	1	1	0	0	0	1	2	0	0	1	0	0
Change in Occupancy	3	1	0	1	0	0	0	0	0	1	0	0	0
Driveway	10	0	0	2	1	1	2	1	1	1	1	0	0
Patio	6	0	0	1	2	0	2	1	0	0	0	0	0
Generator	16	1	0	4	0	4	1	2	0	1	3	0	0
Solar	73	6	8	3	8	6	6	10	8	7	11	0	0
	322	14	20	47	36	29	35	34	34	43	30	0	0

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Issue Date 5/23/2022 5/16/2022 3/29/2022 9/23/2022 2/18/2022 3/7/2022 1/11/2022 10/12/2022 9/7/2022 10/4/2022 10/11/2022 012022300 01 House 012022078 012022048 01 House 012022060 012022030 01 House 012022338 01 House 012022269 01 House 012022158 01 House 012022155 012022314 Permit Category Permit 012022290 01 House 01 House 01 House 01 House 01 House 07-07-300-009 01-19-276-004 KIMBERLY **HUGGINS JASON &** 04-20-227-009 Parcel Number **DONNELL TIMOTHY &** 06-05-403-002 FILOTTO KEVIN SCOTT & JENNIFER A **BREUNIG DANIEL** MCHELLE E **GOMEZ BRIAN A & Owner Name** 05-12-227-005 DEVELOPMENT INC 06-07-226-004 LORRAINE 06-07-374-003 05-08-351-005 **CLEAN EDGE HOMES** 04-02-225-004 MURRAY, KYLE & ANNA 09-23-300-024 CONNIE R DYSON JAMES R & MCCUE BUILDERS, 05-12-220-010 FLEMING JAMES & 5556 WHITETAIL RIDGE DR YORKVILLE, IL 60560-5806 CHAMPIONSHIP CT 13756 COUNTY LINE ROAD NEWARK, IL. 60541 92 HUNTSMEN DR PLANO, IL HUNTSMEN TRAILS SUB 9355 LEE HILL RD NEWARK, **Property Address** 6106 POLO CLUB DR YORKVILLE, IL 60560-4481 CHERRY RD. OSWEGO, HENNEBERRY WOODS YORKVILLE, IL 60560-IL 60541-7389 CLUBHOUSE DR YORKVILLE, IL 60560-YORKVILLE, IL 60560-7221 CLUBHOUSE DR YORKVILLE, IL 60560-15611 HARE RD MINOOKA, IL 10957 BRANDENBURG WAY TANGLEWOOD TRAILS ESTATES OF MILLBROOK THE WOODS OF SILVER SPRINGS PHASE 3 WHITETAIL RIDGE WHITETAIL RIDGE UNIT 4 Subdivision WHITETAIL RIDGE WHITETAIL RIDGE REVOLUTION MCCUE BUILDERS, INC SAME SAME BUILDERS CUSTOM CLEAN EDGE CONSTRUCTION BUILDERS CUSTOM REVOLUTION HOMES, INC. JAMES CUSTOM MCCUE BUILDERS, INC MCCUE BUILDERS, INC. Contractor Name

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7/18/2022	6/24/2022	4/14/2022	10/4/2022	10/12/2022	8/16/2022	10/4/2022	7/28/2022	8/30/2022	8/18/2022	9/28/2022	Issue Date
012022152 01 House	012022194 01 House	012022101 01 House	012022242 01 House	012022337 01 House	012022250 01 House	012022335 01 House	012022176 01 House	012022254 01 House	012022257 01 House	012022315 01 House	Permit ID Permit Category
06-07-226-019 GREGORIO FRANK & HEATHER	06-06-450-004 BUTKUS ADRIAN M & JENNA M	04-21-125-030 MCCUE BUILDERS INC	05-18-250-011 MCNALLY TIMOTHY M & COLLEEN M	05-12-226-011 ANGELE JOHN & BRIANNE	02-35-255-005 MARTINEZ LEE & JODY MARIE	05-12-277-016 STEFANI PETER L & JENNIFER A	03-19-180-001 HAMMAN JAMES & LAURA	02-35-251-015 ACKERMAN JAROD M & CORTNIE M	09-34-200-006 AGUILERA QUIRINO	01-25-376-005 STOLP JAMES B JR & HEATHER L	Parcel Number Owner Name
7425 FAIRWAY DRIVE YORKVILLE, IL. 60560	5537 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	9250 CHATHAM PL NEWARK IL 60541-	11430 BRIGHTON OAKS DR YORKVILLE, IL 60560-	6229 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	5530 JENNIFER COURT YORKVILLE, IL. 60560	5891 LEGACY CIR YORKVILLE, IL 60560-	5951 ROUTE 71 OSWEGO, IL. 60543	114 COUNTRY RD. YORKVILLE, IL 60560-	2275 HOLT RD MINOOKA, IL 60447-	12420 MITCHELL DR PLANO, SCHAEFER WOODS IL 60545- NORTH UNIT 2	Property Address
WHITETAIL RIDGE	WHITETAIL RIDGE	ARK, ESTATES OF MILLBROOK UNIT 3	BRIGHTON OAKS ESTATES	WHITETAIL RIDGE	FIELDS OF FARM COLONY LEE MARTINEZ UNIT 4	WHITETAIL RIDGE		HITEMAND SUB		NORTH UNIT 2	Subdivision
MIKOLS CONSTRUCTION INC.	JPM CUSTOM HOMES	MCCUE BUILDERS INC.	ED SALGODA DESIGN BUILD	DWELL HOMES, INC.	LEE MARTINEZ	KINGS COURT BUILDERS, INC.		MCCUE BUILDERS INC.	RALLY HOMES LLC		Contractor Name

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	022022177 02 Garage	022022192 02 Garage	012022196 01 House	012022121 01 House	012022084 01 House	012022085 01 House	012022298 01 House	012022144 01 House	012022063 01 House	012022308 01 House	Permit Category	Permit ID
	02-22-151-014 ROLLINS KEVIN & EMILY	04-16-126-003 CAMPBELL KENNETH & ROBIN	06-05-402-019 CHRISTOPHER & MARANDA VAN	02-23-302-004 SLADEK ZACHARY	05-12-276-002 ARMSTRONG ERRIN & SHIRLEY	05-12-227-003 HARDY JOHN A & CHRISTINE A	05-24-400-009 STEWART FARMS LAND HOLDING LLC	05-18-250-007 AMPORT CARL W & PATRICIA L	06-13-101-011 RUFFATTO, MICHAEL & ERYN	02-34-471-001 BASSO JAMES C & REBA P	Owner Name	Parcel Number
	20 CHRISTY LN YORKVILLE, IL 60560-	21 FOXHURST LN NEWARK, IL 60536-	4153 STEAM MILL CT OSWEGO, IL 60543-	7 TIMBER VIEW LN YORKVILLE, IL 60560-	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	6200 WHITETAIL RIDGE COURT YORKVILLE, IL. 60560	9618 B HOPKINS RD YORKVILLE, IL 60560-	11385 BRIGHTON OAKS DR YORKVILLE, IL 60560-	782 ROUTE 126 PLAINFIELD, IL. 60544	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	Property Address	
	CREEKSIDE SUB	FOXHURST UNIT 1	HENNEBERRY WOODS UNIT 1	TIMBER RIDGE SUB UNIT 2	WHITETAIL RIDGE	WHITETAIL RIDGE		BRIGHTON OAKS ESTATES		SHADOW CREEK SUB	Subdivision	
SAME	BOONDOCKS BARNS	COACH HOUSE GARAGES	REVOLUTION BUILDERS CUSTOM	OWNER	JPM CUSTOM HOMES	CHARLES JAMES CUSTOM HOMES		JPM CUSTOM HOMES		MUELLNER CONSTRUCTION, INC.	Contractor Name	

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032022313 03 Accessory Buildings	032022202 03 Accessory Buildings	032022288 03 Accessory Buildings	032022279 03 Accessory Buildings	032022094 03 Accessory Buildings	032022342 03 Accessory Buildings	032022307 03 Accessory Buildings	032022091 03 Accessory Buildings	022022270 02 Garage	022022261 02 Garage	022022212 02 Garage	Permit ID Permit Category
03-35-352-003 VAN METER LAWRENCE G & ORTIZ	05-08-376-020 ZANDSTRA DANIEL F & DEBRA G	02-35-128-004 MAHON JOHN & PILANT OLEAHA	01-35-100-003 FOSTER MICHAEL & ANITA	03-08-154-004 AGLER SAMUEL D & REESE OLIVIA	03-05-376-006 PAGEN BRAD & MCHUGH MARY	02-28-453-017 GENTILE FRANK D & JENNIFER G	09-14-400-002 MOSCATO JUSTIN E	05-07-103-001 BANK TODD A & CHRISTINE M	06-02-103-003 BLALOCK BRIAN S & CAROL M	02-11-201-002 DENOVELLIS JEROME A & ANNE M	Parcel Number Owner Name
6051 SOUTHFIELD LN OSWEGO, IL 60543-	10681 LEGION RD YORKVILLE, IL 60560-	7 MORGAN CT YORKVILLE, IL 60560-	13524 C HALE RD PLANO, IL 60545-	20 SHORE DR OSWEGO, IL 60543-	990 A ROUTE 25 OSWEGO, IL KLUCKHOHN ESTATES 60543-	606 WACKER DR YORKVILLE, IL 60560-	1498 ROUTE 52 MINOOKA, IL 60447-	127 HIGHVIEW DR YORKVILLE, IL 60560-	1937 WINCHESTER CT OSWEGO, IL 60543-	7331 GALENA RD BRISTOL, IL 60512-	Property Address
SOUTHFIELD ESTATES		FARM COLONY		MARINA VILLAGE	L KLUCKHOHN ESTATES	WACKERLIN SUB	•	PAVILLION HEIGHTS UNIT 2	SOUTHFIELD ESTATES		Subdivision
BIG BUILDINGS DIRECT		TUFF SHED		ROCKY RIDGE STRUCTURES		165	COAST TO COAST CARPORTS	WILLMAN & GROESCH GC	DRESSLER BLOCK CONCRETE, INC.		Contractor Name

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032022206 03 Accessory Buildings	032022137 03 Accessory Buildings	.2 032022339 03 Accessory Buildings	032022128 03 Accessory Buildings	2 032022283 03 Accessory Buildings	032022172 03 Accessory Buildings	032022247 03 Accessory Buildings	032022262 03 Accessory Buildings	032022136 03 Accessory Buildings	032022109 03 Accessory Buildings	2 032022282 03 Accessory Buildings	Permit Category	Permit ID
03-08-229-007 VILLALPANDO DANIEL S	01-10-301-003 CARRERA ARNULFO	02-24-179-005 BOEHM ANTHONY	02-23-202-012 HANACEK MARCUS	02-14-426-012 TOMICH STEVEN L & GINA R	06-02-300-009 KONOWALIK JAMES J & LINDA M	02-10-227-003 BRINEY GREGORY MICHAEL	05-07-376-007 MEYER MICHAEL J & MARY E	01-16-127-006 LIGHT ERIC & LAURA	04-16-204-007 CHRISTENSEN BRADLEY P	02-14-426-012 TOMICH STEVEN L & GINA R	Owner Name	Parcel Number
45 OLD PÖST RD MONTGOMERY, IL 60538-	1700 LITTLE ROCK RD PLANO, IL 60545-	12 BUELL ST OSWEGO, IL 60543-	12 W LYNCLIFF DR OSWEGO, IL 60543-	69 E RICKARD DR OSWEGO, LYNWOOD EXTENSION 3 IL 60543-	1502 CHERRY RD OSWEGO, IL 60543-	67 W LARKSPUR LN BRISTOL, IL 60512-	124 W TIMBERCREEK DR YORKVILLE, IL 60560-	15540 MILLER RD PLANO, IL 60545-	8255 FOX RIVER DR MILLBROOK, IL 60536-	69 E RICKARD DR OSWEGO IL 60543-	Property Address	
BOULDER HILL UNIT 20	SNYDER SUB		LYNWOOD SUB), LYNWOOD EXTENSION 3	,	WILLOWBROOK UNIT 3	TIMBER CREEK SUB	. GIFFORDS SHADY OAK FIRST ADDN SUB	MILLBROOK (ORIG TOWN) PT VACATED	O, LYNWOOD EXTENSION 3	Subdivision	
	ARCO CONSTRUCTION INC.		SAME		WICK BUILDINGS	166	EVERLAST PORTABLE BUILDINGS	BOB LEE)		Contractor Name	

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Date Issue 8/22/2022 3/9/2022 4/21/2022 8/10/2022 9/1/2022 7/22/2022 6/30/2022 3/31/2022 3/9/2022 3/9/2022 10/4/2022 Permit 032022266 032022073 032022232 03 Accessory Buildings 032022131 032022208 032022255 032022280 03 Accessory Buildings 03 Accessory Buildings Permit Category 5 032022104 03202233 032022071 03 Accessory Buildings 032022072 03 Accessory Buildings M E CHURCH PLATTVILLE BAISH EXCAVATING NILES JEFFREY R & DECRANE TOMMY C & EILEEN M 01-28-252-003 **Owner Name** BAISH EXCAVATING RCUBE FARMS, 09-14-300-001 **BORNEMAN PAUL E** DTG INVESTMENTS 06-09-400-005 TRACEY J Parcel Number **CRUZ ANTONIO** EXCAVATING/DTG BAISH DTG INVESTMENTS 06-09-400-005 01-25-456-009 NOLTE ROBERT M 02-14-276-005 PROPERTY RAMIREZ JORGE & RY 01-19-200-009 RIYAZ HAMEED MARYK 08-11-226-004 06-09-400-005 II C 3/OF DOI ITE 406 , LLC. 216 KINSEL ST PLANO, IL 60545-**Property Address** 224 GEORGEANNA ST YORKVILLE, IL 60560-IL 60543-4492 MITCHELL CT PLANO, 153 E RICKARD DR OSWEGO, IL 60543-SANDWICH, IL 60548-3485 ROUTE 126 OSWEGO 58 PADDOCK ST 17660 SEDGEWICK RD IL 60543-**3485 ROUTE 126 OSWEGO** 1910 ROUTE 52 MINOOKA, IL YORKVILLE, IL 60560-13025 CHURCH RD MONTGOMERY, IL 60538-IL 60543-3485 ROUTE 126 OSWEGO COUNTRYSIDE SUB UNIT OWNERS RSUB PT NW 1/4 SAME SEC 27 & PT NE 1/4 SEC SCHAEFER WOODS Subdivision 28-37-6 **BOULDER HILL UNIT 24 SOUTH UNIT 3** LYNWOOD EXTENSION 4 TUFF SHED INC. BAISH EXCAVATING BAISH EXCAVATING INC BAISH EXCAVATING Contractor Name

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032022277 03 Accessory Buildings	032022062 03 Accessory Buildings	032022289 03 Accessory Buildings	032022140 03 Accessory Buildings	032022142 03 Accessory Buildings	032022317 03 Accessory Buildings	032022153 03 Accessory Buildings	032022167 03 Accessory Buildings	032022319 03 Accessory Buildings	032022103 03 Accessory Buildings	032022322 03 Accessory Buildings	Permit ID Permit Category
ZIEGLER JOSEPH J & JESSICA E	06-09-400-005 BAISH EXCAVATING/DTG	01-10-352-005 RUIZ LIZETTE & SALINAS VICTOR M	02-15-251-004 JONES, DAVID A & JONES, MEGHAN J	02-10-227-003 BRINEY GREGORY MICHAEL	02-15-159-001 TORRANCE JOEL	01-05-128-008 ROTHLISBERGER SCOTT & SARAH	08-12-101-001 CLARK WILLIAM B & MARY G	02-13-451-003 COFFEY ROBERT & KIMBERLY	04-21-251-001 LEDESMA PAUL A & VIRGINIA M	02-11-253-002 MAAS MARC S	Parcel Number Owner Name
6018 AUDREY AVE YORKVILLE, IL 60560-	3485 ROUTE 126 OSWEGO, IL 60543-	14925 MILLER RD PLANO, IL 60545-	15 N ROYAL OAKS DR BRISTOL, IL 60512-	67 W LARKSPUR LN BRISTOL, IL 60512-	8 BRISTOL RIDGE RD BRISTOL, IL 60512-	16524 GALENA RD PLANO, IL 60545-	13030 CHURCH RD YORKVILLE, IL 60560-	6316 ROUTE 34 OSWEGO, IL OWNERS SUB PT SE 1/4 60543- SEC 13-37-7	15593 PROSPECT HILL DR NEWARK, IL 60541-	43 E HIGHLAND DR BRISTOL, IL 60512-	Property Address
ROSEHILL	•	L SNYDER SUB	THE WOODS OF BLACKBERRY OAKS	WILLOWBROOK UNIT 3		Ē	PLATTVILLE (ORIGINAL TOWN)	L OWNERS SUB PT SE 1/4 SEC 13-37-7	ESTATES OF MILLBROOK UNIT 3	STORYBOOK HIGHLANDS UNIT 2	Subdivision
ALL STORM SOLUTIONS			CS ENTERPRISE LANDSCAPE	COACH HOUSE GARAGES		WEST SUBURBAN DECKS LLC.		OWNER		TUFF SHED	Contractor Name

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22 042022214 04 Additions	042022113 04 Additions	042022127 04 Additions	2 042022141 04 Additions	2 042022165 04 Additions	2 042022186 04 Additions	2 042022082 04 Additions	2 042022285 04 Additions	2 042022271 04 Additions	2 032022189 03 Accessory Buildings	2 032022264 03 Accessory Buildings	Permit Category	Permit ID
08-19-100-009 GONZALEZ RAUL A	06-06-450-005 TRINER ANTHONY E JR & ASHLEY M	02-23-202-012 HANACEK MARCUS	01-16-401-005 GUZMAN JOSE L & ADRIANA TR	02-14-278-001 GRZETIC JOHN A & JOANNE K	03-27-327-013 FALKOS DANIEL J & DIANE	06-29-100-004 LEEDY MILTON H	02-15-157-003 CERVANTES ISRRAEL	02-28-452-014 RIEDY ANTHONY FINARD LIV TRUST &	02-34-129-010 HENRICHS KELLEY J & BRIAN A	02-13-477-006 SCHRAMER JOHN	Owner Name	Parcel Number
15390 ROUTE 52 NEWARK, IL 60541-	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	12 W LYNCLIFF DR OSWEGO, IL 60543-	83 S LINDEN DR PLANO, IL 60545-	154 W RICKARD DR OSWEGO, IL 60543-	4655 DOUGLAS RD OSWEGO, IL 60543-	4932 WALKER RD YORKVILLE, IL 60560-	8 GROVE ST BRISTOL, IL 60512-	607 WACKER DR YORKVILLE, IL 60560-	55 RIVERSIDE ST YORKVILLE, IL 60560-	22 FOREST CT OSWEGO, IL 60543-	Property Address	
	WHITETAIL RIDGE	LYNWOOD SUB	MEYERBROOK UNIT 6	LYNWOOD EXTENSION 4	LEISURE LEA UNIT 1			WACKERLIN SUB	FOX RIVER GARDENS	. RIVERVIEW HEIGHTS	Subdivision	
	MEDOWS CONSTRUCTION INC.	SAME	RELIABLE HOME IMPROVEMENT	MIDWEST STRUCTURE		169		TONY RIEDY			Contractor Name	

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052022272 05 Remodeling	052022281 05 Remodeling	052022053 05 Remodeling	052022083 05 Remodeling	042022284 04 Additions	042022296 04 Additions	042022346 04 Additions	042022126 04 Additions	042022029 04 Additions	042022046 04 Additions	042022249 04 Additions	Permit ID Permit Category
03-35-375-002 CROSLEY CHAD & ELIZABETH	03-32-134-001 KILPATRICK MICHAEL W & MARLA Y	07-16-400-006 BUDRECK ELIZABETH E	03-07-279-001 LIGHT ROAD APARTMENTS LLC	ZOLLINGER PENNY S	02-27-151-011 BARTO MICHELLE ANN SPECIAL NEEDS	03-27-402-008 BUTLER JEFFREY K SR	05-02-128-005 BRUMMEL KENNETH JR & NATALIE A	06-02-177-003 ROSIER CHRISTOPHER A &	03-32-133-001 STAUFFER PAUL & STACEY	06-06-201-005 LONCALA GINA	Parcel Number Owner Name
5906 SOUTHFIELD LN OSWEGO, IL 60543-	5465 OLD RESERVE RD OSWEGO, IL 60543-	14560 TOWNHOUSE RD NEWARK, IL 60541-	1100-1800 LIGHT RD OSWEGO, IL 60543-	4643 WAAKEESHA DR OSWEGO, IL 60543-	4447 TUMA RD YORKVILLE, IL 60560-	51 ROYCE DR OSWEGO, IL 60543-	6143 SAVANNA CT YORKVILLE, IL 60560-	7 CHEROKEE DR OSWEGO, IL 60543-	5400 HALF ROUND RD OSWEGO, IL 60543-	15 NAAUSAY CT OSWEGO, I 60543-	Property Address
SOUTHFIELD ESTATES	OLD RESERVATION HILLS UNIT 1			HENNEBERRY WOODS UNIT 2	BATSONS SUB	RING-NECK SUB UNIT 2	ROSEHILL		OLD RESERVATION HILLS UNIT 1	IL NA-AU-SAY WOODS	Subdivision
TIM FEARS DBA FEARS CONSTRUCTION	NORMANDY CONSTRUCTION CO.,		ARTIST TOUCH INC	SAME AS OWNER	J AND R CONSTRUCTION	INC. TCB CONSTRUCTION 170	WEDGEWOOD CONSTRUCTION		CLEAN EDGE CONSTRUCTION		Contractor Name

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052022059 05 Remodeling	052022086 05 Remodeling	052022098 05 Remodeling	052022032 05 Remodeling	052022106 05 Remodeling	052022052 05 Remodeling	052022156 05 Remodeling	052022138 05 Remodeling	052022190 05 Remodeling	052022204 05 Remodeling	052022237 05 Remodeling	Permit ID Permit Category
08-09-200-003 LOOS KENNETH & DENGES LAURA	02-15-176-001 BRISTOL PARK PROPERTIES LLC	07-06-300-004 KULBARTZ NICHOLAS & NICOLE	02-28-453-017 GENTILE, FRANK D & JENNIFER	03-18-451-002 LMFAO LLC	03-07-253-009 SANTELLANES BRENDA IVETTE	02-22-102-009 DUNN PATRICK J & CONNIE L	01-16-427-009 KANTOR MATTHEW E & AUDRA MAE	03-08-228-018 ORT JAS & PATRICIA	02-13-477-005 SINN MICHAEL	02-11-251-007 DIMITRI, JUSTIN J & CORSTANGE, KELLY M	Parcel Number Owner Name
9396 PLATTVILLE RD NEWARK, IL 60541-	43 OAK ST BRISTOL, IL 60512-	17574 ROUTE 71 NEWARK, IL 60541-	606 WACKER DR YORKVILLE, IL 60560-	5462 ROUTE 34 OSWEGO, IL RIVERVIEW HEIGHTS 60543-	113 KEVIN LN OSWEGO, IL 60543-	57 LILLIAN LN YORKVILLE, IL BRISTOL LAKE SUB 60560-	40 MEYER RD PLANO, IL 60545-	19 CAYMAN DR MONTGOMERY, IL 60538-	12 FOREST CT OSWEGO, IL 60543-	8 E HIGHLAND DR BRISTOL, IL 60512-	Property Address
			WACKERLIN SUB	RIVERVIEW HEIGHTS	SHORE HEIGHTS UNIT 2	. BRISTOL LAKE SUB	MEYERBROOK UNIT 3	BOULDER HILL UNIT 20	RIVERVIEW HEIGHTS	STORYBOOK HIGHLANDS	Subdivision
	DOCK AND DOOR NATIONAL	WILLMAN & GROESCH GC		AMENITY ROOFING, SIDING & GUTTERS	RITEWAY HOME REMODELING	WILLMAN & GROESCH GC	AM KITCHEN & BATH	BJP CONSTRUCTION LLC	DAVE'S HOME REMODELING	BMF REMODELING LLC	Contractor Name

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082022129 09-14-300-001 08 Barns/Farm Buildings RCUBE FARMS LLC. RIYAZ HAMEED	082022130 08 Barns/Farm Buildings	082022354 08 Barns/Farm Building:	072022069 07 Commercial - B Zone	062021153 03-28-100-004 06 Commercial - M Zone THE PET'S HOME % GAY JOHN & LAURA	062022054 01-01-200-002 06 Commercial - M Zone TMF MANAGEMENT LLC	062022145 06 Commercial - M Zone UTILITY DYNAMICS CORPORATION	052022305 05 Remodeling	052022325 05 Remodeling	052022328 05 Remodeling	052022274 05 Remodeling	ID Permit Category	Permit
09-14-300-001 s RCUBE FARMS LLC. RIYAZ HAMEED	09-14-300-001 s RCUBE FARMS, LLC. RIYAZ HAMEED	082022354 07-09-400-027 08 Barns/Farm Buildings JOHNSON BONNIE R	05-02-400-029 KENDALL COUNTY FOREST PRESERVE	03-28-100-004 B THE PET'S HOME % GAY JOHN & LAURA	01-01-200-002 3 TMF MANAGEMENT LLC	03-07-227-002 UTILITY DYNAMICS CORPORATION	02-22-176-007 BURKERT BRIAN	02-11-300-031 ZIMMERMAN CRAIG S & DIANE K	03-09-104-003 RAHN DOUGLAS M & KAREN S	03-27-402-004 ELSBREE BRANNDON D & ELIZABETH A	Parcel Number Owner Name	
1910 ROUTE 52 MINOOKA, IL 60447-	1910 ROUTE 52 MINOOKA, IL 60447-	15402 B LISBON CENTER RD NEWARK, IL 60541-	6350 A MINKLER RD YORKVILLE, IL 60560-	3587 PLAINFIELD RD OSWEGO, IL 60543-	12127 B GALENA RD PLANO, IL 60545-	5327 LIGHT RD. OSWEGO, IL. 60543	8660 KENNEDY RD YORKVILLE, IL 60560-	7861 GALENA RD BRISTOL, IL 60512-	61 OLD POST RD MONTGOMERY, IL 60538-	27 ROYCE DR OSWEGO, IL 60543-	Property Address	
Г	Г								BOULDER HILL UNIT 20	RING-NECK SUB UNIT 2	Subdivision	
				CONSTRUCTION	SAME	CLEARY BUILDING CORP.			HORATIU BIRSAN	TRIED AND TRUE GC INC.	Contractor Name	

7/22/2022	10/4/2022	9/21/2022	6/1/2022	9/15/2022	2/28/2022	2/24/2022	3/29/2022	3/30/2022	3/30/2022	7/22/2022	Issue Date
082022231 08 Barns/Farm Buildings	082022286 08 Barns/Farm Buildings	082022303 02-22-176-007 08 Barns/Farm Buildings BURKERT BRIAN	082022175 09-04-100-013 08 Barns/Farm Buildings SALINAS RAFAEL & MARIA M	082022297 03-24-400-007 08 Barns/Farm Buildings WALLACE TIMOTHY J	082022037 09-09-300-009 08 Barns/Farm Buildings PADILLA JOSE L	082022051 07-34-40 08 Barns/Farm Buildings INGRAM CHRIST(082022079 09-23-300-024 08 Barns/Farm Buildings FLEMING JAMES & CAROL	082022095 07-29-400-011 08 Barns/Farm Buildings LAESCH JAMES H & LAURA J	082022097 04-08-400-011 08 Barns/Farm Buildings LEITNER BRYAN SR & SHAUNA	082022233 04-15-100-008 08 Barns/Farm Buildings ROMOZZI MICHAEL A & BEGNER WHITNEY	Permit ID Permit Category
09-14-300-001 RCUBE FARMS I	04-30-101-012 GILKERSON	02-22-176-007 BURKERT BRIAN	09-04-100-013 SALINAS RAFAEL & MARIA M	03-24-400-007 WALLACE TIMOTHY J	09-09-300-009 PADILLA JOSE L	07-34-400-004 INGRAM CHRISTOPHER	09-23-300-024 FLEMING JAMES & CAROL	07-29-400-011 LAESCH JAMES H & LAURA J	04-08-400-011 LEITNER BRYAN SR & SHAUNA	04-15-100-008 ROMOZZI MICHAEL A & BEGNER WHITNEY	Parcel Number Owner Name
1910 ROUTE 52 MINOOKA, 60447-	10050 MILLINGTON RD NEWARK, IL 60541-	8660 KENNEDY RD YORKVILLE, IL 60560-	12452 MCKANNA RD MINOOKA, IL 60447-	63 SCOTCH RD PLAINFIELD	13916 MCKANNA RD. MINOOKA, IL. 60447	14040 HILL RD NEWARK, IL 60541-	15611 HARE RD MINOOKA, I 60447-	16640 STEPHENS RD NEWARK, IL 60541-	16154 ROGERS RD NEWARK, IL 60541-	14550 BUDD RD YORKVILLE, IL 60560-	Property Address
F),			F			3	Subdivision
х .					9						Contractor Name

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9/30/2022	5/25/2022	10/31/2022	5/2/2022	8/4/2022	10/6/2022	6/15/2022	10/3/2022	9/27/2022	9/27/2022	6/15/2022	Issue Date
082022320 08 Barns/Farm Buildings PADILLA JOSE L	082022166 09-22-200-034 08 Barns/Farm Buildings ILLINOIS STREET LLC	082022353 09-15-300-021 08 Barns/Farm Buildings GORE BRIAN R & JENNIFER A	082022148 08 Barns/Farm Buildings MATTHEW & MELISSA CHESNEY	082022251 07-35-200-003 08 Barns/Farm Buildings TREME KIMBERLY J	082022294 09-15-200-003 08 Barns/Farm Buildings BEST BUDGET SERVICE LLC	082022198 05-12-100-003 08 Barns/Farm Buildings STEWART FARMS LLC % R CRAIG STEWART	082022301 09-14-200-003 08 Barns/Farm Buildings ZOLPER JOSEPH M & JENNIFER L	082022311 08 Barns/Farm Buildings	082022321 08 Barns/Farm Buildings	082022199 05-12-100-003 08 Barns/Farm Buildings STEWART FARMS LLC % R CRAIG STEWART	Permit ID Permit Category
09-09-300-009 PADILLA JOSE L	09-22-200-034 ILLINOIS STREET LLC	09-15-300-021 GORE BRIAN R & JENNIFER A	05-02-200-008 MATTHEW & MELISSA CHESNEY	07-35-200-003 TREME KIMBERLY J	09-15-200-003 BEST BUDGET TREE SERVICE LLC	05-12-100-003 STEWART FARMS LLC % R CRAIG STEWART	09-14-200-003 ZOLPER JOSEPH M & JENNIFER L	09-22-300-002 R.C. ENTERPRISES L.P. % BAKER	082022321 08 Barns/Farm Buildings R.C. ENTERPRISES L.P.	05-12-100-003 STEWART FARMS LLC % R CRAIG STEWART	Parcel Number Owner Name
13916 MCKANNA RD MINOOKA, IL 60447-	2259G BELL RD MINOOKA, IL 60447-	14757 JUGHANDLE ROAD MINOOKA, IL. 60447	6361 MINKLER RD. YORKVILLE, IL. 60560	13272 WHITEWILLOW RD NEWARK, IL 60541-	2241 ROUTE 52 MINOOKA, IL. 60447	1	1455 ROUTE 52 MINOOKA, IL 60447-	2620 BELL RD MINOOKA, IL 60447-	2412 BELL RD MINOOKA, IL 60447-	•	Property Address
	F										Subdivision
						JEFF SIDELL				JEFF SIDELL	Contractor Name

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4/21/2022	4/19/2022	4/19/2022	5/10/2022	6/22/2022	5/24/2022	3/30/2022	5/24/2022	6/7/2022	5/24/2022	Issue Date
122022119 12 Swimming Pools	122022123 12 Swimming Pools	122022124 12 Swimming Pools	122022132 12 Swimming Pools	092022201 09 Signs	082022162 08 Barns/Farm Buildings	082022096 08 Barns/Farm Buildings	082022163 08 Barns/Farm Buildings	082022181 08 Barns/Farm Buildings	082022164 08 Barns/Farm Buildings	Permit ID Permit Category
05-02-102-013 BLOMBERG JOSHUA J & MEGAN L	06-06-226-017 PLYWACZYNSKI JODY M	01-35-201-004 PORTER JAMES & KATHY	05-12-228-017 MORSE JAMES R & GERALYN L	09-24-100-012 JADE RESTORATIONS INC	09-14-300-001 RCUBE FARMS LLC	04-08-400-011 \$ LEITNER BRYAN SR & SHAUNA	09-14-300-001 RCUBE FARMS LLC.	05-36-200-007 HOMERDING JEFFREY	09-14-300-001 RCUBE FARMS, LLC	Parcel Number Owner Name
361 EMILY CT YORKVILLE, II 60560-	15 IROQUOIS CT OSWEGO, IL 60543-	13410 C HALE RD PLANO, IL 60545-	7233 IRONWOOD CT YORKVILLE, IL 60560-	949 BELL RD MINOOKA, IL 60447-	1910 ROUTE 52 MINOOKA, II 60447-	16154 ROGERS RD NEWARK, IL 60541-	1910 ROUTE 52 MINOOKA, II 60447-	11309 BRISBIN RD YORKVILLE, IL 60560-	1910 ROUTE 52 MINOOKA, II 60447-	Property Address
	NA-AU-SAY WOODS UNIT 2		WHITETAIL RIDGE		Γ		Γ		•	Subdivision
~			SWIM SHACK INC.	BULLMASTIFF CONSTRUCTION	475			WICK BUILDINGS		Contractor Name
	122022119 05-02-102-013 361 EMILY CT YORKVILLE, IL 122022119 BLOMBERG JOSHUA J 60560- & MEGAN L	122022123 06-06-226-017 15 IROQUOIS CT OSWEGO, 12 Swimming Pools M 122022119 05-02-102-013 361 EMILY CT YORKVILLE, IL 12 Swimming Pools & MEGAN L	122022124 01-35-201-004 13410 C HALE RD PLANO, IL 12 Swimming Pools KATHY 122022123 06-06-226-017 15 IROQUOIS CT OSWEGO, 12 Swimming Pools M 122022119 05-02-102-013 361 EMILY CT YORKVILLE, IL 12 Swimming Pools & MEGAN L 13410 C HALE RD PLANO, IL 60545- 15 IROQUOIS CT OSWEGO, IL 60543- IL 60543- IL 60543- IL 60560-	122022132 05-12-228-017 7233 IRONWOOD CT WHITETAIL RIDGE 12 Swimming Pools MORSE JAMES R & GERALYN L 7233 IRONWOOD CT YORKVILLE, IL 60560- WHITETAIL RIDGE 122022124 01-35-201-004 13410 C HALE RD PLANO, IL 60543- WHITETAIL RIDGE 122022123 06-06-226-017 PLYWACZYNSKI JODY M 15 IROQUOIS CT OSWEGO, NA-AU-SAY WOODS UNIT 10543- 122022119 05-02-102-013 BLOMBERG JOSHUA J & MEGAN L 361 EMILY CT YORKVILLE, IL FIELDS OF FARM COLONY UNIT 1	092022201 09-24-100-012 949 BELL RD MINOOKA, IL 09 Signs JADE RESTORATIONS INC 60447- 122022132 05-12-228-017 MC 7233 IRONWOOD CT YORKVILLE, IL 60560- WHITETAIL RIDGE 12 Swimming Pools MORSE JAMES & GERALYN L 13410 C HALE RD PLANO, IL 60560- WHITETAIL RIDGE 12 Swimming Pools PORTER JAMES & KATHY 13410 C HALE RD PLANO, IL 60545- NA-AU-SAY WOODS UNIT IL 60543- 12 Swimming Pools PLYWACZYNSKI JODY M M 15 IROQUOIS CT OSWEGO, 2 NA-AU-SAY WOODS UNIT IL 60543- 12 Swimming Pools BLOMBERG JOSHUA J & 60560- 361 EMILY CT YORKVILLE, IL FIELDS OF FARM COLONY UNIT INT I	082022162 09-14-300-001 1910 ROUTE 52 MINOOKA, IL BULLMASTIFF 08 Barns/Farm Buildings RCUBE FARMS LLC 09-24-100-012 949 BELL RD MINOOKA, IL BULLMASTIFF 09 Signs JADE RESTORATIONS 09-24-100-012 949 BELL RD MINOOKA, IL BULLMASTIFF 12 Swimming Pools MORSE JAMES R & GERALYN L 7233 IRONWOOD CT YORKVILLE, IL 60560- WHITETAIL RIDGE SWIM SHACK INC. 12 Swimming Pools PORTER JAMES & KATHY 13410 C HALE RD PLANO, IL WHITETAIL RIDGE SWIM SHACK INC. 12 Swimming Pools PORTER JAMES & KATHY 60545- 80545- WHA-AU-SAY WOODS UNIT 12 Swimming Pools PLYWACZYNSKI JODY 15 IROQUOIS CT OSWEGO, NA-AU-SAY WOODS UNIT NA-AU-SAY WOODS UNIT 12 Swimming Pools BLOMBERG JOSHUA J & MEGAN L 80560- WHITETAIL RIDGE SWIM SHACK INC.	082022096 04-08-400-011 16154 ROGERS RD 08 Barms/Farm Buildings LEITNER BRYAN SR & SHAUNA 1910 ROUTE 52 MINOOKA, IL 082022162 09-14-300-001 60447- 082022162 09-24-100-012 60447- 092022201 09-24-100-012 60447- 09 Signs JADE RESTORATIONS INC 60447- 122022132 05-12-228-017 MORSE JAMES R & GERALYN L 7233 IRONWOOD CT YORKVILLE, IL 60560- WHITETAIL RIDGE SWIM SHACK INC. 122022124 01-35-201-004 GERALYN L 13410 C HALE RD PLANO, IL 80545- SWIM SHACK INC. 122022123 06-06-226-017 PLYWACZYNSKI JODY IL SWIMMING CT OSWEGO, NA-AU-SAY WOODS UNIT IL 60560- 15 IROQUOIS CT OSWEGO, NA-AU-SAY WOODS UNIT IL 60560- 16 IEMILY CT YORKVILLE, IL FIELDS OF FARM COLONY UNIT IL 60560- 12 Swimming Pools R MEGAN L 8 MEGAN L 361 EMILY CT YORKVILLE, IL FIELDS OF FARM COLONY UNIT IL 60560-	082022163 09-14-300-001 08 Barns/Farm Buildings RCUBE FARMS LLC. 082022096 04-08-400-011 08 Barns/Farm Buildings LEITNER BRYAN SR & 16154 ROGERS RD 082022162 09-14-300-001 082022162 09-14-300-001 08 Barns/Farm Buildings RCUBE FARMS LLC 12 Swimming Pools MCRSE JAMES R & GERALYN L 12 Swimming Pools PORTER JAMES & KATHY 12 Swimming Pools RATHY 12 Swimming Pools RATHY 12 Swimming Pools RATHY 12 Swimming Pools PLYWACZYNSKI JODY MEGAN L 12 Swimming Pools RAMES & MEGAN L 12 Swimming Pools RAMES & MEGAN L 13 Swimming Pools RAMES & MEGAN L 14 Swimming Pools RAMES & MEGAN L 15 IROQUOIS CT OSWEGO, NA-AU-SAY WOODS UNIT 1 15 IROQUOIS CT YORKVILLE, IL FIELDS OF FARM COLONY UNIT 1	082022181 05-36-200-007 11309 BRISBIN RD WICK BUILDINGS 08 Barns/Farm Buildings HOMERDING JEFFREY 1910 ROUTE 52 MINOOKA, IL WICK BUILDINGS 2 082022163 09-14-300-001 1910 ROUTE 52 MINOOKA, IL WICK BUILDINGS 2 082022986 09-14-300-001 1910 ROUTE 52 MINOOKA, IL WEWARK, IL 60541- 2 082022996 09-14-300-001 NEWARK, IL 60541- WEWARK, IL 60541- 2 082022162 09-14-300-001 NEWARK, IL 60541- WEWARK, IL 60541- 2 082022163 09-24-100-012 09-24-100-012 MEWARK, IL 60547- 09 Signs INC 09-24-100-012 949 BELL RD MINOOKA, IL BULLMASTIFF 09 Signs INC 09-12-228-017 WHITETAIL RIDGE CONSTRUCTION 12 Swimming Pools PORTER JAMES & KATHY 7233 IRONWOOD CT WHITETAIL RIDGE SWIM SHACK INC. 12 Swimming Pools PORTER JAMES & KATHY 154 IROQUOIS CT OSWEGO, NA-AU-SAY WOODS UNIT L 60543- 12 Swimming Pools PORTER JAN L 361 EMILY CT YORKVILLE, IL FIELDS OF FARM COLONY 12 Swimming Pools BULLMASTIFF 361 EMILY CT YORKVILLE, IL FIELDS OF FARM COLONY </td <td>2 082022164</td>	2 082022164

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122022291 12 Swimming Pools	122022292 12 Swimming Pools	122022352 12 Swimming Pools	122022045 12 Swimming Pools	122022056 12 Swimming Pools	122022213 12 Swimming Pools	122022061 12 Swimming Pools	122022099 12 Swimming Pools	122022178 12 Swimming Pools	122022100 12 Swimming Pools	122022111 12 Swimming Pools	Permit ID Permit Category
02-35-386-001 PEACOCK JOHN & JENNIFER	02-35-276-010 DRAPER, ROSS	05-12-220-006 RAHN AARON & LAUREN	06-07-226-022 FRANCESCONI MICHAEL & KARA	04-16-377-014 MAILLOUX BRAD & PAM	03-08-302-002 LECHUGA LORENZO & TERESA	06-05-300-011 BAILEY FAMILY TRUST	01-25-454-006 STONE MARIA T & DANIEL R	06-07-228-007 MCCUE BUILDERS INC	05-07-101-003 DEMPSEY TODD A & LISA D	05-18-229-004 WILLMAN JASON P & HEATHER B	Parcel Number Owner Name
5702 FIELDS DR YORKVILLE, IL 60560-	187 COUNTRY RD YORKVILLE, IL 60560-	6306 VALLEYVIEW CT YORKVILLE, IL 60560-	7503 FAIRWAY DR YORKVILLE, IL 60560-	8840 WILCOX CT MILLBROOK, IL 60536-	115 LAURIE LN OSWEGO, IL 60543-	4811 CHERRY RD OSWEGO IL 60543-	12490 ANDREW ST PLANO, IL 60545-	7386 FAIRWAY DR YORKVILLE, IL 60560-	16 HILLVIEW CT YORKVILLE, IL 60560-	10974 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	Property Address
E, FIELDS OF FARM COLONY SWIM SHACK INC. UNIT 3	FARM COLONY	WHITETAIL RIDGE	WHITETAIL RIDGE	ESTATES OF MILLBROOK UNIT 1	SHORE HEIGHTS UNIT 1	O, HENNEBERRY WOODS UNIT 4	SCHAEFER WOODS NORTH UNIT 3	WHITETAIL RIDGE	, PAVILLION HEIGHTS UNIT 3	TANGLEWOOD TRAILS	Subdivision
Y SWIM SHACK INC.		DES ROCHERS BACKYARD POOLS	SUNSET POOLS AND SPAS			DUTCH BARN LANDSCAPING	AG POOL MASTERS LLC			SAME	Contractor Name

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122022197 12 Swimming Pools	122022205 12 Swimming Pools	122022216 12 Swimming Pools	122022227 12 Swimming Pools	122022228 12 Swimming Pools	122022230 12 Swimming Pools	122022238 12 Swimming Pools	122022258 12 Swimming Pools	122022229 12 Swimming Pools	122022092 12 Swimming Pools	122022287 12 Swimming Pools	Permit Category	Permit ID
03-07-430-004 DELA PAZ ANICETO JR & HODGES SABRINA A	03-20-400-018 GARCIA JOSE J	05-04-176-005 BECK DIANE	03-32-131-005 GARRETT, DAVID L & VASHKELIS, LISA	06-06-450-005 TRINER ANTHONY E JR & ASHLEY M	03-04-151-009 CASTRO, MARIO & TAVIZON, LUZ	04-21-102-004 MINELLI JOHN M & HEATHER K	03-05-454-031 BERNAL ALAN	06-07-130-008 VOLLMER KEVIN J & JULIE A	05-08-403-002 PEYTON BRYAN	05-02-201-002 LANGKAN TIMOTHY RICHARD & JESSICA	Owner Name	Parcel Number
159 DOLORES ST OSWEGO, IL 60543-	3842 GROVE RD OSWEGO, IL 60543-	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	5475 HALF ROUND RD OSWEGO, IL 60543-	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	60 FERNWOOD RD MONTGOMERY, IL 60538-	9253 CHATHAM PL NEWARK, ESTATES OF MILLBROOK IL 60541- UNIT 3	9 CREVE CT MONTGOMERY, IL 60538-	7151 GOLFVIEW CT YORKVILLE, IL 60560-	12 RONHILL RD YORKVILLE, IL 60560-	6059 AUDREY AVE YORKVILLE, IL 60560-	Property Address	
, SHORE HEIGHTS UNIT 2		CROOKED CREEK WOODS	OLD RESERVATION HILLS SWIM SHACK INCUNIT 1	WHITETAIL RIDGE	BOULDER HILL UNIT 12	UNIT 3	CT MONTGOMERY, BOULDER HILL UNIT 7	WHITETAIL RIDGE	RONHILL ESTATES	ROSEHILL	Subdivision	
A & J			SWIM SHACK INC.	DESROCHES BACKYARD POOLS				DESROCHES BACKYARD POOLS		SWIM SHACK INC.	Contractor Name	

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9/15/2022	6/14/2022	7/8/2022	7/7/2022	8/1/2022	8/30/2022	10/14/2022	3/15/2022	4/27/2022	3/22/2022	6/8/2022	Issue Date
132022295 13 Decks	132022193 13 Decks	132022215 13 Decks	132022218 13 Decks	132022246 13 Decks	132022275 13 Decks	132022336 13 Decks	122022077 12 Swimming Pools	122022139 12 Swimming Pools	122022087 12 Swimming Pools	122022183 12 Swimming Pools	Permit ID Permit Category
02-35-300-025 JOHNSON JAY & DEBORAH	05-07-101-003 DEMPSEY TODD A & LISA D	05-04-176-005 BECK DIANE	05-08-402-005 ARCHBOLD EDGAR E & AELITA	03-09-155-021 AMWOZA EUGENE D & ANGELA A	04-20-227-005 ENGEL TIMOTHY P & DONNA R	02-21-181-002 STAFFORD JAMES R DEC OF LIV TRUST &	05-08-352-006 HAGOS YONAS A & KRISTEN A	03-07-229-016 RENZETTI JOSEPH T III	06-02-177-002 RENDINA BRUNO & LAURA L	03-05-278-024 WEST MICHAEL & AMBER	Parcel Number Owner Name
7947 ROUTE 71 YORKVILLE, IL 60560-	16 HILLVIEW CT YORKVILLE, PAVILLION HEIGHTS UNIT IL 60560-	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	6 JULIUS CT YORKVILLE, IL 60560-	303 BOULDER HILL PASS MONTGOMERY, IL 60538-	16094 S STONEWALL DR NEWARK, IL 60541-	31 E LEXINGTON CIR YORKVILLE, IL 60560-	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	6 DOLPHIN CT OSWEGO, IL 60543-	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	Property Address
	, PAVILLION HEIGHTS UNIT 3	CROOKED CREEK WOODS	RONHILL ESTATES	BOULDER HILL UNIT 21	ESTATES OF MILLBROOK UNIT 4	BLACKBERRY CREEK	TANGLEWOOD TRAILS	MARINA TERRACE	OSWEGO PLAINS	BOULDER HILL UNIT 3	Subdivision
RLK BUILDERS					UPPERDECK DESIGN & CONSTRUCTION	CLEAN EDGE CONSTRUCTION		SAME		PRECISION POOLS	Contractor Name

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152022044 15 Electrical Upgrades	152022182 15 Electrical Upgrades	152022222 15 Electrical Upgrades	152022234 15 Electrical Upgrades	152022340 15 Electrical Upgrades	142022065 14 Demolitions	142022090 14 Demolitions	142022146 14 Demolitions	142022236 14 Demolitions	142022316 14 Demolitions	132022203 13 Decks	Permit Category	Permit ID
03-04-306-016 ROBLES, RAFAEL	02-10-400-007 IBARRA JOSE ANTONIO/Cesar	03-27-402-004 ELSBREE BRANNDON D & ELIZABETH A	08-36-100-005 PHILLIPS JOSEPH J & MANNING JAMES R	09-13-400-009 DELONG CO INC	02-34-151-003 MEYER DETRA K	03-12-251-001 KST EXPRESS LTD	06-09-400-005 DTG INVESTMENTS LLC 3485 ROUTE 126	01-01-400-009 GALENA PROPERTIES 1 LLC	03-05-453-027 REYES REYES ALEJANDRO & TELLEZ	06-02-177-002 RENDINA BRUNO & LAURA L	Owner Name	Parcel Number
81 CIRCLE DR MONTGOMERY, IL 60538-	8371 GALENA RD BRISTOL, IL 60512-	27 ROYCE DR OSWEGO, IL 60543-	6718 WHITEWILLOW RD MINOOKA, IL 60447-	60 ROUTE 52 MINOOKA, IL 60447-	90 QUINSEY RD YORKVILLE, IL 60560-	1214 ROUTE 30 AURORA, IL 60503-	3485 ROUTE 126 OSWEGO, IL 60543-	12100 A-C GALENA RD PLANO, IL 60545-	23 SCARSDALE RD MONTGOMERY, IL 60538-	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	Property Address	
BOULDER HILL UNIT 5		RING-NECK SUB UNIT 2			E, QUINSEY SUB				BOULDER HILL UNIT 7	OSWEGO PLAINS	Subdivision	
INDEPENDENCE RENEWABLE ENERGY		TRIED AND TRUE GC		CONTINENTAL ENERGY SOLUTIONS		190				WOLF SPIRIT LLC	Contractor Name	

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182022195 18 Driveway	182022235 18 Driveway	182022265 18 Driveway	182022309 18 Driveway	172022038 17 Change in Occupanc	172022066 03-05-401-003 17 Change in Occupancy AHMAD,DAANYAAL / BOULDER HILL PROI	2 172022326 03-05-401-003 17 Change in Occupancy BOULDER HILL PROPERTY LLO	172022023 17 Change in Occupancy	172022024 17 Change in Occupancy	172022025 03-06-200-012 17 Change in Occupancy 325 SOUTH ROUTE 31 LLC	152022035 15 Electrical Upgrades	Permit ID Permit Category
02-10-227-003 BRINEY GREGORY MICHAEL	03-04-377-001 GARCIA ARMANDO & LAURA	03-18-451-005 DELAY BRETT & KEARBEY THOMAS D	R.C. ENTERPRISES L.P % BAKER	172022038 17 Change in Occupancy RAMIREZ JORGE & RY PROPERTY	03-05-401-003 y AHMAD,DAANYAAL / BOULDER HILL PROP	03-05-401-003 BOULDER HILL PROPERTY LLC	03-06-200-012 17 Change in Occupancy 325 SOUTH ROUTE 31 LLC	03-06-200-012 17 Change in Occupancy 325 SOUTH ROUTE 31 LLC	03-06-200-012 ,325 SOUTH ROUTE 31 LLC	03-05-278-023 POWELL FRANCINE & EDMONDS ANTHONY N	Parcel Number Owner Name
67 W LARKSPUR LN BRISTOL, IL 60512-	37 LONGBEACH RD MONTGOMERY, IL 60538-	39 E PLEASANTVIEW DR OSWEGO, IL 60543-	2620 BELL RD MINOOKA, IL 60447-	17660 SEDGEWICK RD SANDWICH, IL 60548-	83 BOULDER HILL PASS MONTGOMERY, IL 60538-	67 BOULDER HILL PASS MONTGOMERY, IL 60538-	275 ROUTE 31 OSWEGO, IL 60543-	275 ROUTE 31 OSWEGO, IL 60543-	275 ROUTE 31 OSWEGO, IL 60543-	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	Property Address
WILLOWBROOK UNIT 3	BOULDER HILL UNIT 10	RIVERVIEW HEIGHTS								BOULDER HILL UNIT 3	Subdivision
CRS MATERIAL AND SERVICES	FELIPA LEON					404	UNITED GROUP LOGISTICS, INC. UGL	TSA PROCESSING CHICAGO, INC.	THE BOLDT COMPANY	KG BUILDERS	Contractor Name

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			CANALANI E A CALIERIANA		
ALEJANDRO HERNANDEZ	BOULDER HILL UNIT 15 REUSB	38 N BEREMAN RD MONTGOMERY, IL 60538-	~ ~ ~	202022120 20 Patio	4/19/2022
UPPER DECK DESIGN & CONSTRUCTION	SHORE HEIGHTS UNIT 1	101 AUGUSTA RD OSWEGO, IL 60543-	03-07-427-005 MCPHERSON KEVIN C & LISA R	202022147 20 Patio	5/2/2022
BKL CONSTRUCTION INC.	BOULDER HILL UNIT 7	52 S BEREMAN RD MONTGOMERY, IL 60538-	03-05-430-024 MARSHALL DARRYL L & CHERYL S	202022180 20 Patio	6/7/2022
ADRIAN MARTIN	BOULDER HILL UNIT 7	9 HILLCREST CT MONTGOMERY, IL 60538-	03-05-452-077 RAMIREZ ANA KAREN ENRIQUEZ &	202022191 20 Patio	6/15/2022
JOSHUA ORTEGA	BOULDER HILL UNIT 21	144 CIRCLE DR W MONTGOMERY, IL 60538-	ORTEGA JOSUE I	202022245 20 Patio	8/1/2022
JESUS GUTIERREZ		12830 ASHLEY RD NEWARK, IL 60541-		182022105 18 Driveway	4/4/2022
		1910 ROUTE 52 MINOOKA, IL 60447-	09-14-300-001 RCUBE FARMS, LLC	182022110 18 Driveway	3/30/2022
	BOULDER HILL UNIT 25	26 SOMERSET RD MONTGOMERY, IL 60538-	03-08-277-013 VALDEZ MARTIN & SANCHEZ NORMA	182022332 18 Driveway	10/17/2022
	FOX BEND ESTATES	3725 WOLF RD OSWEGO, IL 60543-	03-16-176-004 SMITH NATHAN	182022118 18 Driveway	4/12/2022
	BOULDER HILL UNIT 34	15 HUNTER DR MONTGOMERY, IL 60538-	03-04-256-002 TRUJILLO RAMIRO & MARTHA	182022161 18 Driveway	5/16/2022
		1910 ROUTE 52 MINOOKA, IL 60447-	09-14-300-001 RCUBE FARMS LLC. RIYAZ HAMEED	182022185 18 Driveway	6/10/2022
Contractor Name	Subdivision	Property Address	Owner Name	Permit Category	Issue Date
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	Permit				
Issue Date	Permit Category	Owner Name	Property Address	Subdivision	Contractor Name
3/23/2022	202022088 20 Patio	03-07-252-012 JVE HOMES LLC	120 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
10/4/2022	232022334	02-23-226-001	7 W LYNCLIFF DR OSWEGO,	30, LYNWOOD SUB	BAKER ELECTRIC
	23 Generator	CLEMENTZ FAMILY TRUST CLEMENTZ	IL 60543-		
10/4/2022	232022330	02-35-382-001	7626 AUDREY AVE	FIELDS OF FARM COLONY BAKER ELECTRIC	BAKER ELECTRIC
	23 Generator	SZCZUREK MICHAEL & MARY	YORKVILLE, IL 60560-	UNIT 2	
9/30/2022	232022324	06-05-151-007	73 W TIMBERLAKE TRL	ARROWHEAD HILLS UNIT	MICHAEL RITZMAN -
	23 Generator	DELDIN THOMAS	OSWEGO, IL 60543-	2	ELECTRIC
7/28/2022	232022240 23 Generator	02-21-180-002 HAFENRICHTER DONALD J & JOAN K	26 W LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	LEE LEGLER CONSTRUCTION &
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	LEE LEGLER CONSTRUCTION &
7/5/2022	232022211 23 Generator	06-02-103-002 OLSON BRIAN A & CHRISTINE L	1875 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SATURN HEATING COOLING AND
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	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION &
5/12/2022	232022154	01-35-477-007	5900 C RED GATE LN	THE BLUFF AT SILVER	SATURN HEATING,
5/5/2022	232022149	05-12-228-017	7233 IRONWOOD CT	WHITETAIL RIDGE	LEE LEGLER
	23 Generator	MORSE JAMES R & GERALYN L	YORKVIELE, IE 60560-		1 1 NO LION &

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5/16/2022	5/24/2022	4/20/2022	5/24/2022	5/25/2022	1/27/2022	3/10/2022	3/10/2022	3/10/2022	10/19/2022	3/15/2022	Date	Issue
242022159 24 Solar	242022169 24 Solar	242022133 24 Solar	242022170 24 Solar	242022171 24 Solar	232022039 23 Generator	232022074 23 Generator	232022075 23 Generator	232022076 23 Generator	232022347 23 Generator	232022081 23 Generator	Permit Category	Permit ID
05-02-100-003 MAGANA JESUS A & AIDA	01-10-103-002 DUFFY DONALD E & STACEY A	03-05-453-024 GILBERT MAXWELL	MCREYNOLDS ANDREW S &	02-35-103-013 HATHAWAY BRADFORD 1 &	04-02-230-002 MOUIS KEITH F & JESSICA A	06-07-375-006 KRAMER CHRISTINE M	06-07-130-005 CARSON BRIAN K & ANNETTE M	05-12-220-004 FERRI JOHN & LUZ	02-26-452-008 BEST EVERETT F & SHIRLEY A	02-27-153-007 BOTCHEV MIROSLAV I & BORISLAVOVA LIDIA	Owner Name	Parcel Number
6465 MINKLER RD YORKVILLE, IL 60560-	83 STAINFIELD DR PLANO, I 60545-	17 SCARSDALE RD MONTGOMERY, IL 60538-	299 BOULDER HILL PASS MONTGOMERY, IL 60538-	7807 VAN EMMON RD YORKVILLE, IL 60560-	6160 RED GATE LN YORKVILLE, IL 60560-	5725 WATERS EDGE CT YORKVILLE, IL 60560-	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	6349 VALLEYVIEW CT YORKVILLE, IL 60560-	39 OAK CREEK DR YORKVILLE, IL 60560-	4416 TUMA RD YORKVILLE, IL 60560-	Property Address	
	IL STAINFIELD SUB UNIT 2	BOULDER HILL UNIT 7	BOULDER HILL UNIT 21	WENDLING SUB	THE WOODS OF SILVER SPRINGS PHASE 2	WHITETAIL RIDGE	WHITETAIL RIDGE	WHITETAIL RIDGE	OAK CREEK SUB	WACKERLINS 2ND SUB	Subdivision	
FREEDOM FOREVER IL LLC	SUNRUN INSTALLATION	BRIGHT PLANET SOLAR	BRIGHT PLANET SOLAR	MARC S JONES CONSTRUCTION LLC	LEE LEGLER CONSTRUCTION AND	CONSTRUCTION AND	LEE LEGLER CONSTRUCTION AND	LEE LEGLER CONSTRUCTION AND	BAKER ELECTRIC	BAKER ELECTRIC	Contractor Name	

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3/9/2022	3/22/2022	3/31/2022	4/12/2022	4/12/2022	1/4/2022	4/20/2022	1/4/2022	1/13/2022	5/5/2022	5/5/2022	Issue Date
242022070 24 Solar	242022089 24 Solar	242022112 24 Solar	242022115 24 Solar	242022116 24 Solar	242022026 24 Solar	242022125 24 Solar	242022028 24 Solar	242022031 24 Solar	242022150 24 Solar	242022151 24 Solar	Permit ID Permit Category
CAZARES ELODIA	03-08-280-027 GIOVANNONI MATTHEW & GARNER	02-34-202-002 ANDERSON MICHAEL &	02-34-202-001 ANDERSON MICHAEL D & ERIN L	02-23-153-002 HOULE ANTHONY W & LAURA M	06-05-402-012 THOMAS KURIAN E & CHEYENNE F CASSIDY	03-09-105-003 NUNEZ GUMESINDO JR & DIANAL	01-26-300-005 SANDOVAL JONHATAN J SAAVEDRA & RUIZ	03-05-404-033 MENDELL GERALD A & WINIFRED	03-04-303-027 SILVA CARLOTA	05-05-103-003 NASTI JAMES H & MARY	Parcel Number Owner Name
40 CIRCLE DR E MONTGOMERY, IL 60538-	3 FIELDCREST DR MONTGOMERY, IL 60538-	134 RIVERSIDE DR YORKVILLE, IL 60560-	132 RIVERSIDE DR YORKVILLE, IL 60560-	44 PARKWAY DR YORKVILLE, IL 60560-	4122 STEAM MILL CT OSWEGO, IL 60543-	116 CIRCLE DR E MONTGOMERY, IL 60538-	13871 HALE RD PLANO, IL 60545-	17 GREENFIELD RD MONTGOMERY, IL 60538-	36 MARNEL RD MONTGOMERY, IL 60538-	20 MAPLE ST YORKVILLE, IL 60560-	Property Address
BOULDER HILL UNIT 5	BOULDER HILL UNIT 17	FOX RIVER WOODLANDS	FOX RIVER WOODLANDS	RIVER RIDGE UNIT 3		BOULDER HILL UNIT 25		BOULDER HILL UNIT 6	BOULDER HILL UNIT 10	FOXLAWN UNIT 3	Subdivision
SUNRUN INSTALLATION	SUNRUN	SIGE ELECTRIC LLC	SIGE ELECTRIC LLC	SUNPOWER CORP.	SUNRUN INSTALLATION	SUNRUN INSTALLATION 185	BRIGHT PLANET SOLAR	BRIGHT PLANET SOLAR - JULIA CARTER	BRIGHT PLANET SOLAR	SUNRUN INSTALLATION	Contractor Name

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2/9/2022	2/18/2022	2/16/2022	1/13/2022	2/24/2022	1/20/2022	2/3/2022	4/12/2022	2/24/2022	2/3/2022	2/3/2022	Issue Date
242022047 24 Solar	242022049 24 Solar	242022050 24 Solar	242022033 24 Solar	242022055 24 Solar	242022036 24 Solar	242022040 24 Solar	242022117 24 Solar	242022057 24 Solar	242022041 24 Solar	242022042 24 Solar	Permit ID Permit Category
05-18-153-001 MCCUSKER MICHAEL J & PAMELA K	09-16-200-018 DELANEY MARTHA ANN & RUDDICK DEVIN	02-28-401-002 NUNEZ GERARDO	08-28-400-005 FRIESTAD SCOTT & KRISTIN	06-02-300-018 MARTINEZ ANDRES	03-08-253-005 GONZALEZ JOSE	07-34-100-009 CARLSON JASON D & ERICA	03-09-151-015 LAMPHERE RICHARD W & PEGGY	3-08-304-004 SCHRAMER HERBERT JOHN	02-11-176-008 BAYER CHRISTOPHER A & MALDONADO	09-15-400-010 HUERTA HERIBERTO & ISRAEL	Parcel Number Owner Name
64 COTSWOLD DR YORKVILLE, IL 60560-	13990 MCKANNA RD MINOOKA, IL 60447-	901 MCHUGH RD YORKVILLE, IL 60560-	16950 QUARRY RD MORRIS, IL 60450-	1585 JOHNSON RD OSWEGO, IL 60543-	6 ASHLAWN AVE MONTGOMERY, IL 60538-	14908 WHITEWILLOW RD NEWARK, IL 60541-	47 FIELDPOINT RD MONTGOMERY, IL 60538-	1540 ROUTE 31 OSWEGO, II 60543-	7617 GALENA RD BRISTOL, IL 60512-	14776 JUGHANDLE RD MINOOKA, IL 60447-	Property Address
COTSWOLD FEN PUD PHASE 4		GUTHRIE SUB			BOULDER HILL UNIT 17		BOULDER HILL UNIT 25	IL PROSPECT VILLA SUB	WILLOWBROOK UNIT 1		Subdivision
SUNRUN INSTALLATION	SUN BADGER SOLAR	SUNRUN INSTALLATION	SOLAR POWER MIDWEST	SUNPOWER CORP.	BRIGHT PLANET SOLAR	SOLAR POWER MIDWEST	BRIGHT PLANET SOLAR - WANDA	HEADLINE SOLAR LLC	SUNRUN INSTALLATION	SUNRUN INSTALLATION	Contractor Name

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10/18/2022	10/18/2022	10/18/2022	10/25/2022	10/27/2022	10/27/2022	10/28/2022	10/28/2022	10/28/2022	10/24/2022	2/4/2022	Issue Date
2 242022343 24 Solar	242022344 24 Solar	242022345 24 Solar	242022348 24 Solar	242022349 24 Solar	242022350 24 Solar	242022355 24 Solar	242022356 24 Solar	242022357 24 Solar	242022358 24 Solar	242022043 24 Solar	Permit ID Permit Category
07-02-300-004 SMITH MICHAEL G &	06-04-400-005 UNDERWOOD TODD J & ALISON W	02-23-152-007 GUMP CHARLES W & DIXIE L	03-04-403-013 FLORES SEVERO ANAYA & GONZAI FZ	06-02-176-005 PLAYER KATHERINE E	06-29-100-004 LEEDY MILTON H	02-10-227-003 BRINEY GREGORY MICHAEL	08-17-200-001 FRIESTAD KIRK & PHYLLIS	07-13-400-006 FRIESTAD FARMS INC	03-05-351-007 GILL JOHN THOMAS	02-24-300-021 PARKHURST GERALD	Parcel Number Owner Name
12750 BIG GROVE RD NEWARK, IL 60541-	6909 SCHLAPP RD OSWEGO, IL 60543-	13 PARKWAY DR YORKVILLE, IL 60560-	124 BRAEBURN DR MONTGOMERY, IL 60538-	128 OSWEGO PLAINS DR OSWEGO, IL 60543-	4932 WALKER RD YORKVILLE, IL 60560-	67 W LARKSPUR LN BRISTOL, IL 60512-	10065 CHICAGO RD NEWARK, IL 60541-	12316 BUSHNELL SCHOOL RD NEWARK, IL 60541-	767 ROUTE 31 OSWEGO, IL 60543-	6809 A ROUTE 71 YORKVILLE, IL 60560-	Property Address
		RIVER RIDGE UNIT 3	BOULDER HILL UNIT 27	ERICKSONS RESUB		WILLOWBROOK UNIT 2 AMNDED PLAT			. SLEDZ SUB		Subdivision
RETHINK ELECTRIC	SOLAR POWER: MIDWEST LLC.	CERTASUN LLC.	FREEDOM FOREVER IL LLC	SUPOWER CORP SYSTEMS DBA	RETHINK ELECTRIC	FREEDOM FOREVER IL 187	RETHINK ELECTRIC, LLC.	RETHINK ELECTRIC LLC	SUNPOWER CORPORATION	POWER HOME SOLAR LLC	Contractor Name

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7/19/2022	7/20/2022	8/30/2022	9/12/2022	9/21/2022	9/21/2022	9/22/2022	9/28/2022	9/30/2022	9/30/2022	10/4/2022	Issue Date
242022224 24 Solar	242022225 24 Solar	242022278 24 Solar	242022293 24 Solar	242022302 24 Solar	242022304 24 Solar	242022306 24 Solar	242022318 24 Solar	242022323 24 Solar	242022327 24 Solar	242022333 24 Solar	Permit ID Permit Category
04-09-400-013 KRUSER BENJAMIN & MICHELLE	05-07-328-002 SAAR MICHAEL & DAYLE	02-24-177-005 LICHTER EDWARD	02-23-303-007 BAUR WILLIAM	03-05-429-003 ORTIZ EVELYN & ORTIZ RACHELLE S	03-07-230-013 KEEZER TAMMY	09-27-100-006 HOMERDING DECLARATION OF	03-27-427-008 JANOWSKI KENNETH & JOYCE	01-18-400-003 VALLES JUAN CARLOS	04-31-200-004 STRANGE JEANNIE RAE & RIOS DENISE	09-27-200-005 WUNDERLICH WILLIAM JEFFREY	Parcel Number Owner Name
15174 MEADOW LN YORKVILLE, IL 60560-	14 TIMBERCREEK DR YORKVILLE, IL 60560-	6626 SUNDOWN LN YORKVILLE, IL 60560-	11 CANYON CT YORKVILLE, IL 60560-	8 GREENFIELD RD MONTGOMERY, IL 60538-	10 SHELL CT OSWEGO, IL 60543-	2851 WILDY RD MINOOKA, IL 60447-	8 RED HAWK CT OSWEGO, IL 60543-	2661 COOK RD PLANO, IL 60545-	11313 A CRIMMIN RD NEWARK, IL 60541-	2247 WILDY RD MINOOKA, IL 60447-	Property Address
	TIMBER CREEK SUB		TIMBER RIDGE SUB UNIT	BOULDER HILL UNIT 6	MARINA TERRACE	Б	RED HAWK LANDING			•	Subdivision
WINDSOLEIL INC.	SUNPOWER CORP.	GRNE SOLAR	SUNPOWER CORP.	BRIGHT PLANET SOLAR	GREENLINK SOLAR SOLUTIONS	SUNRUN INSTALLATION	SUNPOWER CORP.	PALMETTO SOLAR - RUSSELL KILL	SUNRUN INSTALLATION	LEGACY SOLAR LLC	Contractor Name

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8/12/2022	8/12/2022	6/23/2022	8/29/2022	8/29/2022	6/30/2022	4/29/2022	7/5/2022	7/7/2022	7/7/2022	7/12/2022	Date	İssue
242022259 24 Solar	242022260 24 Solar	242022207 24 Solar	242022273 24 Solar	242022276 24 Solar	242022209 24 Solar	242022143 24 Solar	242022210 24 Solar	242022219 24 Solar	242022220 24 Solar	242022223 24 Solar	Permit Category	Permit ID
03-05-326-015 HOLDRIDGE SCOTT	03-04-307-009 MONTEJANO JOSE R & ROSA C	03-04-408-034 EMRULOSKI IMER	02-24-300-018 AMBRIZ FLOR MARIA	O1-25-300-015 STRUKEL JOHN W & JANET K	01-16-426-004 RICHMOND LAWRENCE &	03-08-226-028 WILSON JOHNNY R	03-05-404-018 SUCILLA JOSE & SUCILLA ELIZABETH	03-04-408-031 ZIN MAY	03-09-156-007 SILVA BENJAMIN & GUADALUPE	06-02-400-006 GEORGE VINCENT B REVOC TRUST	Owner Name	Parcel Number
806 ROUTE 25 OSWEGO, IL 60543-	25 WYNDHAM DR MONTGOMERY, IL 60538-	110 LONGBEACH RD MONTGOMERY, IL 60538-	6725 ROUTE 71 YORKVILLE, IL 60560-	12811 SCHAEFER RD PLANO, IL 60545-	48 N LINDEN DR PLANO, IL 60545-	43 CODORUS RD MONTGOMERY, IL 60538-	136 BOULDER HILL PASS MONTGOMERY, IL 60538-	104 LONGBEACH RD MONTGOMERY, IL 60538-	306 BOULDER HILL PASS MONTGOMERY, IL 60538-	1378 CHERRY RD OSWEGO, IL 60543-	Property Address	
SUNSET VIEW ESTATES	BOULDER HILL UNIT 10	BOULDER HILL UNIT 27	-		MEYERBROOK UNIT 1	BOULDER HILL UNIT 14	BOULDER HILL UNIT 7	BOULDER HILL UNIT 27	BOULDER HILL UNIT 21		Subdivision	
BRADY LUNSFORD	FREEDOM FOREVER IL	BRIGHT PLANET SOLAR % YAILEEN	BRIGHT PLANET SOLAR	CR SOLAR	BRIGHT PLANET SOLAR	SUNRUN INSTALLTION SERVICES INC.	TITAN SOLAR POWER IL, INC.	BRIGHT PLANET SOLAR	BRIGHT PLANET SOLAR	SUNRUN INSTALLATION	Contractor Name	

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7/20/2022	7/28/2022	8/1/2022	8/1/2022	6/10/2022	8/1/2022	8/4/2022	6/13/2022	8/5/2022	8/10/2022	6/22/2022	Issue Date
242022226 24 Solar	242022241 24 Solar	242022243 24 Solar	242022244 24 Solar	242022184 24 Solar	242022248 24 Solar	242022252 24 Solar	242022188 24 Solar	242022253 24 Solar	242022256 24 Solar	242022200 24 Solar	Permit ID Permit Category
01-05-176-005 BOND MICHAEL E & CHERIE L	03-05-454-021 SAAVEDRA JENNIFER M & CANO MARTIN JR	06-14-200-015 SIMMERT AUSRA	01-26-400-013 CRIST WILLIAM A & PRISCILLA A	03-04-251-021 CUPPLES KATHLEEN	03-04-407-002 LOPEZ DAVID	06-05-393-009 BULMAGA SERGIU & BUI MAGA TIMOFFI &	03-05-428-006 SCHUR TYLER & ALM JAMES B	02-13-476-004 DEBOER SALINAS CAROLINA I	01-25-454-010 BUZAY LINDA M	06-02-400-002 KESLAR MICHAEL W & MARIA VILLALOBOS	Parcel Number Owner Name
232 CREEK RD PLANO, IL 60545-	12 CURTMAR CT MONTGOMERY, IL 60538-	8345 OLD RIDGE RD PLAINFIELD, IL 60586-	13345 HALE RD PLANO, IL 60545-	34 HUNTER DR MONTGOMERY, IL 60538-	103 BRAEBURN DR MONTGOMERY, IL 60538-	4747 WAAKEESHA DR OSWEGO, IL 60543-	37 CIRCLE DR MONTGOMERY, IL 60538-	6168 ROUTE 34 OSWEGO, II 60543-	12378 ANDREW ST PLANO, IL 60545-	1375 JOHNSON RD OSWEGO, IL 60543-	Property Address
	BOULDER HILL UNIT 7				BOULDER HILL UNIT 27	HENNEBERRY WOODS UNIT 2	BOULDER HILL UNIT 3	IL OWNERS SUB PT SE 1/4 SEC 13-37-7	SCHAEFER WOODS NORTH UNIT 3		Subdivision
INDEPENDENCE RENEWABLE ENERGY	SUNRUN INSTALLATION	BRIGHT PLANET SOLAR	SUNRUN INSTALLATION	JULIA CARTER % BRIGHT PLANET	SUNRUN INSTALLATION	TESLA, INC.	SUNRUN INSTALLATION	BRIGHT PLANET SOLAR -	SUNPOWER CORP	MOXIE SOLAR	Contractor Name

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4/20/2022 2 2	4/20/2022 2 2	Issue II Date P
242022134 24 Solar	242022135 24 Solar	ID Permit Category
03-12-204-004 LIPPOLD CURTIS	02-34-178-001 HARRIS KARI	Parcel Number Owner Name
22 GASTVILLE ST AURORA, IL 60503-	8520 VAN EMMON RD YORKVILLE, IL 60560-	Property Address
GASTVILLE		Subdivision
SUNPOWER CORP.	MODERM MILL LLC - MARK BROUGH	Contractor Name

PLANNING BUILDING & ZONING RECEIPTS 2022

			\$249,303.34	\$25,461.51	\$86,296.61	\$11,622.00	\$125,923.22 \$11,622.00	YR END TOTAL
	9		***					November
\$293.941.59	\$46 125 36		00 0a					None
\$247,816.23	\$38,827.30	\$249,303.34	\$48,857.45	\$4,000.00	\$24,005.13	\$458.00	\$20,394.32	October
\$208,988.93	\$15,109.78	\$200,445.89	\$26,794.38	\$1,000.00	\$10,992.08	\$1,238.00	\$13,564.30	September
\$193,879.15	\$17,777.87	\$173,651.51	\$25,754.63	\$11,461.51	\$1,000.00	\$974.00	\$12,319.12	August
\$176,101.28	\$10,495.24	\$147,896.88	\$18,978.87	\$2,000.00	\$5,022.41	\$2,023.50	\$9,932.96	July
\$165,606.04	\$42,987.55	\$128,918.01	\$9,828.89	\$0.00	\$414.41	\$0.00	\$9,414.48	June
\$122,618.49	\$23,617.81	\$119,089.12	\$21,056.55	\$1,000.00	\$9,768.21	\$885.50	\$9,402.84	Мау
\$99,000.68	\$21,718.13	\$98,032.57	\$16,538.38	\$0.00	\$2,013.82	\$1,138.00	\$13,386.56	April
\$//,282.55	\$36,607.37	\$81,494.19	\$30,294.30	\$2,000.00	\$13,209.46	\$516.00	\$14,568.84	March
\$40,675.18	\$17,144.89	\$51,199.89	\$7,433.47	\$0.00	\$2,188.27	\$0.00	\$5,245.20	February
\$23,530.29	\$15,150.19	\$43,766.42	\$11,644.18	\$1,000.00	\$4,805.78	\$600.00	\$5,238.40	January
\$8,380.10	\$8,380.10	\$32,122.24	\$32,122.24	\$3,000.00	\$12,877.04	\$3,789.00	\$12,456.20	December
FY 21	FY 21	FY 22	FY 22	ROADWAY	CASH	FEES	FEES	DATE
TOTAL	MONTHLY	TOTAL	MONTHLY	OFFSITE	LAND-	ZONING	BUILDING	