



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

AGENDA

Monday, January 9, 2023 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, Brooke Shanley, and Seth Wormley (Chairman)

APPROVAL OF AGENDA (Voice Vote):

APPROVAL OF MINUTES (Voice Vote): Approval of Minutes from November 7, 2022, Meeting (Pages 4-10)

PUBLIC COMMENT:

EXPENDITURE REPORT (Discussion): Review of Expenditures from November 2022 (Pages 11-16)
Review of End of Fiscal Year Expenditure Report (Page 17)
Review of End of Fiscal Year Escrow Report (Pages 18-19)
Review of Expenditures from December 2022 (Pages 20-23)

PETITIONS (Recommendation and Roll Call Vote):

1. **Petition 22 – 24 – Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191 (Pages 24-79)**

Request: Special Use Permit for a Dwelling Unit for a Watchman and Their Immediate Family and a Special Use Permit for Outdoor Storage

PIN: 03-18-403-015

Location: 5375 Route 34 in Oswego Township

Purpose: Petitioner Wishes to Rent a Unit of the Southern Building to a Watchmen and Have Outdoor Storage North of the Buildings Presently Located on the Property; Property is Zoned B-2

2. **Petition 22 – 26 – Teodore Vargas (Pages 80-89)**

Request: Revocation of a Special Use Permit for a Home Occupation of a Manufacturer of Plaster or Cement Mantels and Similar Architectural Components with More than Two (2) Non-Resident Employees

PIN: 01-03-100-005

Location: 14816 and 14870 Galena Road, Plano, Little Rock Township

Purpose: Petitioner Was Not in the Business Listed on the Special Use Permit; Property is Zoned A-1 Agricultural District with a Special Use Permit

NEW BUSINESS:

1. Request for Guidance Regarding a Stormwater Management Ordinance Violation at 8150 Schlapp Road (PIN: 06-15-100-007) (Voice Vote) (Pages 90-97)

2. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road (Final Action Roll Call Vote) (Page 98)

3. Selection of Committee Vice-Chair (Designated by Chairman)

4. Approval to Reschedule the February 2023 Planning, Building and Zoning Committee Meeting (Voice Vote)
5. Review of 2023 Application Calendar (Discussion) (Pages 99-100)
6. Kendall County Regional Planning Commission Annual Meeting-February 4, 2023, at 9:00 a.m. (Discussion) (Page 101)
7. Kendall County Historic Preservation Commission Annual Meeting-February 15, 2023, at 6:00 p.m., at the Oswego Brewing Company at 61 Main Street, Oswego (Discussion) (Page 102)
8. Review of Departmental Policies (Discussion, Possible Final Action, Roll Call Vote)
 - a. Voluntary Compliance/Code Enforcement Policy (Page 103)
 - b. Debt-Free Applicant Policy (Page 104)
 - c. Stormwater Investigation Cost Policy (Page 105)

OLD BUSINESS:

1. Special Use Permit Enforcement Update (Discussion, Possible Final Action, Roll Call Vote) (Pages 106-110)
 - a. Request for Guidance Regarding a Special Use Permit for a Specialty Gift Store Granted by Ordinance 2009-25 at 7275 Route 34 (PIN: 02-14-452-005) in Bristol Township; Committee Could Initiate Revocation of the Special Use Permit
2. 1038 Harvey Road Items (Pages 111-115)
 - a. Approval to Issue New, Additional Citations at the Property
 - b. 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 (Recommendation and Roll Call Vote)

REVIEW VIOLATION REPORT (Discussion):

1. Review of Violation Report for December 2022 (Pages 116-117)
2. Review of FY21-22 Inspection Report

REVIEW PRE-VIOLATION REPORT (Discussion):

1. Review of Pre-Violation Report (Pages 118-123)

UPDATE FROM HISTORIC PRESERVATION COMMISSION (Discussion):

REVIEW PERMIT REPORT (Discussion):

1. Review Permit Report for November 2022 (Page 124)
2. Review Permit Report for December 2022 (Page 125)
3. Review of End of Year Permit Report (Pages 126-160)

REVIEW REVENUE REPORT (Discussion):

1. Review of November 2022 Revenue Report (Page 161)
2. Review of 2011-2022 Revenue Report (Page 162)

3. Review of December 2022 Revenue Report (Page 163)

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT (Voice Vote):

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of November 7, 2022 – Unofficial until Approved

CALL TO ORDER

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

ROLL CALL

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

Committee Members Absent: Elizabeth Flowers

Also Present: Matt Asselmeier (Senior Planner), Jim Williams, and Jairo Ortega

APPROVAL OF AGENDA

Member Koukol made a motion, seconded by Member Vickers, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Vickers, to approve the minutes of the October 6, 2022, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Jim Williams, Boulder Hill Resident, provided a history of code enforcement in Boulder Hill. He would give the County's code enforcement a D. He complained about parties getting extensions from the Department and the courts. He noted that the Committee's meeting at the Boulder Hill School was a highly attended meeting. He complained about cars not getting moved. He also said that people do not know how to file complaints.

EXPENDITURE REPORT

The Committee reviewed the expenditure report. Mr. Asselmeier noted that invoice to pay WBK Engineering to review the Kendall County Stormwater Management Ordinance in relation to the State's new model floodplain ordinance was paid in full as requested by the Committee at their October meeting. He also discussed the meetings with the Department and residents of Boulder Hill with Oswego Township.

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.

Chairman Gengler asked about Seward Township's reasons for opposing the request. The Township's reasons were:

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.

Mr. Asselmeier said that Seward Township decide not submit a formal objection to the request.

Member Koukol asked if the Petitioner owned the adjoining properties. Mr. Asselmeier responded no.

Member Koukol asked if there was any floodplain in the area. Mr. Asselmeier responded that the location where the Petitioner would like to construct the house was not in the floodplain. There is floodplain in the vicinity west and south of the subject property.

Member Gilmour asked if a driveway existed at the property. Mr. Asselmeier said a driveway was not located at the property. The Petitioner would have to get permission from the Illinois Department of Transportation to install an access point. The Illinois Department of Transportation submitted an email with no comments on the proposal. The email was provided.

Member Koukol asked the Petitioner what type of house would be constructed at the property. Jairo Ortega, Petitioner responded that he planned to construct one (1) single-family home on the property for his family.

Discussion occurred regarding the current and projected taxes on the property.

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

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

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

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

Mr. Asselmeier summarized the request.

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 was provided.

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 was provided.

The draft revocation ordinance was provided.

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

Staff recommended approval of the proposed special use permit revocation.

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

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

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

NEW BUSINESS

Recommendation on 2022 Noxious Weed Annual Report

Mr. Asselmeier summarized the request.

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

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. The Village of Oswego's information was included in the Report. None of the other municipalities reported noxious weeds in 2022.

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

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

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

Special Use Permit Enforcement Update

Mr. Asselmeier provided the following updates:

1. 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 requested guidance as to how to proceed. The consensus of the Committee was to place a letter at the property asking the owner if they would like to retain the special use permit and giving the owner one (1) additional month to respond.
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. Member Koukol indicated that the business was different than the type of business allowed by the special use permit.
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. Mr. Asselmeier said an additional inspection was required to determine if the landscaping materials were installed in the quantities outlined in the special use permit.

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.

OLD BUSINESS

None

REVIEW VIOLATION REPORT

The Committee reviewed the violation report. It was noted that the owners of 7796 Madeline Drive were found guilty and fined Four Hundred Dollars (\$400) for illegal parking of a recreational vehicle.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the pre-violation report.

Member Koukol asked if people respond to the Department when they receive a letter. Mr. Asselmeier responded the overwhelming majority respond to the Department.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Commission would like to have meetings at historic buildings throughout the County. The Commission was also working with WJE on the historic structure survey.

REVIEW PERMIT REPORT

The Committee reviewed the report. Discussion occurred regarding solar permits.

REVIEW REVENUE REPORT

The Committee reviewed the report. It was noted that the monthly revenues for October were the highest since the housing boom in the early 2000s.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

Member Gilmour made a motion, seconded by Member Vickers, to enter into executive session for the purposes of discussing litigation, when 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)).

The votes were as follows:

Yeas (4): Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried.

The Committee recessed at 7:06 p.m.

Chairman Gengler called the Committee back to order at 7:15 p.m.

Scott Gengler, Judy Gilmour, Dan Koukol, Robyn Vickers, and Matt Asselmeier were present when the Committee was called back to order.

ADJOURNMENT

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

Chairman Gengler adjourned the meeting at 7:15 p.m.

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

Kendall County



ZBA ZONING Y/END MILEAGE 11012022

CLERK: pherber BATCH: 2959

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

244	00000	SCOTT CHERRY	12-1-2021 - 11-30-20	111522	55.76	.00	.00	55.76	1099:
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE						
CONDITIONS THAT PREVENT POSTING INVOICE 244/33344									

* Invoice must be approved or voided to post.

572	00000	CLIFF FOX	12-1-21 - 11-30-22	111522	10.48	.00	.00	10.48	1099:
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE						
CONDITIONS THAT PREVENT POSTING INVOICE 572/33342									

* Invoice must be approved or voided to post.

1235	00000	TOM LECUYER	12-1-2021 -11-30-22	111522	75.77	.00	.00	75.77	1099:
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE						
CONDITIONS THAT PREVENT POSTING INVOICE 1235/33347									

* Invoice must be approved or voided to post.

1364	00000	RANDY MOHR	12-1-2021 - 11-30-22	111522	14.00	.00	.00	14.00	1099:
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE						
CONDITIONS THAT PREVENT POSTING INVOICE 1364/33348									

* Invoice must be approved or voided to post.

1768	00000	DICK THOMPSON	12-1-2021 - 11-30-22	111522	157.20	.00	.00	157.20	1099:
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE						
CONDITIONS THAT PREVENT POSTING INVOICE 1768/33346									

* Invoice must be approved or voided to post.

Kendall County



ZBA ZONING Y/END MILEAGE 11012022

CLERK: pherber BATCH: 2959

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1918	00000	DICK WHITFIELD	12-1-21 - 11-30-2022	111522	81.40	.00	.00	
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE		11001902 51090			81.40 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 1918/33343

* Invoice must be approved or voided to post.

3337	00000	JAMIE AND JILLIA	12-1-2021 - 11-30-22	111522	25.74	.00	.00	
CASH 000008	2022/12	INV 11/01/2022	SEP-CHK: N	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 11/01/2022	DESC:ZBA MILEAGE		11001902 51090			25.74 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 3337/33345

* Invoice must be approved or voided to post.

7 PENDING UNPAID INVOICES TOTAL 420.35

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

Kendall County



PBZ 11032022

CLERK: pherber BATCH: 2963

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1153	00000	KENDALL CO HIGHW	OCTOBER 2022	111522	250.65	.00	.00	250.65	1099:
CASH 000008	2022/12	INV 11/03/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/03/2022	DESC:PBZ TRUCK FUEL						
CONDITIONS THAT PREVENT POSTING INVOICE 1153/33413									
* Invoice must be approved or voided to post.									
1172	00000	KENDALL PRINTING	22-1028	111522	85.25	.00	.00	85.25	1099:
CASH 000008	2022/12	INV 11/03/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/03/2022	DESC:INSPECTION FORMS						
CONDITIONS THAT PREVENT POSTING INVOICE 1172/33407									
* Invoice must be approved or voided to post.									
1849	00001	VERIZON	9918672698	111522	24.98	.00	.00	24.98	1099:
CASH 000008	2022/12	INV 11/03/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/03/2022	DESC:ZONING CELL PHONE						
CONDITIONS THAT PREVENT POSTING INVOICE 1849/33416									
* Invoice must be approved or voided to post.									
1849	00001	VERIZON	0018672698-1	111522	84.48	.00	.00	84.48	1099:
CASH 000008	2022/12	INV 11/03/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/03/2022	DESC:PBZ CELL PHONES						
CONDITIONS THAT PREVENT POSTING INVOICE 1849/33418									
* Invoice must be approved or voided to post.									
1928	00000	WBK ENGINEERING,	23499	111522	100.00	.00	.00	100.00	1099:
CASH 000008	2022/12	INV 11/03/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 11/03/2022	DESC:2511 WILDY ROAD						
CONDITIONS THAT PREVENT POSTING INVOICE 1928/33419									
* Invoice must be approved or voided to post.									

Kendall County



PBZ 11032022

CLERK: pherber BATCH: 2963

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 23500				111522	400.00	.00	.00
CASH 000008 2022/12 INV 11/03/2022 SEP-CHK: N					180119 63150		400.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/03/2022 DESC:BENDER POND					22-02	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/33420							
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 23501				111522	600.00	.00	.00
CASH 000008 2022/12 INV 11/03/2022 SEP-CHK: N					180119 63150		600.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/03/2022 DESC:1038 HARVEY ROAD					22-01	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/33421							
* Invoice must be approved or voided to post.							
2063 00000 RUNCO OFFICE SUP 885598-0				111522	32.03	.00	.00
CASH 000008 2022/12 INV 11/03/2022 SEP-CHK: N					11001902 62000		32.03 1099:
ACCT 1Y210 DEPT 19 DUE 11/03/2022 DESC:OFFICE SUPPLIES							
CONDITIONS THAT PREVENT POSTING INVOICE 2063/33409							
* Invoice must be approved or voided to post.							
3883 00000 MAYER PLUMBING L OCTOBER 2022				111522	1,540.00	.00	.00
CASH 000008 2022/12 INV 11/03/2022 SEP-CHK: N					11001902 63610		1,540.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/03/2022 DESC:11 PLUMBING INSPECTION							
CONDITIONS THAT PREVENT POSTING INVOICE 3883/33414							
* Invoice must be approved or voided to post.							
9 PENDING UNPAID INVOICES				TOTAL	3,117.39		
0 INVOICE(S)				REPORT POST TOTAL	.00		
REPORT TOTALS					.00		

Kendall County

PBZ YEAR END 11182022



CLERK: pherber BATCH: 3016 NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
107 00000 AUTOMOTIVE SPECI 25590			113022	115.56	.00	.00
CASH 000008 2022/12 INV 11/16/2022 SEP-CHK: N DISC: .00				11001902 62170		115.56 1099:
ACCT 1Y210 DEPT 19 DUE 11/16/2022 DESC:2008 F150 o1 change						
CONDITIONS THAT PREVENT POSTING INVOICE 107/34915						
* Invoice must be approved or voided to post.						
1714 00000 STEVEN'S SILK SC 20721			113022	30.83	.00	.00
CASH 000008 2022/12 INV 11/16/2022 SEP-CHK: N DISC: .00				11001902 62160		30.83 1099:
ACCT 1Y210 DEPT 19 DUE 11/16/2022 DESC:CODE ENFORCEMENT OFFICER SHIRT						
CONDITIONS THAT PREVENT POSTING INVOICE 1714/34916						
* Invoice must be approved or voided to post.						
1928 00000 WBK ENGINEERING, 23621			113022	500.00	.00	.00
CASH 000008 2022/12 INV 11/16/2022 SEP-CHK: N DISC: .00				180119 63150		500.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/16/2022 DESC:1038 HARVEY ROAD				22-01		-CONTSVC -002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/35119						
* Invoice must be approved or voided to post.						
1928 00000 WBK ENGINEERING, 23620			113022	200.00	.00	.00
CASH 000008 2022/12 INV 11/16/2022 SEP-CHK: N DISC: .00				180119 63150		200.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/16/2022 DESC:3601 PLAINFIELD RD				22-04		-CONTSVC -002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/35120						
* Invoice must be approved or voided to post.						
1928 00000 WBK ENGINEERING, 23622			113022	100.00	.00	.00
CASH 000008 2022/12 INV 11/16/2022 SEP-CHK: N DISC: .00				180119 63150		100.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/16/2022 DESC:ROUTE 52 & LISBON RD				22-05		-CONTSVC -002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/35121						
* Invoice must be approved or voided to post.						

Kendall County



PBZ YEAR END 11182022

CLERK: pherber BATCH: 3016

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WRK ENGINEERING, 23573			113022	100.00	.00	.00	
CASH 000008 2022/12	INV 11/16/2022	SEP-CHK: N	DISC: .00		11001902 63630		100.00 1099:
ACCT 1Y210 DEPT 19	DUE 11/16/2022	DESC:KENDALL COUNTY REVIEW SERVICES 9-25 TO 10-29-2022					
CONDITIONS THAT PREVENT POSTING INVOICE 1928/35122							
* Invoice must be approved or voided to post.							
6 PENDING UNPAID INVOICES				TOTAL	1,046.39		

0 INVOICE(S) REPORT POST TOTAL .00 REPORT TOTALS .00

YEAR-TO-DATE BUDGET REPORT

FOR 2022 13

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1100 General Fund							
11001902 Planning, Building and Zoning							
11001902 41180 Building Fee / P	-75,000	0	-75,000	-136,114.17	.00	61,114.17	181.5%
11001902 41190 PBZ - Recording	-1,200	0	-1,200	-1,005.00	.00	-195.00	83.8%*
11001902 41200 Zoning Fee	-10,000	0	-10,000	-12,410.00	.00	2,410.00	124.1%
11001902 41450 2012 NRA Source	-10	0	-10	.00	.00	-10.00	.0%*
11001902 51030 Salaries - Cleri	29,640	0	29,640	20,872.50	.00	8,767.50	70.4%
11001902 51070 Salaries - Manag	74,079	0	74,079	72,084.51	.00	1,994.49	97.3%
11001902 51080 Salaries - Compl	72,309	0	72,309	62,644.84	.00	9,664.16	86.6%
11001902 51090 Salaries - ZBA P	3,200	0	3,200	3,343.56	.00	-143.56	104.5%*
11001902 62000 Office Supplies	2,000	0	2,000	2,203.98	.00	-203.98	110.2%*
11001902 62010 Postage	1,200	0	1,200	2,270.82	.00	-1,070.82	189.2%*
11001902 62030 Dues	775	0	775	633.00	.00	142.00	81.7%
11001902 62040 Conferences	500	0	500	613.44	.00	-113.44	122.7%*
11001902 62050 Mileage	50	0	50	.00	.00	50.00	.0%
11001902 62060 Training	2,500	0	2,500	75.89	.00	2,424.11	3.0%
11001902 62070 Cellular Phones	1,500	0	1,500	1,315.75	.00	184.25	87.7%
11001902 62090 Legal Publicatio	1,500	0	1,500	319.30	.00	1,180.70	21.3%
11001902 62160 Equipment	600	0	600	513.39	.00	86.61	85.6%
11001902 62170 Vehicle Maintena	2,500	0	2,500	3,321.62	.00	-821.62	132.9%*
11001902 63610 Plumbing Inspect	14,000	0	14,000	13,410.00	.00	590.00	95.8%
11001902 63630 Consultants	13,500	0	13,500	14,311.32	.00	-811.32	106.0%*
11001902 63670 NPDES Permit Fee	1,100	0	1,100	1,000.00	.00	100.00	90.9%
11001902 63700 Recording Fees	1,200	0	1,200	1,145.00	.00	55.00	95.4%
11001902 63800 Regional Plan Co	500	0	500	421.69	.00	78.31	84.3%
11001902 63810 Zoning Board of	500	0	500	12.50	.00	487.50	2.5%
11001902 63830 Historical Prese	500	0	500	409.04	.00	90.96	81.8%
11001902 63840 Ad Hoc Zoning	500	0	500	243.04	.00	256.96	48.6%
11001902 63850 Refunds	50	0	50	110.00	.00	-60.00	220.0%*
TOTAL Planning, Building and Zoning	137,993	0	137,993	51,746.02	.00	86,246.98	37.5%
TOTAL General Fund	137,993	0	137,993	51,746.02	.00	86,246.98	37.5%
TOTAL REVENUES	-86,210	0	-86,210	-149,529.17	.00	63,319.17	
TOTAL EXPENSES	224,203	0	224,203	201,275.19	.00	22,927.81	



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: December 5, 2022
Re: Year-End Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on November 30, 2022.

Tanglewood Trails	\$32,582.00
Fox Metro O&M Building	\$2,716.71
ANR Pipeline-Burr Oak and Griswold Springs	\$330.00
2884 Route 126 (O'Donovan)	\$1,200.00
13039 McKanna Road	\$0.00
Four Seasons Storage	\$3,097.08
NE Corner of Ridge and Bell	\$2,303.62
Joliet Park District	\$838.79
276 Route 52 (TZ Landscaping)	\$174.07
3485 Route 126	\$397.50
Go Pro Baseball	\$1,326.82
2025 Simons (Paul Yearsley)	\$130.49
4819 Route 52 (Heap)	\$204.82
McKanna Road Barn (Barrios)	\$877.50
9000 Route 34 (Mark Cox)	\$473.57
SW Corner of E. Beecher and Galena	\$877.50
12830 Ashley Road (Gutierrez)	\$547.15
9025 Chicago Road (Clow Pond)	\$393.75
83 S. Linden (Guzman)	\$555.00
10744 Route 47 (Always Faithful)	\$340.00
Central Limestone	\$920.90
TMF Plastic Solutions	\$1,347.25
Troy Fire Protection (748 Jones)	\$1,200.00
3601 Plainfield Road	\$1,255.25
Justin Swenson (Route 52 and Lisbon RD)	\$1,100.00
Yorkville Sewer Interceptor on Corneils RD	\$1,200.00
Best Budget Tree (North of 2190 Route 52)	\$600.00
Schlapp Road Banquet Center (Ramirez)	\$200.00
Bender Pond at 12961 Sleezer Road	\$800.00
1038 Harvey Road	\$100.00
Yogi Bear Campground	\$1,200.00

The balance in the Fox River Watershed Stormwater Mitigation account was \$389,800.00.

The balance in the Upper Illinois River Watershed Stormwater Mitigation account was \$2,600.00.

The balance in the Henneberry Woods account was \$115,348.37.

The balance in the Ravine Woods account was \$9,371.70.

The balance in the Land Cash account was \$355,423.40.

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

MHA

Kendall County



PBZ 12122022

CLERK: pherber BATCH: 3067

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

582	00000	FOX METRO WATER REFUND		2,251.71		.00		.00	
CASH 000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 12/12/2022	DESC:ESCROW ACCOUNT REFUND						
CONDITIONS THAT PREVENT POSTING INVOICE 582/35626									
* Invoice must be approved or voided to post.									

995	00000	INTERNATIONAL CO q15.000001558		145.00		.00		.00	
CASH 000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 12/12/2022	DESC:ICC Member yearly dues						
CONDITIONS THAT PREVENT POSTING INVOICE 995/35565									
* Invoice must be approved or voided to post.									

1153	00000	KENDALL CO HIGHW November 2022		230.89		.00		.00	
CASH 000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 12/12/2022	DESC:PBZ TRUCK FUEL						
CONDITIONS THAT PREVENT POSTING INVOICE 1153/35569									
* Invoice must be approved or voided to post.									

1165	00000	KENDALL COUNTY R 386		201.00		.00		.00	
CASH 000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 12/12/2022	DESC:Zoning recordings 11-1 to 11-30-2022						
CONDITIONS THAT PREVENT POSTING INVOICE 1165/35592									
* Invoice must be approved or voided to post.									

1849	00001	VERIZON 9921056942		84.48		.00		.00	
CASH 000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 12/12/2022	DESC:Building Cell Phones						
CONDITIONS THAT PREVENT POSTING INVOICE 1849/35557									
* Invoice must be approved or voided to post.									

Kendall County



PBZ 12122022

CLERK: pherber BATCH: 3067

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1849	00001	VERIZON	9921056942-1	24.98	.00	.00	24.98	1099:
CASH	000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00	11001902 41180		
ACCT	1Y210	DEPT 19	DUE 12/12/2022	DESC: zoning cell phone		CVD19	-PBZ	-EQUIP
CONDITIONS THAT PREVENT POSTING INVOICE				1849/35559				
* Invoice must be approved or voided to post.								
1928	00000	WBK ENGINEERING, 23670		92.00	.00	.00	92.00	1099:
CASH	000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00	180119 63150		
ACCT	1Y210	DEPT 19	DUE 12/12/2022	DESC: ANR PIPELINE-BURR & GRISWOLD		19-05	-CONTSVC	-002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE				1928/35598				
* Invoice must be approved or voided to post.								
1928	00000	WBK ENGINEERING, 23669		660.00	.00	.00	660.00	1099:
CASH	000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00	180119 63150		
ACCT	1Y210	DEPT 19	DUE 12/12/2022	DESC: CORNELLS ROAD INTERCEPTOR		22-07	-CONTSVC	-002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE				1928/35605				
* Invoice must be approved or voided to post.								
1928	00000	WBK ENGINEERING, 23668		551.00	.00	.00	551.00	1099:
CASH	000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00	180119 63150		
ACCT	1Y210	DEPT 19	DUE 12/12/2022	DESC: BENDER POND		22-02	-CONTSVC	-002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE				1928/35611				
* Invoice must be approved or voided to post.								
1928	00000	WBK ENGINEERING, 23667		394.00	.00	.00	394.00	1099:
CASH	000008	2023/01	INV 12/12/2022	SEP-CHK: N	DISC: .00	180119 63150		
ACCT	1Y210	DEPT 19	DUE 12/12/2022	DESC: PLASTICS BUILDING ADDITION		21-50	-CONTSVC	-002 WBK
CONDITIONS THAT PREVENT POSTING INVOICE				1928/35614				
* Invoice must be approved or voided to post.								

Kendall County



PBZ 12122022

CLERK: pherber BATCH: 3067 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 23666				465.00	.00	.00	
CASH 000008 2023/01 INV 12/12/2022 SEP-CHK: N DISC: .00					180119 63150	465.00	1099:
ACCT 1Y210 DEPT 19 DUE 12/12/2022 DESC:FOX METRO O&M BUILDING					18-04	-CONTSVC	-
CONDITIONS THAT PREVENT POSTING INVOICE						-002 WBK	
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 23195				106.24	.00	.00	
CASH 000008 2023/01 INV 12/12/2022 SEP-CHK: N DISC: .00					180119 63150	106.24	1099:
ACCT 1Y210 DEPT 19 DUE 12/12/2022 DESC:19-47 VET & KENNEL AT RIDGE & BELL					19-47	-CONTSVC	-
CONDITIONS THAT PREVENT POSTING INVOICE						-002 WBK	
* Invoice must be approved or voided to post.							
2063 00000 RUNCO OFFICE SUP 888779				29.30	.00	.00	
CASH 000008 2023/01 INV 12/12/2022 SEP-CHK: N DISC: .00					11001902 62000	29.30	1099:
ACCT 1Y210 DEPT 19 DUE 12/12/2022 DESC:OFFICE SUPPLIES							
CONDITIONS THAT PREVENT POSTING INVOICE						2063/35573	
* Invoice must be approved or voided to post.							
3883 00000 MAYER PLUMBING L November 2022				980.00	.00	.00	
CASH 000008 2023/01 INV 12/12/2022 SEP-CHK: N DISC: .00					11001902 63610	980.00	1099:
ACCT 1Y210 DEPT 19 DUE 12/12/2022 DESC:7 NOVEMBER 2022 PLUMBING INSPECTIONS							
CONDITIONS THAT PREVENT POSTING INVOICE						3883/35562	
* Invoice must be approved or voided to post.							
14 PENDING UNPAID INVOICES				TOTAL	6,215.60		
0 INVOICE(S)				REPORT POST TOTAL	.00		
REPORT TOTALS					.00		

Kendall County



PBZ 12282022

CLERK: pherber BATCH: 3108

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

3208	00000	KENDALL COUNTY H DECEMBER 20, 2022	123122	50.00	.00	.00	50.00	1099:
CASH 000008	2023/01	INV 12/20/2022	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 12/20/2022	DESC: DONATION		11001902 63830			
4160	00000	WISS, JANNEY, EI 0533842		123122	6,375.00	.00	.00	
CASH 000008	2023/01	INV 12/20/2022	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 12/20/2022	DESC: HISTORIC SURVEY		172019 63630	.00	6,375.00	1099:
4161	00000	ARCADIS, US, INC Refund-Escrow		123122	238.00	.00	.00	
CASH 000008	2023/01	INV 12/20/2022	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 12/20/2022	DESC: SP 19-05 ANR Pipeline		180119 63150	-19-05	238.00	1099:
						-REFUND		
						-003		
3 APPROVED UNPAID INVOICES				TOTAL	6,663.00			

PENDING UNPAID INVOICES

1172	00000	KENDALL PRINTING 22-11032	123122	42.00	.00	.00	42.00	1099:
CASH 000008	2023/01	INV 12/20/2022	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 12/20/2022	DESC: Abandonment Signs		11001902 62000			
CONDITIONS THAT PREVENT POSTING INVOICE				1172/36270				
* Invoice must be approved or voided to post.								
1 PENDING UNPAID INVOICES				TOTAL	42.00			

3 INVOICE(S)

REPORT POST TOTAL

6,663.00



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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Petition 22-24

**Raymond Gonzalez as Beneficiary of Merchants National Bank
Under Trust Agreement Dated February 24, 1997 as Trust Number 5191
Special Use Permit for Dwelling Unit for Watchman and
Special Use Permit Outdoor Storage**

INTRODUCTION

The Petitioner would like to provide housing for a watchman in one (1) of the units on the first floor of the southern, mixed use building on the subject property.

Also, the Petitioner would also like to store boats, recreational vehicles, and granite outdoors at the subject property north of the garage building.

The southern, mixed use building was constructed in 1960. The subject property has been zoned B-2 since 1976. The existing dwelling units on the second floor are lawfully non-conforming.

The application materials are included as Attachment 1. The site plan is included as Attachment 2. A picture of the mixed use building is included as Attachment 3. A picture of the garage is included as Attachment 4. A picture of the western fence is included as Attachment 5. A picture of the eastern fence is included as Attachment 6. A picture of the existing monument sign is included as Attachment 7.

SITE INFORMATION

PETITIONER: Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191

ADDRESS: 5375 Route 34, Oswego

LOCATION: Approximately 0.1 Miles East of the Intersection of Cherry Drive and Route 34 on the North Side of Route 34



TOWNSHIP: Oswego

PARCEL #: 03-18-403-015

LOT SIZE: 1.63 Acres

EXISTING LAND USE: Improved Commercial

ZONING: B-2 General Business District

LRMP:	Future Land Use	Suburban Residential (Max 1 DU/Acre) (County) Downtown (Village of Oswego)
	Roads	Route 34 is an Arterial Road Maintained by the Illinois Department of Transportation.
	Trails	The Village of Oswego has a Trail Planned Along Route 34 in this Area.
	Floodplain/Wetlands	None

REQUESTED ACTION: Special Use Permits for a Dwelling Unit for a Watchman and Their Immediate Family and Outdoor Storage

APPLICABLE REGULATIONS: Section 13:08 – Special Use Procedures

Section 9:02.C.9 (B-2 Special Uses) – Dwelling Units for Watchmen and Families Including a Caretaker

Section 9.02.C.20 (B-2 Special Uses) – Outdoor Storage Provided Such Storage is Screened from Adjacent and Surrounding Properties

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	R-3	Suburban Residential (Max 1 DU/Acre) (County) Residential (Oswego)	R-3 (County) R-2, R-4, and B-2 (Oswego)
South	Single-Family Residential and Vocational School	R-3 and B-3	Suburban Residential (County) Downtown (Oswego)	R-3, B-3, and B-3 SU (County-North of the Fox River) B-2 (Oswego)
East	Vacant	B-2	Suburban Residential (County) Downtown (Oswego)	R-3 and R-3 SU (County)
West	Parking Lot	B-2	Suburban Residential (County) Downtown (Oswego)	A-1, A-1 SU, B-1, and B-3 (County) R-2 and R-3 (Oswego)

The R-3 special use to the east is for a church sign. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required because the property was not zoned A-1.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on November 16, 2022, see Attachment 1, Page 5. The LESA Score was 133 indicating a low level of protection. The NRI Report is included as Attachment 9.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed Petition information on November 21, 2022.

VILLAGE OF OSWEGO

The Village of Oswego was emailed Petition information on November 21, 2022.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed Petition information on November 21, 2022. They requested that condition 2 be clarified to remove the possibility that the watchman might live off-premises. This email is included as Attachment 10.

ZPAC

ZPAC reviewed this proposal at their meeting on December 6, 2022. Mr. Rybski noted that the existing septic system was located near the front monument sign. The septic system was designed in 1987 for seven (7) bedrooms. Discussion occurred regarding the definition of Downtown Use in the Village of Oswego's plan. The Petitioner's Attorney said the Petitioner was agreeable to the proposed conditions, but may request clarification on the documents required for annual submittal as outlined in condition 2. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 11.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 14, 2022. Discussion occurred regarding the special use permits following the land or ceasing when the property was sold. Discussion occurred regarding limiting outdoor storage to certain items. Discussion occurred regarding which unit would be converted to watchman's quarters; this would likely be the easternmost unit. Only one (1) watchman's quarters would be allowed on the first floor. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff and the addition of a condition restricting outdoor storage to certain items by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting are included as Attachment 12.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on December 19, 2022. Other than the Petitioner's Attorney, no one else testified at the public hearing. Discussion occurred regarding the proof of verification that the tenant was a watchman for the property. It was noted that the owner would generate less revenue from a residential tenant than from a commercial tenant. A new certificate of occupancy would be required when the unit was converted to residential use and a new certificate of occupancy would be required if the unit was converted back to commercial use. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of four (4) in favor and zero (0) in opposition with three (3) members absent. The minutes of the hearing are included as Attachment 13.

BUSINESS OPERATION

According to the submitted information, there are four (4) commercial tenants housed on the first floor of the mixed use building (see Attachment 3).

The outside storage would consist of cars, boats, trailers, recreational vehicles, granite, and other materials related to businesses housed on the property. No information was provided regarding the number or amount of items parked or stored outdoors on the premises. The materials would be stored outdoors within the fenced area north of the garage (see Attachments 5 and 6).

BUILDING AND BUILDING CODES

One (1) two (2) story approximately three thousand eight hundred (3,800) square foot masonry and frame mixed use building is located on the property; this building was constructed in 1960 (see Attachment 3). One (1) approximately three thousand seven hundred fifty (3,750) square foot detached garage is located on the property north of the mixed use building (see Attachment 4).

ENVIRONMENTAL HEALTH

The property is served by well and septic.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The driving area perpendicular and south of the garage is asphalt paved.

The site plan (Attachment 2) shows twenty-three (23) parking spaces around the mixed use building. One (1) parking space is marked onsite as a handicapped accessible parking space.

The storage area within the fence north of the garage is gravel.

ROAD ACCESS

The property fronts Route 34.

On November 17, 2022, Staff emailed the Illinois Department of Transportation for comments regarding this proposal. The Illinois Department of Transportation responded saying they had no concerns regarding the proposal, but an access permit would be required if changes to the access point were made; these emails are included as Attachment 8.

STORMWATER

According to the submitted materials, no additional impervious surface is planned.

LIGHTING

No information was provided regarding lights.

SIGNAGE

One (1) existing monument sign was shown on the site plan (Attachment 2). A picture of the sign was included as Attachment 7. The sign is approximately nine feet (9') in width and seven feet (7') in height with a small shake roof. No plans exist to illuminate the sign. Each tenant in the mixed use building has one (1) sign attached to the building (see Attachment 3). No information was provided regarding whether the storage business would have a sign or the placement of the sign.

SECURITY

No information was provided regarding security of the outdoor storage area. There is one (1) eight foot (8') tall cedar privacy fence around the outdoor storage area (see Attachments 5 and 6).

LANDSCAPING AND SCREENING

In addition to the cedar privacy fence, there is one (1) white vinyl fence located east of the mixed use building (see Attachments 3 and 6).

According to the site plan (Attachment 2), there are two (2) landscape planters located at the southern end of the property. One (1) of these planters is located in the middle of the access from Route 34 and the other planter is located around the monument sign.

NOISE CONTROL

No information was provided regarding noise control.

REFUSE PLAN

The site plan (Attachment 2) shows one (1) dumpster located east of the garage. The dumpster area is six foot by eight foot (6'X8'). The dumpster is visible in the picture of the eastern fence (Attachment 6).

RELATION TO OTHER SPECIAL USES

If approved, this would be the second (2nd) active special use permit for a dwelling unit for a watchman on non A-1 zoned property in unincorporated Kendall County.

If approved, this would be the third (3rd) active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

FINDINGS OF FACT

The Findings of Fact were as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.***

*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. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true, provided the screening created by the vinyl and cedar fences are maintained.***

*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. **This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."** Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.*

RECOMMENDATION

Staff recommends approval of the special use permits subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2). Except for loading and unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the attached site plan.

2. Items stored outdoors are limited to cars, boats, trailers, recreational vehicles, granite, and other materials related to businesses housed on the property. No junk or debris, as defined by the Kendall County Junk and Debris Ordinance, shall be stored outdoors on the property. **(Added at RPC)**.
3. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman **(Amended at ZPAC)**. Only one (1) watchman and the family of the one (1) watchman may reside on the first floor of southern, mixed use building shown in the attached picture (Attachment 3). **(Clarified at RPC)**.
4. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the attached pictures (Attachments 5 and 6) are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.
5. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
6. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
8. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
9. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
10. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
11. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
13. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

The draft ordinance is included as Attachment 14.

ATTACHMENTS

1. Application Materials
2. Site Plan
3. Mixed Use Building Picture
4. Garage Picture
5. Western Fence Picture
6. Eastern Fence Picture
7. Monument Sign
8. November 17, 2022 and November 30, 2022 Emails to and from the Illinois Department of Transportation
9. NRI Report
10. November 22, 2022 Email from the Oswego Fire Protection District
11. December 6, 2022 ZPAC Meeting Minutes

12. December 14, 2022 Kendall County Regional Planning Commission Minutes
13. December 19, 2022 Kendall County Zoning Board of Appeals Minutes
14. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Ray Gonzalez Special Uses FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Ray Gonzalez		
CURRENT LANDOWNER/NAME(s) Merchants National Bank under Trust Agreement dated February 24, 1997 as Trust Number 5191		
SITE INFORMATION ACRES 1.63	SITE ADDRESS OR LOCATION 5375 Route 34	ASSESSOR'S ID NUMBER (PIN) 03-18-403-015
EXISTING LAND USE Commercial	CURRENT ZONING B2	LAND CLASSIFICATION ON LRMP Commercial
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT Boyd Ingemunson	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED]
ENGINEER CONTACT n/a	ENGINEER MAILING ADDRESS n/a	ENGINEER EMAIL n/a
ENGINEER PHONE # n/a	ENGINEER FAX # n/a	ENGINEER OTHER # (Cell, etc.) n/a
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT [REDACTED]		DATE 11/15/2022

FEE PAID: \$ 11/17/22
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Date Stamp Here If Checklist Is Complete

PROPOSED SPECIAL USES

Applicant is seeking issuance of two special use permits on the 1.63 acre parcel he currently owns located at 5375 Route 34, Oswego, IL. There are two existing buildings on the parcel and a large parking area in the rear of the lot.

1. Special Use permit for a dwelling unit for a night watchman and family in the existing commercial unit.
2. Special Use permit for outdoor storage in the vacant rear portion of parcel.

597

TRUSTEE'S DEED

9702341 03/12/1997 01:04P 1 of 3
Paul Anderson, Kendall County, IL Recorder

THIS INDENTURE, made this
27th day of February
A.D. 1997, between THE OLD
SECOND NATIONAL BANK OF AU-
RORA, a national banking corpo-
ration having its place of business
in the City of Aurora, Kane County,
Illinois, not individually but as
Trustee under Trust Agreement

dated _____
and known as Trust No. 2985, grantor, and Merchants National Bank under
Trust Agreement dated February 24, 1997 as Trust Number 5191

of Aurora, IL, grantee.

WITNESS, That the grantor, in consideration of the sum of Ten Dollars (\$10.00) and
other good and valuable considerations, receipt which is acknowledged, and in pursuance
of the power and authority vested in the Grantor as said Trustee, does CONVEY and
QUIT CLAIM unto the Grantee, the following described real estate, situated in the County
of Kendall and State of Illinois, to wit:

Lot 3 of Silver Wheel Subdivision in Township of Oswego
Kendall County, Illinois.

Exempt under provisions of
Paragraph 6, Section 4.

Dated: _____ Seller

Common Address: 5375 Route 34, Oswego, IL

Parcel Number: 03-18-403-015

WITNESS, the grantor, as Trustee, has caused this Trustee's Deed to be signed by its
Trust Officer and attested by its _____
the day and year above written.

ATTEST: _____
THE OLD SECOND NATIONAL BANK OF AURORA
not individually _____
Trust Officer

This instrument prepared by:
Attorney Darrell L. Jordan

Future Tax Bills to:
Mr. and Mrs. Raymond Gonzalez

After recordation return to: Attorney Darrell L. Jordan

Grantees address:

5375 Route 34
Oswego, IL 60543

CHARGE C.T.I.C. DUPLICATE \$700.00

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Raymond Gonzalez
Address [REDACTED]
City Sugar Grove State IL Zip 60554

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)
 Natural Person (a)
 Corporation (b)
 Land Trust/Trustee (c)
 Trust/Trustee (d)
 Partnership (e)
 Joint Venture (f)

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

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

NAME	ADDRESS	INTEREST
Raymond Gonzalez	[REDACTED]	100%

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

Boyd Ingemunsor [REDACTED]

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

Subscribed and sworn to before me this 15 day of Nov, A.D. 2022

(seal)

Notary Public



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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Raymond Gonzalez Contact Person: Boyd Ingemunson
 Address: [Redacted] [Redacted]
 City, State, Zip: [Redacted]
 Phone Number: [Redacted]
 Email: [Redacted]

Please select: How would you like to receive a copy of the NRI Report? Email Mail

Site Location & Proposed Use

Township Name OSwego Township 37 N, Range 8 E, Section(s) 18
 Parcel Index Number(s) 03-18-43-015
 Project or Subdivision Name Gonzalez Special Use Number of Acres 1.63
 Current Use of Site Commerical Proposed Use Commercial
 Proposed Number of Lots 1 Proposed Number of Structures 2 (already existing)
 Proposed Water Supply well (existing) Proposed type of Wastewater Treatment septic (existing)
 Proposed type of Storm Water Management n/a

Type of Request

- Change in Zoning from _____ to _____
 - 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	\$	<u>375.00</u>
_____ Additional Acres at \$18.00 each	\$	_____
Total NRI Fee	\$	<u>375.00</u>

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 _____

 Petitioner or Authorized Agent

11/15/2022
 Date

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

FOR OFFICE USE ONLY

NRI# 2218 Date initially rec'd 11/16/22 Date all rec'd 11/16/22 Board Meeting Dec. 12 2022
 Fee Due \$ _____ Fee Paid \$ 375.00 Check # [Redacted] Over/Under Payment _____ Refund Due _____

Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. the special use will not endanger the public health, safety, morals, or general welfare

That the special use will not be substantially injurious to the use and enjoyment of other properties 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 special use will not be injurious to surrounding properties; property on the east and west of the subject parcel are vacant lots; property to the north has sufficient buffering by fence and existing landscaping

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

all utilities and points of ingress and egress are existing and adequate for proposed special use

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals special use conforms to all applicable regulations

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. special use is consistent with LRMP

Vicinity Map
Not to Scale



Subject Property

PLAT OF SURVEY & TOPOGRAPHIC EXHIBIT

LOT 3 OF SILVER WHEEL SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5375 ROUTE 34, OSWEGO, ILLINOIS.

BENCHMARKS:

SOURCE BENCHMARK:
Village of Oswego Geodetic Control Network - Station # 0001 - Oswego Orchard.
Elevation= 608.92 (NAVD 88)

SITE BENCHMARK (SITE TBM)
Cross cut in top of curb adjacent to the Easterly property Line. (Location as noted)
Elevation= 632.89 (NAVD 88)

SURVEYOR'S NOTE:

THE LOCATIONS OF THE UNDERGROUND UTILITIES AS DEPICTED HEREON ARE BASED UPON MARKINGS BY TRI-COUNTY LOCATORS

- GAS — = gas line
- ST — = storm line
- SAN — = septic/sanitary line
- TEL — = tele-communications line
- OHW — = overhead wires
- W — = water line

SURVEYOR'S NOTE:

THE LOCATIONS OF THE UNDERGROUND UTILITIES AS DEPICTED HEREON ARE BASED UPON MARKINGS BY TRI-COUNTY LOCATORS

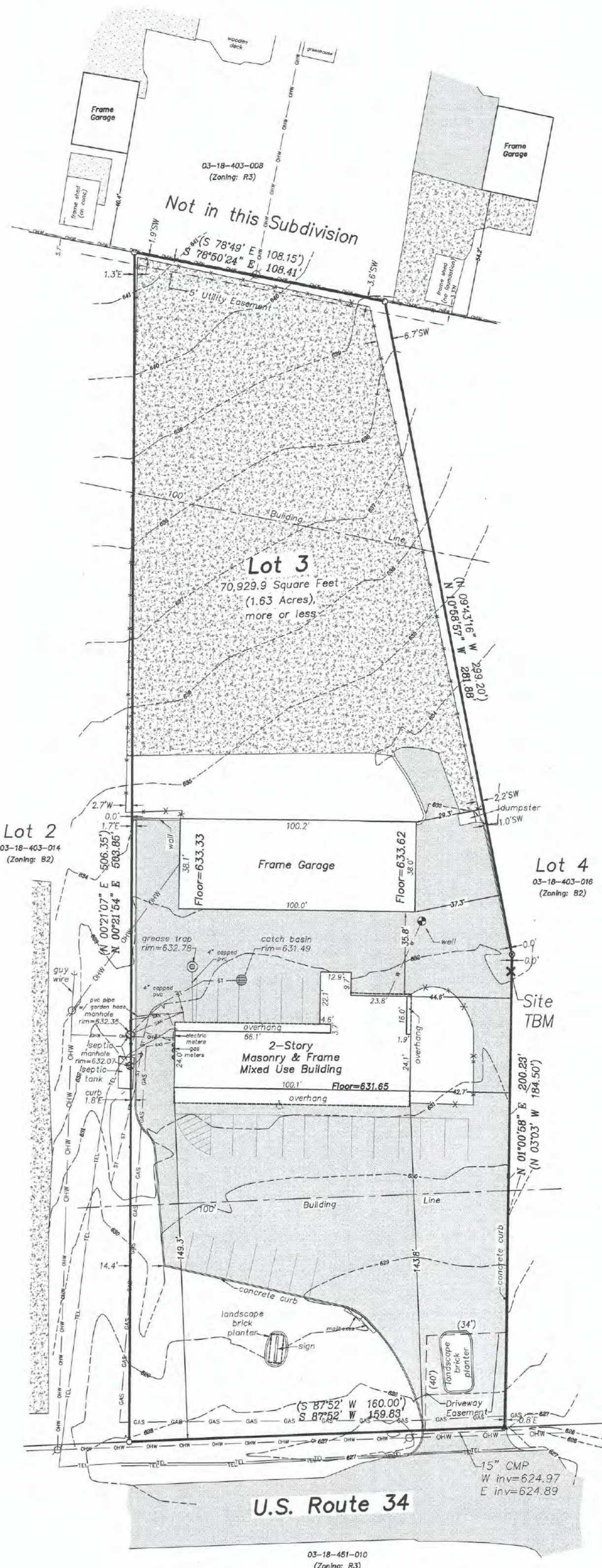
Kendall County Zoning Designations:

- B2 = General Business
- R3 = One Family Residential - 45,000 Sq Ft

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON NOVEMBER 16, 2022.



Scale: 1" = 40'

- = Found 3/4" Dia. Iron Pipe
- ⊗ = Found 1/2" Dia. Iron Pipe
- ▲ = Found PK Nail
- N = North E = East
- S = South W = West
- (XX.XX)' = Record Distance
- XX.XX' = Measured Distance
- Fence = — x — x —
- = Concrete
- = Asphalt
- = Gravel
- = Utility Pole

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Ingemunsun Law Offices, Ltd.	
Book # 2169 Drawn By: JG.JH Plat # 312	
Reference: 2016-0509 FB2169	
Field Work Completed: 10/27/2022	
Rev. Date	Rev. Description
11/16/22	added topography
Project Number:	
2022-1141	



11/17/2022 13:40



11/17/2022 13:43



11/17/2022 13:43



11/17/2022 13:46



11/17/2022 13:40

From: [Matt Asselmeier](#)
To: [Short, Michael A](#); [Rod Zinner \(rzenner@oswegoil.org\)](mailto:rzenner@oswegoil.org)
Cc: [Scott Koeppel](#); [Scott Gengler](#); [Fran Klaas](#)
Subject: 5375 Route 34, Oswego
Date: Thursday, November 17, 2022 8:56:00 AM

Mike and Rod:

Kendall County is likely to receive a request for special use permits for a watchman's quarters and outdoor storage at this property.

Does IDOT or the Village of Oswego want a ROW dedication for a trail as a condition of the special use permit?

Does either entity have any concerns with the proposed uses occurring at the subject property?

Thanks,

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

Matt Asselmeier

From: Short, Michael A <Michael.Short@illinois.gov>
Sent: Wednesday, November 30, 2022 11:34 AM
To: Matt Asselmeier; Rod Zinner (rzenner@oswegoil.org)
Cc: Scott Koeppel; Scott Gengler; Fran Klaas
Subject: [External]RE: 5375 Route 34, Oswego

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

Matt,

While future traffic volumes may warrant an expansion of US 34 at the subject location, IDOT currently has no plans to expand US 34 between Orchard Road and IL 31. IDOT will not be requesting a dedication as a condition for a special use permit at this location.

IDOT has no concerns with the proposed uses at this property. However, the property owner will need to request a Highway Access Permit to install or modify any entrances to the property.

If you need additional information, please contact me.

Sincerely,

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



**Kendall County Soil & Water
Conservation District**

November 29, 2022

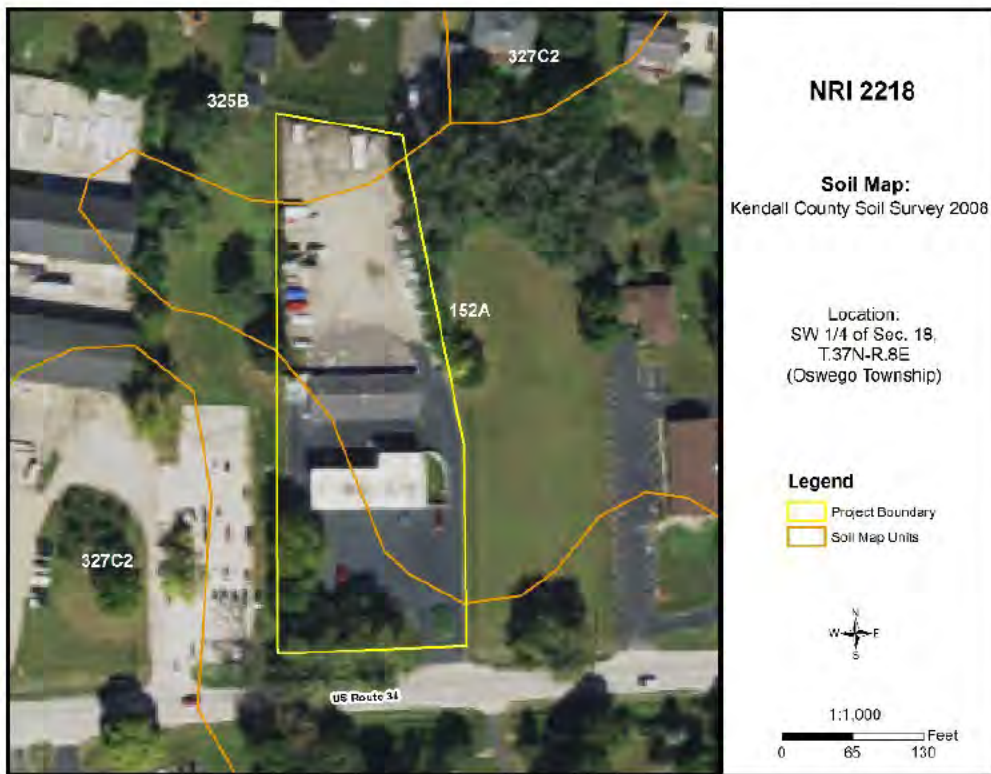
Raymond Gonzalez
[REDACTED]

Dear Mr. Gonzalez,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information Report (NRI) Application for two special use permit petitions on parcel 03-18-403-015 filed with Kendall County. One for a dwelling unit of an existing commercial building to be utilized by a night watchman and family. One for outdoor storage of boats, recreational vehicles, and granite in the northern, gravel portion of the parcel. The proposed project site is located at 5375 Route 34, Oswego, IL 60543 in the southwest quarter of Section 18, Township 37N (Oswego Township), Range 8E of the 3rd Principal Meridian. The site is zoned B-2 General Business District. After reviewing the application and supporting documents, it was determined that a *full NRI Report is not necessary at this time* for the proposed project. The soils have been previously disturbed, and the site plan is not proposing any grading, land disturbance, addition of buildings, or building expansions.

The Kendall County SWCD has reviewed the 1.63-acre project site and would like to note the following natural resource considerations:

- The site currently contains a two-story, mixed-use building; a detached garage; an asphalt parking lot south of the garage; and a gravel lot north of the garage.



- The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The exhibit above shows the soil map, and the table below shows the soil map units that are present within the project site.

Soil Map Unit	Acreage	Percent of Parcel
152A Drummer silty clay loam, 0-2% slopes	0.9	58.1%
325B Dresden silt loam, 2-4% slopes	0.7	41.9%

- 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.
- The information provided in the table below provides further detail regarding the following:
 - Drainage Class: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - 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.
 - 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.

Map Unit	Drainage Class	Hydrologic Group	Hydric Designation
152A	Poorly Drained	B/D	Hydric
325B	Well Drained	B	Non-Hydric

- This site is located on slopes of approximately 0-4%. The site lies within the Fox River Watershed (Oswego/Fox River sub watershed). Topographic maps indicate that the site drains predominantly to the south/southeast.
- 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. 17093C0065H (effective date January 8, 2014), it does not appear that this parcel is located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard. Additionally, based upon review of the U.S. Fish & Wildlife Service’s National Wetlands Inventory Map, wetlands do not appear to be identified on the project site.
- If construction is to occur onsite in the future, a soil erosion and sediment control plan should be prepared and implemented 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 300-point rating scale.

Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
152A	1	100	0.9	90
325B	4	79	0.7	55.3
Totals			1.6	145.3
LE Calculation			(Product of relative value / Total Acres) 145.3 / 1.6 = 90.8	
LE Score			LE = 91	

The Land Evaluation score for this site is 91 out of a possible 100 points, indicating that the soils 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)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	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)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	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)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	42

The Site Assessment score for this site is 42 out of a possible 200 points. The Land Evaluation value (91) is added to the Site Assessment value (42) to obtain a LESA Score of 133. 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
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The overall LESA Score for this site is 133 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

CC Boyd Ingemunson
759 John St.
Yorkville IL 60560

Matt Asselmeier, Kendall County Planning, Building, & Zoning
111 West Fox St.
Yorkville, IL 60560

Joe West, Oswego Township
99 Boulder Hill Pass
Montgomery, IL 60538

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Tuesday, November 22, 2022 12:05 PM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 22-24

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.

north of the frame garage shown on the attached site plan.

2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are either employed as a watchman of a business operating on the subject property or are immediate family members of the watchman.
3. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the attached pictures (Attachments 5 and 6) are maintained in good order to provide screening

Matt,

I would consider re-wording this a bit. As currently written, the "watchman" can live in Chicago but have his immediate family live here. Don't believe that is what is intended.

Alec

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
December 6, 2022 – Unapproved Meeting Minutes**

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:03 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Aaron Rybski – Health Department

Absent:

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

Audience:

Boyd Ingemunson

AGENDA

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

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

MINUTES

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

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

PETITIONS

**Petition 22-24 Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement
Dated February 24, 1997 as Trust Number 5191**

Mr. Asselmeier summarized the request.

Mr. Asselmeier provided a correction stating that the housing for the watchman would be on the first floor. The building was constructed in 1960 and rezoned to B-2 in 1976. The dwelling units on the second floor were lawfully non-conforming.

The Petitioner would like to provide housing for a watchman on the first floor of the southern, mixed use building on the subject property at 5375 Route 34 in Oswego Township.

Also, the Petitioner would also like to store boats, recreational vehicles, and granite outdoors at the subject property north of the garage building.

The subject property has been zoned B-2 since 1976.

The application materials, site plan, a picture of the mixed use building, a picture of the garage, a picture of the western fence, a picture of the eastern fence and, a picture of the existing monument sign was provided.

The property is approximately one point six-three (1.63) acres in size.

The existing land use is improved commercial.

The County's Future Land Use Map calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Future Land Use Map calls for the property to be Downtown.

Route 34 is an Arterial Road maintained by the Illinois Department of Transportation.

The Village of Oswego has a trail planned along Route 34 in this area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, vocational school, parking lot, and vacant.

ZPAC Meeting Minutes 12.06.22

The adjacent properties are zoned R-3, B-2, and B-3.

The County's Future Land Use Map calls for the area to be Suburban Residential.

The Village of Oswego's Future Land Use Maps calls for the area to be Downtown.

Nearby properties are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3 and B-3 SU in the County and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The NRI application was submitted on November 16, 2022. The LESA Score was 133 indicating a low level of protection. The NRI was provided.

Oswego Township was emailed Petition information on November 21, 2022.

The Village of Oswego was emailed Petition information on November 21, 2022.

The Oswego Fire Protection District was emailed Petition information on November 21, 2022. The Oswego Fire Protection District submitted an email clarifying condition 2 regarding the living situation of the watchman. This email was provided.

According to the submitted information, there are four (4) commercial tenants housed on the first floor of the mixed use building. The specific unit where the watchman and their family would live was not identified.

The outside storage would consist of boats, recreational vehicles, and granite. No information was provided regarding the number of boats and recreational vehicles that would be parked on the premises. No information was provided regarding the amount of granite that would be stored outdoors. The materials would be stored outdoors within the fenced area north of the garage.

One (1) two (2) story approximately three thousand eight hundred (3,800) square foot masonry and frame mixed use building is located on the property; this building was constructed in 1960. One (1) approximately three thousand seven hundred fifty (3,750) square foot detached garage is located on the property north of the mixed use building.

The property is served by well and septic.

The driving area perpendicular and south of the garage is asphalt paved.

The site plan showed twenty-three (23) parking spaces around the mixed use building. One (1) parking space was marked onsite as a handicapped accessible parking space.

The storage area within the fence north of the garage is gravel.

The property fronts Route 34.

On November 17, 2022, Staff emailed the Illinois Department of Transportation for comments regarding this proposal; this email was provided. The Illinois Department of Transportation submitted an email stating they were not requesting a right-of-way dedication for a trail and noted that an access permit would be required, if the property owner changed or added entrances. This email was provided.

According to the submitted materials, no additional impervious surface is planned.

No information was provided regarding lights.

One (1) existing monument sign was shown on the site plan. A picture of the sign was provided. The sign was approximately nine feet (9') in width and seven feet (7') in height with a small shake roof. No plans existed to illuminate the sign. Each tenant in the mixed use building has one (1) sign attached to the building. No information was provided regarding whether the storage business would have a sign or the placement of the sign.

No information was provided regarding security of the outdoor storage area. There is one (1) eight foot (8') tall cedar privacy fence around the outdoor storage area.

In addition to the cedar privacy fence, there is one (1) white vinyl fence located east of the mixed use building.

According to the site plan, there are two (2) landscape planters located at the southern end of the property. One (1) of these planters is located in the middle of the access from Route 34 and the other planter is located around the monument sign.

No information was provided regarding noise control.

The site plan showed one (1) dumpster located east of the garage. The dumpster area is six foot by eight foot (6'X8'). The dumpster was visible in the picture of the eastern fence.

If approved, this would be the second (2nd) active special use permit for a dwelling unit for a watchman on non A-1 zoned property in unincorporated Kendall County.

If approved, this would be the third (3rd) active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

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. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true, provided the screening created by the vinyl and cedar fences are maintained.

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. This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses." Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.

Before issuing a recommendation, Staff requested comments from ZPAC members, the Illinois Department of Transportation, the Village of Oswego, and the Oswego Fire Protection District. If the special use permits were allowed, Staff suggested the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan. Except for loading and

unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the submitted site plan.

2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are either employed as a watchman of a business operating on the subject property or are immediate family members of the watchman.
3. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the submitted pictures are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.
4. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
5. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
7. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
8. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
9. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
10. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
11. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
12. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Rybski asked if any construction would take place. Boyd Ingemunson, Attorney for the Petitioner, responded no.

Mr. Rybski noted that the existing septic system was located in the front near the sign. The existing septic sign was designed for seven (7) bedrooms in 1987. The Health Department would be notified if any construction occurred, if the sign was removed, or if the number of bedrooms changed.

Mr. Klaas asked what Downtown use was in the Village of Oswego's Plan. Mr. Asselmeier responded that his guess was mixed use building with residential and small office and small retail. The proposed use probably would fit with Oswego's plans.

There have been no complaints regarding the property or proposed use.

Mr. Asselmeier asked if the Petitioner was agreeable to proposed conditions. Mr. Ingemunson responded generally yes. There was a concern regarding providing information to the County yearly as outlined in condition 2.

Mr. Asselmeier emphasized the importance of storing items in the fenced area in order to be in compliance with the Zoning Ordinance and to prevent the property from looking bad.

Mr. Rybski made a motion, seconded by Ms. Briganti, to recommend approval of the proposal with the conditions proposed by Staff.

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

The proposal goes to the Kendall County Regional Planning Commission on December 14, 2022.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-01 was denied by the County Board. Petition 22-19 was approved by the County Board. Petition 22-20 was approved by the Millbrook Village Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Ms. Briganti, to adjourn.

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

The ZPAC, at 9:19 a.m., adjourned.

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

Attachment 12, 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 December 14, 2022 - 7:00 p.m.

Secretary Larry Nelson called the meeting to order at 7:02 p.m.

ROLL CALL

Members Present: Eric Bernacki, Tom Casey, Karin McCarthy-Lange, Larry Nelson, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Bill Ashton, Dave Hamman, and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Boyd Ingemunson and Brooke Shanley

APPROVAL OF AGENDA

Member McCarthy-Lange made a motion, seconded by Member Stewart, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member Stewart, to approve the minutes of the of the October 26, 2022, meeting. Mr. Asselmeier noted that the landscaping business at the corner of Route 126 and Grove Road, referenced in the minutes, plans to submit an application for a special use permit by the January 2023 application deadline. With a voice vote of seven (7) ayes, the motion carried.

PETITION

Petition 22-24 Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191

Mr. Asselmeier summarized the request.

The Petitioner would like to provide housing for a watchman in one (1) of the units on the first floor of the southern, mixed use building on the subject property.

Also, the Petitioner would also like to store boats, recreational vehicles, and granite outdoors at the subject property north of the garage building.

The southern, mixed use building was constructed in 1960. The subject property has been zoned B-2 since 1976. The existing dwelling units on the second floor are lawfully non-conforming.

The application materials, site plan, a picture of the mixed use building, a picture of the garage, a picture of the western fence, a picture of the eastern fence and, a picture of the existing monument sign was provided.

The property is approximately one point six-three (1.63) acres in size.

The existing land use is improved commercial.

The County's Future Land Use Map calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Future Land Use Map calls for the property to be Downtown.

Route 34 is an Arterial Road maintained by the Illinois Department of Transportation.

The Village of Oswego has a trail planned along Route 34 in this area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, vocational school, parking lot, and vacant.

The adjacent properties are zoned R-3, B-2, and B-3.

The County's Future Land Use Map calls for the area to be Suburban Residential.

The Village of Oswego's Future Land Use Maps calls for the area to be Downtown.

Nearby properties are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3 and B-3 SU in the County and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The NRI application was submitted on November 16, 2022. The LESA Score was 133 indicating a low level of protection. The NRI was provided.

Oswego Township was emailed Petition information on November 21, 2022.

The Village of Oswego was emailed Petition information on November 21, 2022.

The Oswego Fire Protection District was emailed Petition information on November 21, 2022. The Oswego Fire Protection District submitted an email clarifying condition 2 regarding the living situation of the watchman. This email was provided.

ZPAC reviewed this proposal at their meeting on December 6, 2022. Mr. Rybski noted that the existing septic system was located near the front monument sign. The septic system was designed in 1987 for seven (7) bedrooms. Discussion occurred regarding the definition of Downtown Use in the Village of Oswego's plan. The Petitioner's Attorney said the Petitioner was agreeable to the proposed conditions, but may request clarification on the documents required for annual submittal as outlined in condition 2. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

According the submitted information, there are four (4) commercial tenants housed on the first floor of the mixed use building. The specific unit where the watchman and their family would live was not identified.

The outside storage would consist of boats, recreational vehicles, and granite. No information was provided regarding the number of boats and recreational vehicles that would be parked on the premises. No information was provided regarding the amount of granite that would be stored outdoors. The materials would be stored outdoors within the fenced area north of the garage.

One (1) two (2) story approximately three thousand eight hundred (3,800) square foot masonry and frame mixed use building is located on the property; this building was constructed in 1960. One (1) approximately three thousand seven hundred fifty (3,750) square foot detached garage is located on the property north of the mixed use building.

The property is served by well and septic.

The driving area perpendicular and south of the garage is asphalt paved.

The site plan showed twenty-three (23) parking spaces around the mixed use building. One (1) parking space was marked onsite as a handicapped accessible parking space.

The storage area within the fence north of the garage is gravel.

The property fronts Route 34.

On November 17, 2022, Staff emailed the Illinois Department of Transportation for comments regarding this proposal; this email was provided. The Illinois Department of Transportation submitted an email stating they were not requesting a right-of-way dedication for a trail and noted that an access permit would be required, if the property owner changed or added entrances. This email was provided.

According to the submitted materials, no additional impervious surface is planned.

No information was provided regarding lights.

One (1) existing monument sign was shown on the site plan. A picture of the sign was provided. The sign was approximately nine feet (9') in width and seven feet (7') in height with a small shake roof. No plans existed to illuminate the sign. Each tenant in the mixed use building has one (1) sign attached to the building. No information was provided regarding whether the storage business would have a sign or the placement of the sign.

No information was provided regarding security of the outdoor storage area. There is one (1) eight foot (8') tall cedar privacy fence around the outdoor storage area.

In addition to the cedar privacy fence, there is one (1) white vinyl fence located east of the mixed use building.

According to the site plan, there are two (2) landscape planters located at the southern end of the property. One (1) of these planters is located in the middle of the access from Route 34 and the other planter is located around the monument sign.

No information was provided regarding noise control.

The site plan showed one (1) dumpster located east of the garage. The dumpster area is six foot by eight foot (6'X8'). The dumpster was visible in the picture of the eastern fence.

If approved, this would be the second (2nd) active special use permit for a dwelling unit for a watchman on non A-1 zoned property in unincorporated Kendall County.

If approved, this would be the third (3rd) active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed

by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

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. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true, provided the screening created by the vinyl and cedar fences are maintained.

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. This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.” Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.

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

1. The site shall be developed substantially in accordance with the submitted site plan. Except for loading and unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the submitted site plan.
2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. **(Amended at ZPAC).**
3. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the submitted pictures are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.

4. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
5. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
7. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
8. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
9. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
10. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
11. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
12. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Boyd Ingemunson, Attorney for the Petitioner, explained that one (1) tenant would like to store granite at the property and the owner would like to have a watchman reside in one (1) of the units on the first floor. Mr. Ingemunson noted that the property is fenced and he felt the property was appropriately screened from neighboring properties.

Member Wilson asked if people were living in the upstairs apartments. Mr. Ingemunson responded yes; the apartments are legally non-conforming. The watchman would reside on the first floor.

Member Bernacki asked if the vinyl fence would be extended further north. The response was the fence would not be extended north because such an extension would impact access to the area between the two (2) existing buildings.

Member Wormley asked where the other non A-1 zoned outdoor storage areas were located. Mr. Asselmeier responded that one (1) of the properties was located in Seward Township next to the Go Pro Sports facility and another one (1) was located near the subject property. Member Nelson noted there were additional outdoor storage special uses on A-1 zoned properties.

Member Wormley expressed concerns about the special use permit passing to a future owner. Mr. Asselmeier noted that a petition should be evaluated based on the merits of the request and not a specific petitioner. Member Nelson noted the importance of having strong conditions on the special use permit in the event the property was sold. Member Wilson felt that, even if the property were sold, the tenant operating the granite business might not be removed from the property.

Member Wormley asked why this request occurred. Mr. Asselmeier responded that the owner wanted to rent out a space to a watchman and obtain proper approval for outdoor storage.

Member Bernacki asked about possible uses of the vacant lot to the east. Mr. Ingemunson felt that the property to east would not be suitable for development.

The property would likely be annexed into the Village of Oswego, at some point.

Discussion occurred about restricting the type of materials and vehicles stored to specific items. Concerns were raised that the property could be turned into a junk yard. Mr. Ingemunson said that his client would not oppose limiting items to boats, recreational vehicles, trailers cars, granite, and other items owned by tenants of the property. A suggested condition was that items stored outdoors were limited to cars, boats, trailers, recreational vehicles, granite, and other materials related to businesses housed on the property and no junk or debris as defined by the Kendall County Junk and Debris Ordinance shall be stored outdoors on the property. The consensus was not to have landscaping materials on the property, unless a special use permit for a landscaping business was granted in the future.

Member Bernacki asked about the contents of the garage. Mr. Ingemunson responded that tenants store items inside the garage. The garage would need a change of occupancy permit if it were to be converted to something other than a garage.

Discussion occurred regarding which unit would house the watchman. Based on the location of the vinyl fence and the appearance of the property, the eastern most unit would likely be the location for the watchman. The consensus of the discussion was that only one (1) watchman would reside on the property and only one (1) unit on the first floor would be used for a watchman.

Member Wilson made a motion, seconded by Member McCarthy-Lange, to recommend approval of the special use permits and with the conditions proposed by Staff and the addition of the condition related to types of materials stored on the premises.

The votes on were as follows:

Ayes (7): Bernacki, Casey, McCarthy-Lange, Nelson, Stewart, Wilson, and Wormley

Nays (0): None

Absent (3): Ashton, Hamman, and Rodriguez

Abstain (0): None

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on December 19, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

Review of Invitation List for February 2023 Annual Meeting

Commissioners reviewed the list.

The Annual Meeting is February 4, 2023.

Member Wilson expressed concerns about the definition of watchman's quarters. The intent of the Zoning

Ordinance was to allow family members of an onsite watchman to reside with the watchman on the premises. A watchman could not live offsite while his/her family resided on the premises. The consensus was to review the definition at the beginning of 2023.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-19 was approved by the County Board. Petition 22-20 was approved by the Millbrook Village Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the application deadline for the January meeting is December 20, 2022. The kennel/veterinary at the corner of Ridge and Bell Roads was working on a major amendment to the site plan of their special use permit. The Friestad Family was working on three (3) applications for Agricultural Conservation Areas.

Member Nelson asked about the status for collecting the fine for the illegal landscaping business at 1038 Harvey Road. Mr. Asselmeier responded a lien for the amount of the fine has been placed on the property. At an upcoming Planning, Building and Zoning Committee meeting, the question will be asked if the Committee and/or County Board would like to ask the State's Attorney's Office to pursue the fine in another fashion besides the lien.

The owner of 2511 Wildy Road was considering a special use permit for a banquet facility and was working on obtaining compliance with the Kendall County Stormwater Management Ordinance. The next court date for this property is January 10, 2023.

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 7:47 p.m.

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

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
December 19, 2022 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:02 p.m.

ROLL CALL:

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

Members Absent: Scott Cherry, Dick Thompson, and Jillian Prodehl

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

Others Present: Boyd Ingemunson

Chairman Mohr asked what would have occurred if no quorum was present. Mr. Asselmeier responded that the hearing would need to be rescheduled and the hearing would need to be re-noticed at the County's expense. Discussion occurred about not having hearings in the future in December. The number of petitions in December was usually small.

MINUTES:

Member Fox made a motion, seconded by Member LeCuyer to approve the minutes of the October 31, 2022, hearing/meeting.

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

PETITIONS

The Zoning Board of Appeals started their review of Petition 22-24 at 7:06 p.m.

Petition 22 – 24 – Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191

Request: Special Use Permit for a Dwelling Unit for a Watchman and Their Immediate Family and a Special Use Permit for Outdoor Storage

PIN: 03-18-403-015

Location: 5375 Route 34 in Oswego Township

Purpose: Petitioner Wishes to Rent a Unit of the Southern Building to a Watchmen and Have Outdoor Storage North of the Buildings Presently Located on the Property; Property is Zoned B-2

Mr. Asselmeier summarized the request.

The Petitioner would like to provide housing for a watchman in one (1) of the units on the first floor of the southern, mixed use building on the subject property.

Also, the Petitioner would also like to store boats, recreational vehicles, and granite outdoors at the subject property north of the garage building.

The southern, mixed use building was constructed in 1960. The subject property has been zoned B-2 since 1976. The existing dwelling units on the second floor are lawfully non-conforming.

The application materials, site plan, a picture of the mixed use building, a picture of the garage, a picture of the western fence, a picture of the eastern fence and, a picture of the existing monument sign was provided.

The property is approximately one point six-three (1.63) acres in size.

The existing land use is improved commercial.

The County's Future Land Use Map calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Future Land Use Map calls for the property to be Downtown.

Route 34 is an Arterial Road maintained by the Illinois Department of Transportation.

The Village of Oswego has a trail planned along Route 34 in this area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, vocational school, parking lot, and vacant.

The adjacent properties are zoned R-3, B-2, and B-3.

The County's Future Land Use Map calls for the area to be Suburban Residential.

The Village of Oswego's Future Land Use Maps calls for the area to be Downtown.

Nearby properties are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3 and B-3 SU in the County and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-3 special use to south is for outside storage.

The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The NRI application was submitted on November 16, 2022. The LESA Score was 133 indicating a low level of protection. The NRI was provided.

Oswego Township was emailed Petition information on November 21, 2022.

The Village of Oswego was emailed Petition information on November 21, 2022.

The Oswego Fire Protection District was emailed Petition information on November 21, 2022. The Oswego Fire Protection District submitted an email clarifying condition 2 regarding the living situation of the watchman. This email was provided.

ZPAC reviewed this proposal at their meeting on December 6, 2022. Mr. Rybski noted that the existing septic system was located near the front monument sign. The septic system was designed in 1987 for

seven (7) bedrooms. Discussion occurred regarding the definition of Downtown Use in the Village of Oswego's plan. The Petitioner's Attorney said the Petitioner was agreeable to the proposed conditions, but may request clarification on the documents required for annual submittal as outlined in condition 2. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 14, 2022. Discussion occurred regarding the special use permits following the land or ceasing when the property was sold. Discussion occurred regarding limiting outdoor storage to certain items. Discussion occurred regarding which unit would be converted to watchman's quarters; this would likely be the easternmost unit. Only one (1) watchman's quarters would be allowed on the first floor. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff and the addition of a condition restricting outdoor storage to certain items by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

According to the submitted information, there are four (4) commercial tenants housed on the first floor of the mixed use building. The specific unit where the watchman and their family would live was not identified.

The outside storage would consist of cars, boats, trailers, recreational vehicles, granite, and other materials related to businesses housed on the property. No information was provided regarding the number or amount of items parked or stored outdoors on the premises. The materials would be stored outdoors within the fenced area north of the garage.

One (1) two (2) story approximately three thousand eight hundred (3,800) square foot masonry and frame mixed use building is located on the property; this building was constructed in 1960. One (1) approximately three thousand seven hundred fifty (3,750) square foot detached garage is located on the property north of the mixed use building.

The property is served by well and septic.

The driving area perpendicular and south of the garage is asphalt paved.

The site plan showed twenty-three (23) parking spaces around the mixed use building. One (1) parking space was marked onsite as a handicapped accessible parking space.

The storage area within the fence north of the garage is gravel.

The property fronts Route 34.

On November 17, 2022, Staff emailed the Illinois Department of Transportation for comments regarding this proposal; this email was provided. The Illinois Department of Transportation submitted an email stating they were not requesting a right-of-way dedication for a trail and noted that an access permit would be required, if the property owner changed or added entrances. This email was provided.

According to the submitted materials, no additional impervious surface is planned.

No information was provided regarding lights.

One (1) existing monument sign was shown on the site plan. A picture of the sign was provided. The sign was approximately nine feet (9') in width and seven feet (7') in height with a small shake roof. No plans existed to illuminate the sign. Each tenant in the mixed use building has one (1) sign attached to the building. No information was provided regarding whether the storage business would have a sign or the placement of the sign.

No information was provided regarding security of the outdoor storage area. There is one (1) eight foot (8') tall cedar privacy fence around the outdoor storage area.

In addition to the cedar privacy fence, there is one (1) white vinyl fence located east of the mixed use building.

According to the site plan, there are two (2) landscape planters located at the southern end of the property. One (1) of these planters is located in the middle of the access from Route 34 and the other planter is located around the monument sign.

No information was provided regarding noise control.

The site plan showed one (1) dumpster located east of the garage. The dumpster area is six foot by eight foot (6'X8'). The dumpster was visible in the picture of the eastern fence.

If approved, this would be the second (2nd) active special use permit for a dwelling unit for a watchman on non A-1 zoned property in unincorporated Kendall County.

If approved, this would be the third (3rd) active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

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. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true, provided the screening created by the vinyl and cedar fences are maintained.

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. This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.” Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.

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

1. The site shall be developed substantially in accordance with the submitted site plan. Except for loading and unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the submitted site plan.
2. Items stored outdoors are limited to cars, boats, trailers, recreational vehicles, granite, and other materials related to businesses housed on the property. No junk or debris, as defined by the Kendall County Junk and Debris Ordinance, shall be stored outdoors on the property. **(Added at RPC).**
3. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman **(Amended at ZPAC)**. Only one (1) watchman and the family of the one (1) watchman may reside on the first floor of southern, mixed use building shown in the submitted picture. **(Clarified at RPC).**
4. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the submitted pictures are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the

business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.

5. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
6. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
8. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
9. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
10. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
11. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
13. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Chairman Mohr asked about the conditions imposed on other special use permits for watchman's quarters. Mr. Asselmeier responded that few conditions existed on non A-1 zoned properties for watchman's quarters. Mr. Asselmeier noted the proposed condition requiring documentation be submitted annually showing the unit was rented to a watchman. Chairman Mohr asked how that documentation was defined. Mr. Asselmeier discussed another special use permit for a mobile home involving agricultural labor housing with a similar condition. Chairman Mohr asked how the County would prove that the tenant was a watchman. Discussion occurred about proof of compensation. It was noted that renting the space for a residential use would generate less revenue than renting the space to a commercial tenant. A new occupancy permit would be required to change the unit to a residential use and to change the unit back to commercial use.

Chairman Mohr opened the public hearing at 7:20 p.m.

Chairman Mohr swore in Boyd Ingemunson.

Boyd Ingemunson, Attorney for the Petitioner, noted that no improvements were planned for the property and the current owner has owned the property for a number of years.

Chairman Mohr closed the public hearing at 7:21 p.m.

Chairman Mohr requested that Mr. Asselmeier check to see if the current special use for the agricultural laborer is verified for employment. Discussion occurred regarding the eviction process for an employee.

Member Whitfield made a motion, seconded by Member Fox, to approve the Findings of Fact for the special use permits.

The votes were as follows:

Ayes (4): Fox, LeCuyer, Mohr, and Whitfield
Nays (0): None
Abstain (0): None
Absent (3): Cherry, Prodehl, and Thompson

The motion passed.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the conditions proposed by Staff.

The votes were as follows:

Ayes (4): Fox, LeCuyer, Mohr, and Whitfield
Nays (0): None
Abstain (0): None
Absent (3): Cherry, Prodehl, and Thompson

The motion passed.

Member LeCuyer made a motion, seconded by Member Whitfield, to recommend approval of the special use permits.

The votes were as follows:

Ayes (4): Fox, LeCuyer, Mohr, and Whitfield
Nays (0): None
Abstain (0): None
Absent (3): Cherry, Prodehl, and Thompson

The motion passed.

The proposal goes to the Planning, Building and Zoning Committee on January 9, 2023.

The Zoning Board of Appeals completed their review of Petition 22-24 at 7:26 p.m.

NEW BUSINESS/OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petition 22-19 was approved by the County Board. Petition 22-20 was approved by the Millbrook Village Board.

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:26 p.m.

The next regularly scheduled hearing/meeting will be on January 30, 2023.

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

Exhibits

1. Memo on Petition 22-24 Dated December 15, 2022
2. Certificate of Publication and Certified Mail Receipts for Petition 22-20 (Not Included with Report but on file in Planning, Building and Zoning Office)

State of Illinois
County of Kendall

Zoning Petition
#22-24

ORDINANCE NUMBER 2023-_____

GRANTING A SPECIAL USE PERMIT FOR A DWELLING UNIT FOR A WATCHMAN AND THEIR IMMEDIATE FAMILY AND A SPECIAL USE PERMIT FOR OUTDOOR STORAGE AT 5375 ROUTE 34 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-18-403-015 IN OSWEGO TOWNSHIP

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

WHEREAS, Section 9:02.C.9 of the Kendall County Zoning Ordinance permits of dwelling units for watchmen and their immediate families, including caretakers as a special use in the B-2 General Business Zoning District; and

WHEREAS, Section 9:02.C.20 of the Kendall County Zoning Ordinance permits of outdoor storage provided such storage is screened from adjacent and surrounding properties as a special use in the B-2 General Business Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, since 1976, and remains currently located within the B-2 General Business Zoning District and consists of approximately 1.63 +/- acres located at 5375 Route 34 (PIN: 03-18-403-015), in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, the subject property is owned by Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191 and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about November 17, 2022, Petitioner’s representative filed a petition for a special use permit for a dwelling unit for a watchman and their immediate family and a special use permit for outdoor storage at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 24, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on December 19, 2022, at 7:00 p.m., in the County Board Room of the Kendall County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested special use permits and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated December 19, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

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

State of Illinois
County of Kendall

Zoning Petition
#22-24

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

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit for a dwelling unit for a watchman and their immediate family and a special use permit for outdoor storage at the subject property on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C. Except for loading and unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on Exhibit C.
 - B. Items stored outdoors are limited to cars, boats, trailers, recreational vehicles, granite, and other materials related to businesses housed on the property. No junk or debris, as defined by the Kendall County Junk and Debris Ordinance, shall be stored outdoors on the property.
 - C. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. Only one (1) watchman and the family of the one (1) watchman may reside on the first floor of southern, mixed use building shown in the picture attached hereto as Exhibit D.
 - D. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the pictures attached hereto as Exhibits E and F are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.
 - E. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
 - F. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
 - G. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
 - H. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - I. The operator(s) of the business allowed by these special use permits shall follow all applicable

State of Illinois
County of Kendall

Zoning Petition
#22-24

Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.

- J. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
 - K. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
 - L. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.
 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect these special use permits.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of January, 2023.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A Legal Description

Lot 3 of Silver Wheel Subdivision in the Township of Oswego, Kendall County, Illinois

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on December 19, 2022 by a vote of four (4) in favor and zero (0) in opposition; Members Cherry, Prodehl, and Whitfield were absent.

FINDINGS OF FACT

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.***

*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. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true, provided the screening created by the vinyl and cedar fences are maintained.***

*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. **This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.” Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.***

Recommendation

Approval Subject to the Following Conditions and Restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan. Except for loading and unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the submitted site plan.
2. Items stored outdoors are limited to cars, boats, trailers, recreational vehicles, granite, and other

materials related to businesses housed on the property. No junk or debris, as defined by the Kendall County Junk and Debris Ordinance, shall be stored outdoors on the property.

3. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. Only one (1) watchman and the family of the one (1) watchman may reside on the first floor of southern, mixed use building shown in the submitted picture.
4. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the submitted pictures are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.
5. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
6. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
8. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
9. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
10. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
11. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
13. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.



11/17/2022 13:40



11/17/2022 13:43



11/17/2022 13:46



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-26

**14816 Galena Road (West of 14870 Galena Road)
Revocation of Special Use Permit for a Home Occupation of a
Manufacturer of Plaster or Cement Mantels and Similar
Architectural Components with More than Two (2) Non-
Resident Employees**

INTRODUCTION AND BACKGROUND

On February 21, 2006, the Kendall County Board granted a special use permit for a home occupation of a manufacturer of plaster or cement mantels and similar architectural components with more than two (2) non-resident employees at the subject property. Ordinance 2006-09 is included as Attachment 1.

Condition 10 of the special use permit stated that if the manufacture of plaster or cement mantels and similar architectural components ceased, the special use permit would expire.

On December 13, 2022, the Petitioner submitted a request for voluntary revocation of the special use permit. This request is included as Attachment 2.

The Petitioner plans to operate a custom steel fabrication and welding home occupation at the property. The home occupation would employ a maximum of two (2) non-resident employees, which is allowed under the Kendall County Zoning Ordinance without a special use permit. The Petitioner submitted the required home occupation affidavit for the new home occupation.

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 2006-09
2. Revocation Request
3. Draft Revocation Ordinance

01-03-100-005



State of Illinois
County of Kendall

Zoning Petition
#05-52

ORDINANCE NUMBER 2006 - 09

**GRANTING SPECIAL USE
14780 GALENA ROAD
DENISE, TERRY, AND ERIC MAIER D/B/A MAIER PRECAST**

WHEREAS, Denise, Terry, and Eric Maier d/b/a Maier Precast filed a petition for a Special Use within the A-1 district, for property located at 14780 Galena Road in Little Rock Township; and

WHEREAS, said petition is to allow for the eventual expansion of the firm's plaster and cement mantel home occupation to include the hiring of employees not currently residing on the parcel; and

WHEREAS, said property is zoned A-1 Agricultural and the request is allowable upon issuance of a Special Use Permit per § 7.01.D.27 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

The W'ly 160.00' of the E'ly 464.00' of the N'ly 476.00' as measured along the E and N lines thereof, of the NW 1/4 of the NW fractional 1/4 of Section 3, T 37 N, R 6 E of the 3rd PM, in Little Rock Township, Kendall County, Illinois

w 160 E 464 n 476 nw 1/4 nw 3-37-6

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Special Use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "A" and submitted Parking Plan included as Exhibit "B", attached hereto and incorporated herein, subject to the following conditions:

1. The petitioner agrees to construct the shell of the structure housing the proposed Special Use to Commercial standards at the time of building permit issuance, and agrees to construct the interior of the structure according to Commercial standards.
2. There shall be no outside storage of materials associated with the Special Use.

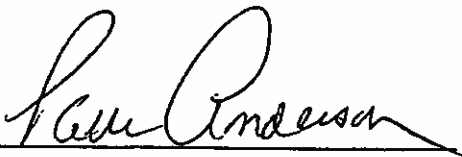
State of Illinois
County of Kendall

Zoning Petition
#05-52

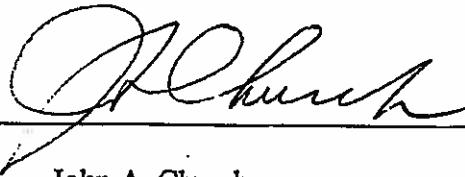
3. There shall be a maximum of seven (7) non-resident employees of the Special Use.
4. The handicapped-accessible parking stall shall be improved with a bituminous or other appropriate hard surface.
5. There shall be a maximum of twelve (12) semi-trailer deliveries to the site during any twelve-month time period.
6. The Kendall County Highway Department reserves the right to review the access entrance to the site if conditions warrant.
7. By approval of this Special Use ordinance, the County Board hereby approves a lot width under the 200' maximum per the authority given the County Board under § 7.01.H.1 of the Zoning Ordinance.
8. The petitioner agrees, within sixty (60) days of adoption by the County Board of the enabling ordinance authorizing the special use, to dedicate and record sufficient additional right-of-way on Galena Road to affect a total ROW distance of 60 feet from centerline.
9. The petitioner agrees, within sixty (60) days of adoption by the County Board of the enabling ordinance authorizing the special use, to dedicate and record an access easement over the shared access to the property subject to the special use.
10. In the event the manufacture of plaster or cement mantels and similar architectural components ceases at this location, it is understood that the special use automatically expires.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

Attest:



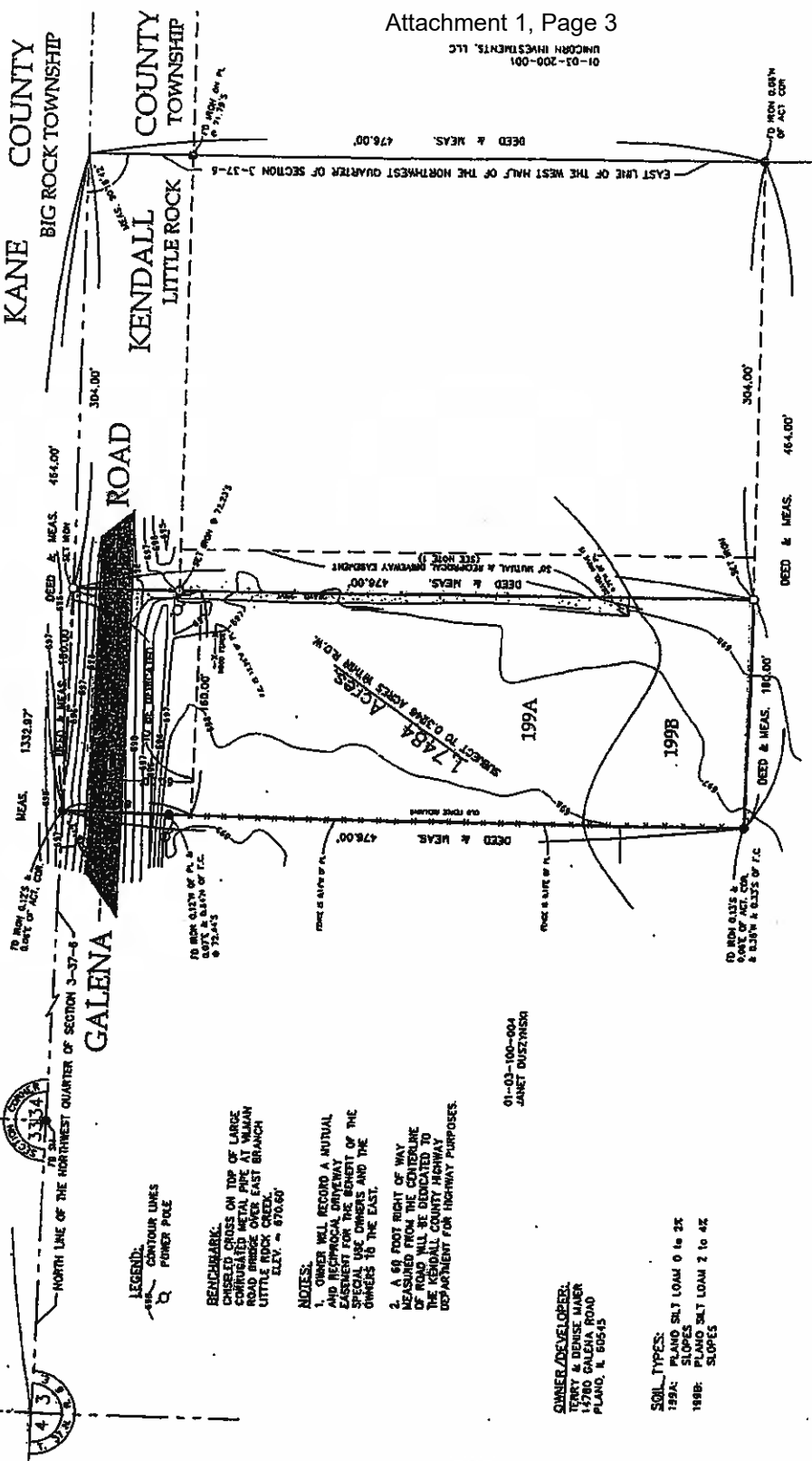
Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

ZONING SKETCH

OF THE WESTERLY 180.00 FEET OF THE EASTERLY 464.00 FEET OF THE NORTHERLY 476.00 FEET AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF, OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.



Scale: 1" = 50'

LEGEND:
 CONTOUR LINES
 POWER POLE

BENCHMARK:
 CHISEL CROSS ON TOP OF LARGE
 CHINA BRASS WELDED PIPE AT WILMAN
 ROAD BRIDGE OVER EAST BRANCH
 LITTLE ROCK CREEK
 ELEV. = 870.60'

NOTES:

1. OWNER WILL RECORD A MUTUAL AND RECIPROCAL DRIVEWAY EASEMENT FOR THE BENEFIT OF THE DRIVEWAY FOR THE OWNERS AND THE OWNERS TO THE EAST.
2. A 60 FOOT RIGHT OF WAY MEASURED FROM THE CENTERLINE OF ROAD WILL BE DEDICATED TO THE KENDALL COUNTY HIGHWAY DEPARTMENT FOR HIGHWAY PURPOSES.

OWNER/DEVELOPER:
 TERRY & DENISE WALKER
 14780 GALENA ROAD
 PLANO, IL 60545

SOIL TYPES:
 199A: PLANO S&T LOAM 0 to 2% SLOPES
 199B: PLANO S&T LOAM 2 to 4% SLOPES

01-03-100-004
 JANET BUSZYNSKI

01-03-200-001
 UNICORP INVESTMENTS, LLC

R.B. & ASSOCIATES
LAND SURVEYORS, INC.

4 West Main Street
 Plano, Illinois 60545
 (630) 552-7452

PREPARED: FEBRUARY 8, 2006

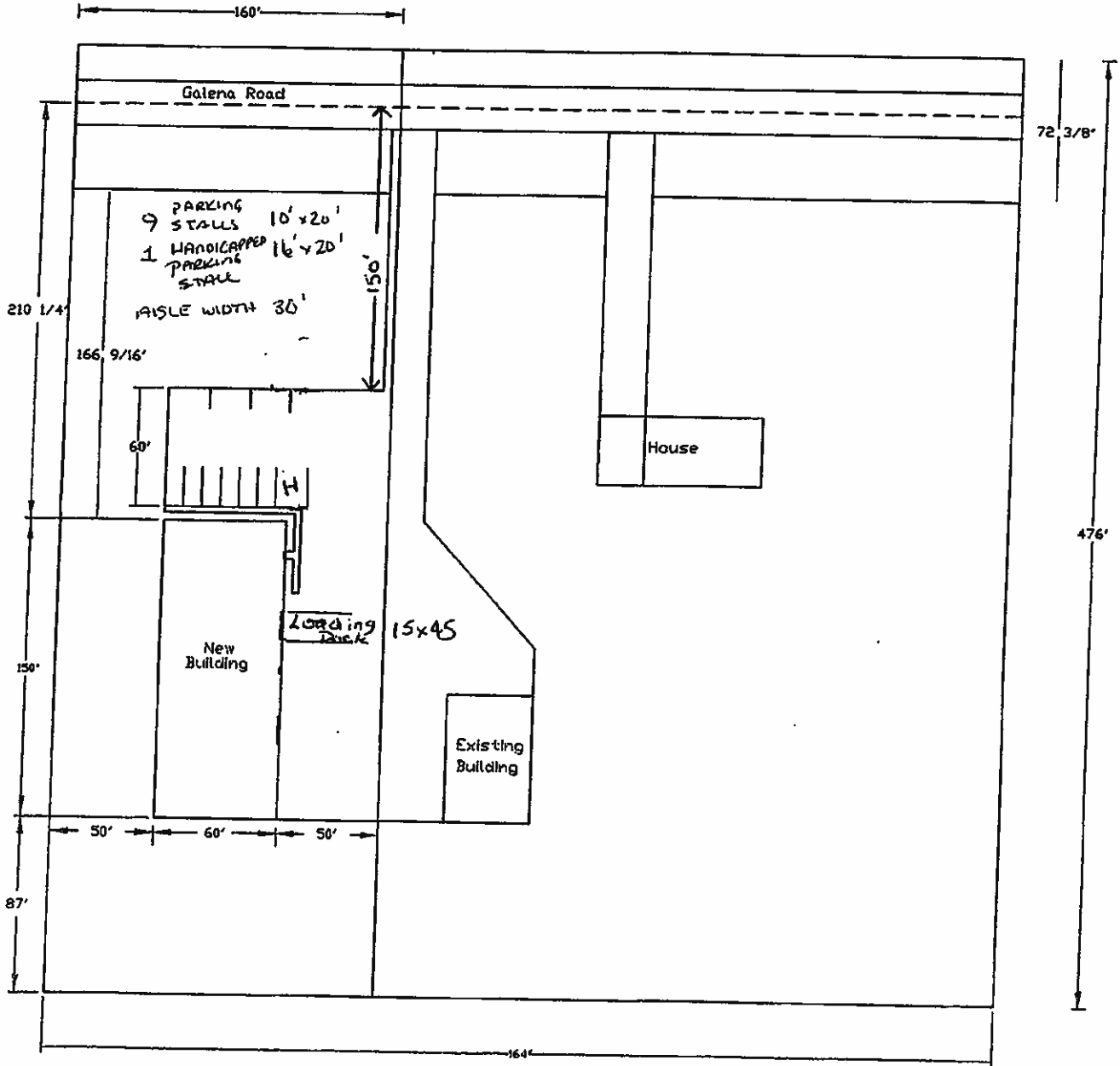
DESIGN FIRM NO. 184-004475

DWG# 2005-12728-001 B (ZONE)

EXHIBIT
 # A
 DATE 2-8-06

EXHIBIT

B
DATE 2-8-06



Will be sharing this existing 22' entrance

OK
Lenny M...
02-15-06

Date

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

We, Teodore and Theodore Vargas, are the owners of the parcel 01-03-100-005, more common known as 14816 Galena Road, Plano.

On February 21, 2006, the property was granted a special use (Ordinance 2006-09). The special use granted in 2006 was granted for the operation of a plaster and cement mantel home occupation with more than the allowed number of non-resident employees.

Pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, we hereby voluntarily request that Kendall County revoke our 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 our right to a public hearing and formally request the above-referenced special use be removed from our property.

[Redacted Signature] _____
(Signatures)

12/13/2022

(Date)

Teodore Vargas

(Printed Names)

Attest [Redacted Signature] _____
Notary Public



State of Illinois
County of Kendall

Zoning Petition
#22-26

ORDINANCE NUMBER 2023-_____

REVOKING A SPECIAL USE PERMIT FOR A HOME OCCUPATION OF A MANUFACTURER OF PLASTER OR CEMENT MANTELS AND SIMILAR ARCHITECTURAL COMPONENTS WITH MORE THAN TWO (2) NON-RESIDENT EMPLOYEES GRANTED BY ORDINANCE 2006-09 AT 14816 GALENA ROAD (PIN: 01-03-100-005) IN LITTLE ROCK TOWNSHIP

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

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

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

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District and consists of approximately 1.64 +/- acres and is identified by Parcel Identification Number 01-03-100-005, also known as 14816 Galena Road, in Little Rock Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 2006-09 on the subject property on February 21, 2006, for a home occupation of a manufacturer of plaster or cement mantels and similar architectural components with more than two (2) non-resident employees; and

WHEREAS, Theodore Vargas, is the owner of record of the subject property and shall hereinafter be referred to as “The Petitioner”; and

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

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

1. The Kendall County Board hereby revokes the special use permit for a home occupation of a manufacturer of plaster or cement mantels and similar architectural components with more than two (2) non-resident employees granted by Ordinance 2006-09 and revokes Ordinance 2006-09 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 2006-09.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of January, 2023.

State of Illinois
County of Kendall

Zoning Petition
#22-26

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A

The Northerly 476.0 feet of the Easterly 464.0 feet (except the Northerly 426.0 feet of the Easterly 314.0 feet thereof) as measured along the East and North lines thereof, of the Northwest Quarter of the Northwest Fractional Quarter of Section 3, Township 37 North, Range 6 East of the Third Principal Meridian, in the Township of Little Rock, Kendall County, Illinois;

Date

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

We, Teodore and Theodore Vargas, are the owners of the parcel 01-03-100-005, more common known as 14816 Galena Road, Plano.

On February 21, 2006, the property was granted a special use (Ordinance 2006-09). The special use granted in 2006 was granted for the operation of a plaster and cement mantel home occupation with more than the allowed number of non-resident employees.

Pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, we hereby voluntarily request that Kendall County revoke our 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 our right to a public hearing and formally request the above-referenced special use be removed from our property.

[Redacted Signature] _____
(Signatures)

12/13/2022

(Date)

Teodore Vargas

(Printed Names)

Attest [Redacted Signature] _____
Notary Public





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: December 28, 2022

Re: Request for Guidance Regarding a Stormwater Ordinance Violation at 8150 Schlapp Road

In December 2022, the Department received a complaint of piles of material at least three feet (3') in height deposited without a permit at 8150 Schlapp Road. Complaint information is attached.

Upon review, a portion of the fill may be in the floodplain.

The property owner was given until January 7, 2023, to apply for a stormwater management permit or remove the fill.

On December 28, 2022, the property owner contacted the Department and requested additional time to remove the material. Due to the time of the year, the property owner likely will require several months to remove the materials.

Staff requests guidance as to how to proceed.

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

MHA

Enc.: Complaint Information



PLANNING, BUILDING & ZONING DEPARTMENT

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

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

December 8, 2022

Glenn Diller, Jr
Glenn Diller, Jr Living Trust

RE: 8150 S. Schlapp Road (PIN #: 06-15-100-007)

Dear Glenn Diller, Jr:

According to the records of the Kendall County Tax Assessor's Office, you are the owner of property located at 8150 S. Schlapp Road (PIN # 06-15-100-007).

On December 7, 2022, Kendall County observed pills of fill on your property greater than three feet (3') in height. Fill greater than three feet (3') in height requires a permit pursuant to Section 500.1.A.c of the Kendall County Stormwater Management Ordinance.

Please consider this your thirty (30) day notice to initiate compliance with the Kendall County Stormwater Management Ordinance. Compliance, in this case, involves either removing the fill or submitting the enclosed application for a stormwater management permit. Please either remove the fill or submit the completed application by **January 7, 2023**. Failure to comply by this date will result in the issuance of a citation.

Please be advised that if you are found guilty of violating the Kendall County Stormwater Management Ordinance, a maximum fine of Seven Hundred Fifty Dollars (\$750) may be imposed for EVERY DAY the violation continues. You can avoid additional action on this case by removing the fill or submitting the enclosed application.

Please direct any correspondence on this matter to me at 630-553-4139 or masselmeier@kendallcountyil.gov. Thank you in advance for your cooperation in this matter.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building and Zoning Department

Enc.: Stormwater Management Permit Application



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Date 12/7/22 Violation # _____

Address of Violation: 8150 S. Schlappe Rd


City & Zip: Plainfield 60544

Subdivision: _____ Unit _____ Lot _____

Parcel Number: 06-15-100-007 Zoning: _____

Owner or Tenant: Glenn Diller Jr. & Trust

Description of Complaint: " Piles of dirt

Complainant's Name: 

Contact Info: _____

Inspector _____ * Date _____

Field Notes _____

Photos Taken? Yes No

Section of Applicable Code _____

NOTES: FU Jan 10, 2023 after PBZ Committee meeting

DATE CLOSED: _____

Pam Herber

From: Matt Asselmeier
Sent: Thursday, December 8, 2022 8:01 AM
To: Pam Herber
Subject: FW: Southeast Corner of Schlapp and Route 126

FYI

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: Brian Holdiman
Sent: Wednesday, December 7, 2022 12:13 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Pam Herber <pherber@kendallcountyil.gov>
Subject: Re: Southeast Corner of Schlapp and Route 126







Grass Area South of 8150 Schlapp


Unable to determine if an acre
Several piles exceeding 3'

Brian Holdiman
Kendall County Code Official

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, December 5, 2022 1:14:03 PM
To: Brian Holdiman <BHoldiman@kendallcountyil.gov>
Cc: Pam Herber <pheber@kendallcountyil.gov>
Subject: Southeast Corner of Schlapp and Route 126

Brian:

Please investigate piles of dirt approximately 1/8 of a mile south of Schlapp Road and Route 126 on the east side of Schlapp Road.

 filed the complaint.

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



DEPARTMENT OF PLANNING, BUILDING & ZONING
 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179
MOBILE HOME APPLICATION

PERMIT #: 13-18 and 19-18

APPLICANT INFORMATION		
NAME OF APPLICANT	MAILING ADDRESS	CITY, STATE - ZIP
Maria Serrano	[REDACTED]	[REDACTED]
PHONE #		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER
5 ACRES	13443 Fennel Road	07-07-200-020
EXISTING LAND USE		CURRENT ZONING
Residential and Agricultural		A-1 Conditional Use
CHECK ONE:		
<input checked="" type="checkbox"/> Needs Medical Care (Attach Affidavit from Physician)		
<input type="checkbox"/> Building House on Same Lot		
<input type="checkbox"/> Emergency		
<input type="checkbox"/> Residence for Agricultural Employee on the Same Lot		
1) Months Occupied (ie. May to August, 2001): _____		
2) Name(s) and Phone Number of Occupant(s): _____		
3) Primary Occupation of Occupant(s): _____		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE 12-26-22
SIGNATURE OF ATTORNEY/AGENT		DATE

KENDALL COUNTY TIMETABLE 2023

**for TEXT AMENDMENTS, MAP AMENDMENTS, RPD's (Residential Planned Developments), NON-RESIDENTIAL PUDS,
SPECIAL USES AND MAJOR AMENDMENTS TO A SPECIAL USE**

Application Deadline	ZPAC	COMBINED KCRPC & ZBA PUBLICATIONS**		Deadline to submit proof of publication to PBZ Dept.***	KCRPC	ZBA	PBZ	CB
		BEGIN	END					
By 4:30 p.m.	(9:00 A.M.)	BEGIN	END		(7:00 P.M.)	(7:00 P.M.)	(6:30 P.M.)	(9:00 A.M.)
10/18/22	11/01/22	11/19/22	12/04/22	12/07/22	12/14/22	12/19/22	01/09/23	01/17/23
11/18/22	12/06/22	11/19/22	12/04/22	12/07/22	12/14/22	12/19/22	01/09/23	01/17/23
12/20/22	01/03/23	12/31/22	01/15/23	01/18/23	01/25/23	01/30/23	02/13/23	02/21/23
01/24/23	02/07/23	01/28/23	02/12/23	02/15/23	02/22/23	02/27/23	03/13/23	03/21/23
02/21/23	03/07/23	02/25/23	03/12/23	03/15/23	03/22/23	03/27/23	04/10/23	04/18/23
03/21/23	04/04/23	04/01/23	04/16/23	04/19/23	04/26/23	05/01/23	05/08/23	05/16/23
04/18/23	05/02/23	04/30/23	05/15/23	05/17/23	05/24/23	05/30/23	06/12/23	06/20/23
05/23/23	06/06/23	06/06/23	06/21/23	06/21/23	06/28/23	07/06/23	07/10/23	07/18/23
06/20/23	07/05/23	07/01/23	07/16/23	07/19/23	07/26/23	07/31/23	08/07/23	08/15/23
07/18/23	08/01/23	07/29/23	08/13/23	08/16/23	08/23/23	08/28/23	09/11/23	09/19/23
08/22/23	09/05/23	09/02/23	09/17/23	09/20/23	09/27/23	10/02/23	10/10/23	10/17/23
09/19/23	10/03/23	09/30/23	10/15/23	10/18/23	10/25/23	10/30/23	11/13/23	11/21/23
10/24/23	11/07/23	11/18/23	12/03/23	12/06/23	12/13/23	12/18/23	01/08/24	01/16/24
11/17/23	12/05/23	11/18/23	12/03/23	12/06/23	12/13/23	12/18/23	01/08/24	01/16/24

TIMELINE IS SUBJECT TO CHANGE-REVIEW BY TOWNSHIPS, MUNICIPALITIES AND ADVISORY BOARDS COULD DELAY THE ADOPTION PROCESS

**** Petitioners must adhere to KCRPC & ZBA publication timeframe as listed. All notifications must be given to property owners and published in the newspaper no earlier than the "begin" date listed and no later than the "end" date listed for the appropriate KCRPC & ZBA meeting. Notices submitted to the paper for publication must also include the legal description of the property that is the subject of the hearing. The "Kendall County Record" and "Beacon News" are the preferred papers for publication of notices. The "Beacon News" is published daily. The Kendall County Record is a weekly publication issued each Thursday. Please check with each publication regarding publication deadlines. For further information regarding the cost and deadlines related to each paper, contact the "Kendall County Record" at (630) 553-7034 (publicnotice@kendallcountynow.com) or the "Beacon News" (suburban.legal@tribpub.com)**

***** Proof of notification must be submitted to the Planning, Building & Zoning Department prior to the KCRPC meeting. The deadline is specified above.**

KENDALL COUNTY VARIANCE TIMETABLE 2023

Application Deadline	**ZBA PUBLICATIONS		***Deadline for proof of publication	ZBA	CB (if objection by Twp.)
	BEGIN	END			
By 4:30pm				(7:00 P.M.)	
11/18/22	11/19/22	12/04/22	12/12/22	12/19/22	01/03/23
12/30/22	12/31/22	01/15/23	01/23/23	01/30/23	02/21/23
01/27/23	01/28/23	02/12/23	02/20/23	02/27/23	03/21/23
02/24/23	02/25/23	03/12/23	03/20/23	03/27/23	04/18/23
03/31/23	04/01/23	04/16/23	04/24/23	05/01/23	05/16/23
04/28/23	04/30/23	05/15/23	05/23/23	05/30/23	06/20/23
06/05/23	06/06/23	06/21/23	06/29/23	07/06/23	08/01/23
06/30/23	07/01/23	07/16/23	07/24/23	07/31/23	08/15/23
07/28/23	07/29/23	08/13/23	08/21/23	08/28/23	09/19/23
09/01/23	09/02/23	09/17/23	09/25/23	10/02/23	10/17/23
09/29/23	09/30/23	10/15/23	10/23/23	10/30/23	11/21/23
11/17/23	11/18/23	12/03/23	12/11/23	12/18/23	01/16/24

TIMELINE IS SUBJECT TO CHANGE-REVIEW BY TOWNSHIPS, MUNICIPALITIES AND ADVISORY BOARDS COULD DELAY THE ADOPTION PROCESS

**** Petitioners must adhere to ZBA publication timeframe as listed. All notifications must be given to property owners and published in the newspaper no earlier than the "begin" date listed and no later than the "end" date listed for the appropriate ZBA hearing. Notices submitted to the paper for publication must also include the legal description of the property that is the subject of the hearing. The "Kendall County Record" and "Beacon News" are the preferred papers for publication of notices. The "Beacon News" is published daily. The Kendall County Record is a weekly publication issued each Thursday. Please check with each publication regarding publication deadlines. For further information regarding the cost and deadlines related to each paper, contact the "Kendall County Record" at (630) 553-7034 (publicnotice@kendallcountynow.com) or the "Beacon News" (suburban.legal@tribpub.com)**

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The Annual Kendall County Regional Planning Commission Workshop Meeting

The Kendall County Regional Planning Commission is pleased to announce its annual workshop meeting will take place on **Saturday, February 4, 2023**, at **9:00 am**, in the County Boardroom (Rooms 209 and 210) of the Kendall County Office Building – 111 West Fox Street, Yorkville.

One of the main objectives of this workshop meeting is to give the public and any other interested parties an opportunity to comment on the County's existing Land Resource Management Plan (LRMP) and to suggest and recommend proposed changes or modifications to the Plan.

The Annual Meeting is also an opportunity for County Staff, townships, communities, nearby counties, fire districts, school districts, park/forest preserves, economic development organizations, and non-profit organizations to share with everyone an overview of the activities and accomplishments from their organization from 2022 and the goals and objectives for 2023.

For additional information, please contact Matt Asselmeier at the Kendall County Planning, Building and Zoning Department at (630) 553-4139 or email at masselmeier@kendallcountyl.gov. We hope to see you on February 4th!

No RSVP is needed.

Saturday, February 4, 2023
9:00 AM
Kendall County Board Room (Rooms 209-210)
111 West Fox Street
Yorkville, IL 60560



Historic Preservation Organization Meeting

The Kendall County Historic Preservation Commission would like to invite you to a meeting on **February 15, 2023, at 6:00 p.m.**, at the Oswego Brewing Company at 61 Main Street, Oswego. The purpose of this meeting is to explore collaborative opportunities between historic preservation groups in Kendall County and to receive updates on the activities of local historic preservation groups.

Guest speakers include a representative from the Oswego Brewing Company, discussing the history of their building and business. Also, Valeria Tarka, Planner for the Village of Oswego, will discuss the Village's new Downtown Historic District which was added to the National Register of Historic Places in 2022.

Please RSVP to Matt Asselmeier at masselmeier@kendallcountyil.gov or 630-553-4139 by **February 8, 2023**. Any questions or requests for additional information should also be sent to Mr. Asselmeier.



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The Kendall County Historic Preservation Commission would like to invite you to a meeting on **February 15, 2023, at 6:00 p.m.**, at the Oswego Brewing Company at 61 Main Street, Oswego. The purpose of this meeting is to explore collaborative opportunities between historic preservation groups in Kendall County and to receive updates on the activities of local historic preservation groups.

Guest speakers include a representative from the Oswego Brewing Company, discussing the history of their building and business. Also, Valeria Tarka, Planner for the Village of Oswego, will discuss the Village's new Downtown Historic District which was added to the National Register of Historic Places in 2022.

Please RSVP to Matt Asselmeier at masselmeier@kendallcountyil.gov or 630-553-4139 by **February 8, 2023**. Any questions or requests for additional information should also be sent to Mr. Asselmeier.





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**POLICY FOR CODE ENFORCEMENT IN CASES WHERE
APPLICANTS ARE PURSUING LEGISLATIVE AND ADMINISTRATIVE REMEDIES**

1. Whenever possible, the Planning, Building and Zoning Department shall encourage voluntary compliance of the ordinances the Department enforces.
2. The Planning, Building and Zoning Department shall not issue citations for parties violating the ordinances the Department enforces if the party:
 - a. Is actively working to the Zoning Administrator's or Code Compliance Official's satisfaction on a text amendment, map amendment, special use permit, variance, building related permit, or other applicable application, excluding amendments to existing special use permits; or
 - b. Has submitted an application for a text amendment, map amendment, special use permit, variance, building related permit, or other applicable application, excluding amendments to existing special use permits, and said application is currently moving through the review and approval process.
3. In cases of alleged violations, the Planning, Building and Zoning Department shall provide a thirty (30) day warning period to the party allegedly violating the applicable ordinance prior to the issuance of a citation, unless one (1) of the following has occurred:
 - a. The alleged violation involves an imminent threat to the health, safety, and welfare of the public; or
 - b. The party or property impacted has previously received a thirty (30) day warning for another alleged violation; or
 - c. The issuance of a thirty (30) day warning would not result in the resolution of the alleged violation; or
 - d. If the ordinance allegedly violated has a different, established warning period. In such a case the warning period and procedure in the applicable ordinance shall take precedent.
4. Thirty (30) day warning periods may be extended by the Zoning Administrator or Code Compliance Official if the Zoning Administrator or Code Compliance Official believes the warned party has taken significant steps to establish compliance and if such extension is deemed necessary to achieve compliance.

Approved by majority vote of the Planning Building and Zoning Committee on January 25, 2022.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

POLICY FOR APPLICATIONS IN CASES WHERE APPLICANTS OWE KENDALL COUNTY MONEY

1. Whenever a party applies for a permit or zoning action with the Kendall County Planning, Building and Zoning Department, the Planning, Building and Zoning Department will check with the County Treasurer, Circuit Clerk, and online tax records to determine if the applicant owes the County funds.
2. If the applicant does not owe the County funds or if the applicant is current on an approved debt payment plan with Kendall County, the application will be processed under the Planning, Building and Department's normal operating procedures.
3. If the applicant owes the County funds or if the applicant is delinquent on payments to the County, the Planning, Building and Zoning Department shall notify the applicant in writing that a debt is owed and that the Planning, Building and Zoning Department shall not process the applicant's application under the applicant pays the debt or becomes current on a debt payment plan.
4. Upon complete payment of the debt owed to the County or upon the applicant becoming current on an approved debt payment plan, the Planning, Building and Zoning Department shall process the application under the Planning, Building and Zoning Department's normal operating procedures.
5. The following statement shall be added to all applicable applications of the Planning, Building and Zoning Department: "The applicant attests that they are free of debt or current on all debts owed to Kendall County as of the application date."
6. The Planning, Building and Zoning Department shall require middle initials on all applications.

Approved by majority vote of the Planning Building and Zoning Committee on October 6, 2022.

PBZ RESOLUTION NUMBER 2020-_____

**DESIGNATING A MAXIMUM FEE FOR STORMWATER INVESTIGATIONS
WITHOUT PRIOR PBZ COMMITTEE APPROVAL**

WHEREAS, the present policy of the Planning, Building and Zoning Department is to request approval for Stormwater Management Ordinance investigations; and

WHEREAS, the Planning, Building and Zoning Committee believes that certain Stormwater Management Ordinance investigations should be pursued without the necessity of the Planning, Building and Zoning Department seeking prior permission to investigate such issues; and

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF KENDALL COUNTY, ILLINOIS, as follows:

The Planning, Building and Zoning Department may conduct investigations of alleged violations to the Kendall County Stormwater Management Ordinance without seeking prior approval from the Kendall County Planning, Building and Zoning Committee if the estimated costs for conducting said investigation shall not exceed One Thousand Five Hundred Dollars (\$1,500) and if said costs shall not cause a budget overrun within the budget of the Kendall County Planning, Building and Zoning Department.

IN WITNESS OF, this resolution has been enacted by a majority vote of the Kendall County Board and is effective this 13th day of July, 2020.

Attest:

Kendall County Planning, Building and Zoning Committee Chairman
Matthew Prochaska



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: January 3, 2023
Re: Enforcement of Special Use Conditions

Below please find updates on the unresolved special use permit cases:

1. 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: No response after several months of attempts. 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: Resolved
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 February or March 2023.
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: Berms and landscaping installed. They need to schedule a final occupancy inspection and resolve outstanding issues with the Oswego Fire Protection District.
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 January 3, 2023, 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: In compliance and case closed as of December 7, 2022.
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. 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: Property owner submitted an application for major amendment and variance to the special use permit. This request will be reviewed by the advisory boards in January 2023.

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

MHA

ORDINANCE NUMBER 2009 - 25

GRANTING A R-3 SPECIAL USE

7275 ROUTE 34

JANELL COLLIER

WHEREAS, Janell Collier has filed a petition for a Special Use within the R-3 Single Family Residential Zoning District for a 0.9 acre property located at 7275 Route 34, (PIN# 02-14-452-003), in Bristol Township; and

WHEREAS, said petition is to allow for the operation of a specialty gift store pursuant to Section 8.08.B.2 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned R-3 for the Lynwood Subdivision; and

WHEREAS, said property is legally described as:

Lot 118 of Lynwood Subdivision, extension 6, in the Township of Bristol, Kendall County, Illinois.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on June 23, 2009; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance except the following variances approved at the June 23, 2009 ZBA meeting:

1. Allow parking in the front yard and side yard setbacks within 2 feet from the east side lot line and 10 feet from the current ROW line to the South; and
2. Allow a 40 square foot internally illuminated free-standing sign.

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

WHEREAS, any change or modification to the Special Use that does not modify the original intent, purpose, or need for the Special Use, shall be submitted to and reviewed by the Planning, Building, & Zoning Department. Notice that a change or modification is sought shall be provided by the applicant in the manner provided in 55 ILCS 5/5-12009.5. Upon proper notice, the Planning, Building, & Zoning Department shall forward the request for change or modification to the Planning, Building & Zoning Committee. The Committee may return the matter to ZPAC and/or Plan Commission for further consideration and findings or forward the matter to the full County Board to grant, deny, or return the requested change or modification to the Committee for further

consideration and findings, and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to allow a special use for a retail gift shop and depicted on the site plan attached as "Exhibit A" hereto and incorporated herein subject to the following conditions:

1. The Special Use shall be inspected yearly.
2. A permit shall be obtained for the sign.
3. There must be a minimum of 9 parking stalls including 1 handicapped stall.
4. No outside storage of any materials or outdoor display
5. No semi-truck deliveries are permitted
6. Off-street parking shall be provided in accordance with the provisions of Chapter 11 of the ordinance.
7. No more than 3 employees are allowed to work at one time.
8. The Health Department must verify the septic system is adequate for the proposed use.
9. The office or retail use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the R-3 district.
10. Expansion of the residential building, structure, or of any accessory building in which the office or retail use is operated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the plan commission for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.
11. The standards are intended to ensure compatibility with other permitted uses and maintain the residential character of the surrounding residential uses.

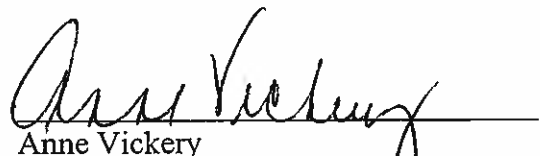
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on July 21, 2009.

Attest:



Kendall County Clerk
Debbie Gillette



Anne Vickery
Kendall County Board Chairman



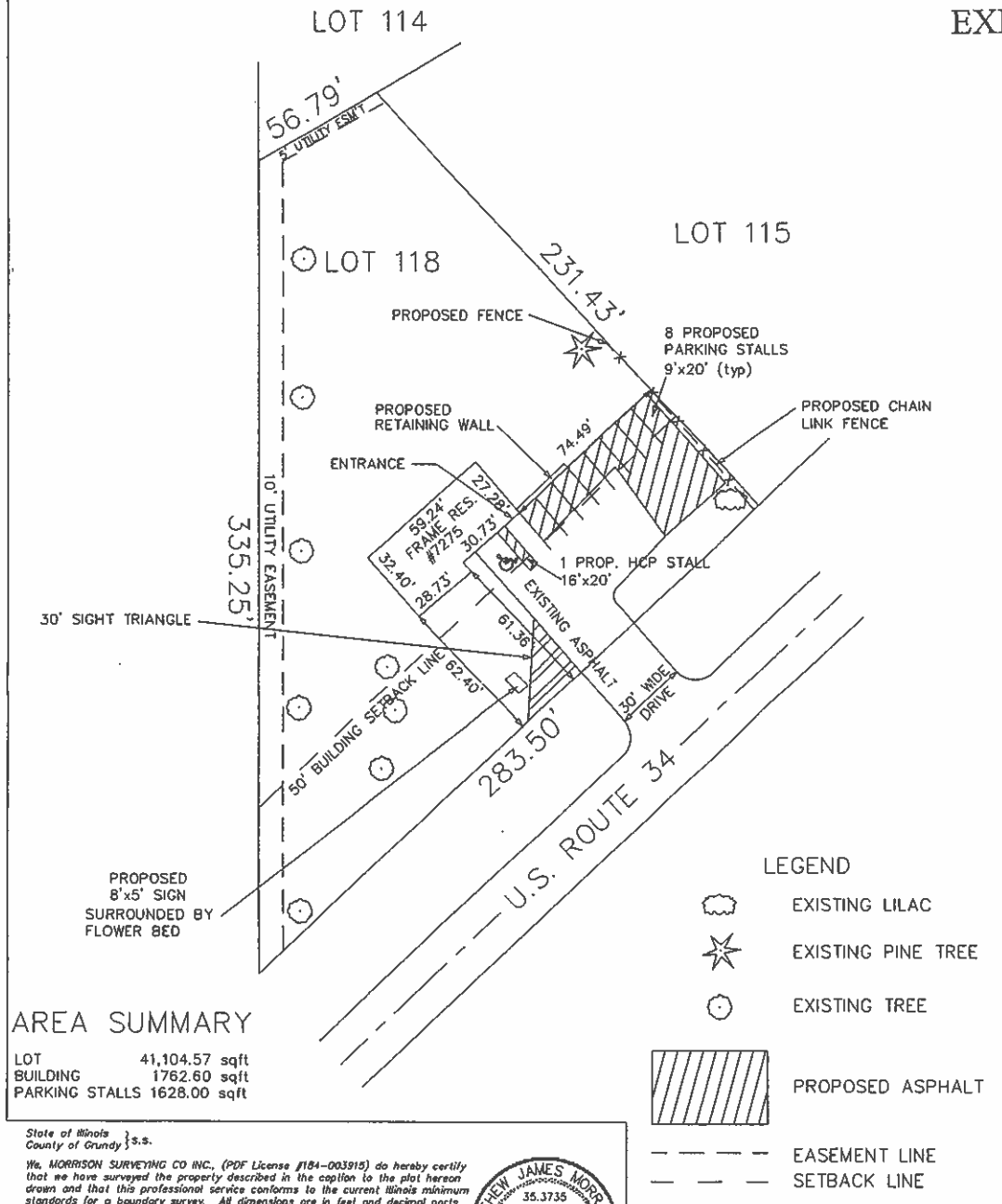
ZONING SKETCH

MOI ON SURVEYING CO., INC.
2710 N. Illinois Route 47, Morris, Illinois 60450-3633
Phone (815) 942-2620 of FAX (815) 941-2620



LOT 118 OF LYNWOOD SUBDIVISION, EXTENSION 6, IN THE TOWNSHIP OF BRISTOL,
KENDALL COUNTY, ILLINOIS.

EXHIBIT A



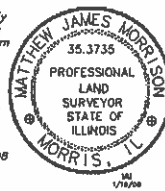
AREA SUMMARY

LOT 41,104.57 sqft
BUILDING 1762.60 sqft
PARKING STALLS 1628.00 sqft

State of Illinois } s.s.
County of Grundy }

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plot hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois.

Date: 05/06/09



Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building Lines, Easements and other restrictions not shown hereon refer to your Deed, Title Policy, Zoning ordinance, ETC...

ORDERED BY: JANELL COLLIER
SCALE: 1" = 40' ORDER NO. 3172

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/08



202200015410

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 9/19/2022 03:44 PM
ORD: 0.00

Debbie Gillette

Kendall County Recorder
111 W Fox St.
Yorkville IL 60560

PAGES: 5

Recording Cover Page

This page added for the purposes of affixing Recording Information

- Deed _____
- Lien _____
- Other ORDERS _____
- UCC _____
- Plat _____

Unofficial

Remarks:

N/C

attested to this 16th day of September 20 22

Matthew G. Prochaska

Clerk of the Circuit Court 23rd Judicial Circuit
Kendall County, IL

STATE OF ILLINOIS, CIRCUIT COURT KENDALL COUNTY	DEPUTY CLERK SENTENCING ORDER	FILED IN OPEN COURT FEB 23 2021 MATTHEW G. PROCHASKA CIRCUIT CLERK KENDALL CO.
THE PEOPLE OF THE STATE OF ILLINOIS, v. <u>Jose A. Martinez</u> Defendant (First, middle, last name)		Case Numbers 20 0V 2 20 0V 3 20 0V 4
State Attorney <u>Webb</u>	Def. Attorney <u>P-O Scl (not appearing)</u>	
Court Reporter _____	Deputy Clerk _____	

1. Fines

- DEFENDANT ADMONISHMENT: 705 ILCS 135/5-5 (effective July 1, 2019) established a minimum fine of
 - \$25 for a minor traffic offense and \$75 for any other offense, unless otherwise provided by law.
- If applicable, DEFENDANT HAS BEEN ADMONISHED of his/her right to elect whether he/she will be sentenced under the law in effect at the time of the offense or at the time of sentencing.

Defendant has elected (Check one):

- He/she will be sentenced under the law in effect at the time of the offense;
- He/she will be sentenced under the law in effect at the time of the time of sentencing.

PLEA: NOT GUILTY GUILTY FINDING BY: COURT JURY SENTENCE IS: AGREED CONTESTED △ Sent to appear

- CONVICTION TO ENTER PROBATION CONDITIONAL DISCHARGE COURT SUPERVISION
 - WITHHOLD JUDGMENT PROBATION per 730 ILCS 5/5-6-3.4 PROBATION per 730 ILCS 550/10 OR 570/410
- For a period of _____ months until _____ at _____ a.m.

Offense Violation of Kendall Co Ordinance 2019-12 Ordinance Violation \$9,350.00

Offense Violation of Kendall Co Building Code, Div. 14-01 Building Code Violation \$9,350.00

Offense Violation of Kendall Co 2019 Ordinance Ordinance Violation \$14,000.00

\$7,010

Total Fine Amount: \$32,700.00

2. Criminal Assessment (Check the highest class offense only)

- Schedule 1: Generic Felony (705ILCS135/15-5) \$549 \$ _____
- Schedule 2: Felony DUI (705ILCS135/15-10) \$1709 \$ _____
- Schedule 3: Felony Drug Offense (705ILCS135/15-15) \$2215 \$ _____
- Schedule 4: Felony Sex Offense (705ILCS135/15-20) \$1314 \$ _____
- Schedule 5: Generic Misdemeanor (705ILCS135/15-25) \$439 \$ _____
- Schedule 6: Misdemeanor DUI (705ILCS135/15-30) \$1381 \$ _____
- Schedule 7: Misdemeanor Drug Offense (705ILCS135/15-35) \$905 \$ _____
- Schedule 8: Misdemeanor Sex Offense (705ILCS135/15-40) \$1184 \$ _____
- Schedule 9: Major Traffic Offense (705ILCS135/15-45) \$325 \$ _____
- Schedule 10: Minor Traffic Offense (705ILCS135/15-50) \$226 \$ _____
- Schedule 10.5: Truck Weight/load Off (705ILCS135/15-52) \$260 \$ _____
- Schedule 11: Conservation Offense (705ILCS135/15-55) \$195 \$ _____
- Schedule 13: Non-Traffic Violation (705ILCS135/15-65) \$100 \$100.00

Total Criminal Assessment Amount \$100.00

1 OF 3

3. Conditional Assessment (Check all that apply)

- Arson/residential arson/aggravated arson (705ILCS135/15-70(1)) \$500 for each Conviction \$ _____
- Child pornography (705ILCS135/15-70(2)) \$500 for each conviction \$ _____
- Crime lab drug analysis (705ILCS135/15-70(3)) \$100 \$ _____
- DNA analysis (705ILCS135/15-70(4)) \$250 \$ _____
- DUI analysis (705ILCS135/15-70(5)) \$150 \$ _____
- Drug related offense, possession/delivery (705ILCS135/15-70(6)) Street Value \$ _____
- Methamphetamine related offense, possession/manufacture (705ILCS135/15-70(7)) Street Value \$ _____
- Order of protection violation (705ILCS135/15-70(8)) \$200 for each conviction \$ _____
- Order of protection violation (705ILCS135/15-70(9)) \$25 for each conviction \$ _____
- States Attorney petty or business offense (705ILCS135/15-70(10)(a)) \$4 \$ _____
- States Attorney conservation or traffic offense (705ILCS135/15-70(10)(b)) \$2 \$ _____
- Guilty plea or no contest, DV against family member (705ILCS135/15-70(13)) \$200 for each sentenced violation \$ _____
- EMS response reimbursement vehicle/snowmobile/boat violation (705ILCS135/15-70(14)) Max Amount is \$1000 \$ _____
- EMS response reimbursement controlled substances (705ILCS135/15-70(15)) Max amount is \$1000 \$ _____
- EMS response reimbursement reckless driving/aggravated reckless driving/speed in excess 26 mph (705ILCS135/15-70(16)) Max amount is \$1000 \$ _____
- Weapons violation, Trauma Center Fund (705ILCS135/15-70(18)) \$100 for each conviction \$ _____

Total Conditional Assessment Amount \$ _____

4. Other Assessments

- Restitution (See supplemental order) \$ _____
- Probation/Supervision Fee \$ _____ months x _____ months until _____ am \$ _____
 - Comply with all conditions set out in the corresponding order.
 - Shall not violate any laws of any jurisdiction, including Federal, State or Local Ordinances.
- Public Defender assessment \$ _____
- Victim Impact Panel \$ _____
- Kendall County Jail Weekend/Work Release Fee \$ _____
- GPS Fee \$ _____
- DNA Indexing Fee \$ _____
- Other \$ _____

5. Credits (to be applied before offsets)

- Bond Applied (\$ _____)
 - Credit for time served _____ day(s) x \$5 day credit (\$ _____)
- Total Credits** (\$ _____)

WAIVER SECTION

Total amount due shall be paid by _____

Total Amount Due \$32,800.00

Unless a court ordered payment schedule is implemented or the assessment requirements of this Act are waived under a court order, the Clerk of the Circuit Court may add to any unpaid assessments under this Act a delinquency amount equal to 5% of the unpaid assessments that remain unpaid after 30 days, 10% of unpaid assessments that remain unpaid after 60 days and 15% of the unpaid assessments that remain unpaid after 90 days. (705 ILCS 135/5-10(e))

INCARCERATION

- _____ day(s) in Kendall County Jail (See Imprisonment Order)
- _____ year(s) _____ month(s) in Illinois Department of Corrections _____ year(s) mandatory supervised release.
- Impact Incarceration Recommendation Extended Term Sentence per 730 ILCS 5/5-8-2 MSR per 730 ILCS 5/5-8-1(a)(6)
- Class X Sentencing per 730 ILCS 5/5-4.5-95(b) Truth-in Sentencing per 730 ILCS 5/3-6.3
- _____ weekend(s) to commence ____/____/____ at 6:00 p.m. plus \$20.00 per weekend fee (see Imprisonment Order)
 *** All weekends are consecutive and are from 6:00 p.m. on Friday to 6:00 p.m. on Sunday ***
- _____ day(s) periodic imprisonment (see Supplemental Sentencing Order) plus \$10.00 per day fee.
- Incarceration shall commence instanter. Incarceration shall commence on ____/____/____ at _____ a.m./p.m.
- No Day for Day Credit Day for Day Credit Credit for _____ actual days served from _____ to _____.

COUNSELING

- Shall complete evaluation within ____ days for Alcohol/Drug Anger Management Psychological _____ and successfully complete all recommended counseling and aftercare as a condition of probation.
- Shall complete Level ____ alcohol counseling per alcohol evaluation / subject to modification by alcohol evaluation.
- Shall complete an Illinois Certified Domestic Violence Counseling Program.
- Shall complete T.A.S.C. and all recommended aftercare as a condition of probation.

OTHER CONDITIONS

- _____ hour(s) of Public Service Work as arranged by Court Services.
- _____ days(s) on the (Global Positioning System) or SCRAM Program) at \$ _____ per day (See Supplemental Order)
- Shall have no contact/no harmful or offensive contact with _____
- Shall not enter upon the property of _____
- Shall refrain from direct or indirect contact with any street gang member(s).
- Register pursuant to: Sex Offender Registration Act (730 ILCS 150/2) Violent Offender Against Youth Act (730 ILCS 154/1)
- HIV (Human Immunodeficiency Virus) / STD (Sexually Transmitted Disease) testing (730 ILCS 5/5-5-3(g)).
- Shall submit a blood specimen for genetic marking purpose (730 ILCS 5/5-4-3).
- Shall submit to DNA Indexing (Felony only) plus \$250.00 fee (730 ILCS 5/5-4-3(a)).

- Said sentence shall run Concurrent Consecutive to the sentence imposed in _____ County, case number _____
- Defendant shall report and appear before this court for a status review on ____/____/____ at ____ a.m.

ALL TERMS AND CONDITIONS TO BE COMPLETED BY SAID DATE.

- Defendant waives personal service of a Petition to Revoke. A motor vehicle was used in the commission of a Felony Offense.
- The Court verifies that the offense(s) were/were not sexually motivated pursuant to 730 ILCS 154/86.
- The Defendant has been advised as to the penalties under the Federal Gun Control Act of 1968.
- The following cases and/or counts are hereby Nolle Prosequi: _____
- Other: Five (5) counts reduced to judgment.

2-23-2021
Date

[Redacted Signature]
Judge

I am the Defendant and I have read and understand this Sentencing Order.

Signature of Defendant

Eric C. Weis
State's Attorney



**Office of the
State's Attorney
Kendall County, Illinois**

Kendall County Courthouse
807 W John St.
Yorkville, IL 60560

Main (630) 553-4157
Fax (630) 553-4204

September 16, 2022

Debbie Gillette
Kendall County Recorder
111 W. Fox St.
Yorkville, IL 60560


RE: Judgment Lien
NAME: Jose A. Martinez
ADDRESS: 1038 Harvey Road. Oswego, IL 60543
PIN: 03-12-100-004, 03-12-100-013

Dear Ms. Gillette:

Enclosed, please find certified copies of the judgments that were entered in the Twenty-Third Judicial Circuit of Illinois, Kendall County. The judgments were entered against the above named persons. Please record the enclosed judgments as judgment liens against the above referenced property.

If you have any questions, feel free to give me a call. Thank you in advance for your assistance in this matter.

Sincerely,


Brandan Rissman
Assistant State's Attorney
Kendall County, Illinois

Enclosures

2022 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V22-001	Aguilar	03-07-277-001	20 Shore Ct.	Marina Village	Parking on Lawn	11/9/2021	1/23/2022			2/9/2022
V22-002	Jones	03-05-279-020	44 Briarcliff Rd.	Boulder Hill	Illegal fence height	8/6/2021	1/23/2022			4/27/2022
V22-003	Cabrera	03-04-306-027	44 Hampton Rd.	Boulder Hill	Multiple Violations	8/3/2021	1/23/2022			5/9/2022
V22-004	Lemaster	03-04-253-024	16 Winrock Rd.	Boulder Hill	Inoperable Vehicles	8/18/2021	1/23/2022		11/8/2022	11/23/2022
V22-005	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Trailer parking	11/22/2021	1/23/2022			4/22/2022
V22-006	Haehlen	03-04-277-011	235 Fernwood Rd.	Boulder Hill	RV parking	11/24/2021	1/23/2022			2/24/2022
V22-007	Joquin	03-27-377-015	2543 Simons Rd		Banquet facility	11/15/2021			5/16/2022	5/17/2022
V22-008	Bilek	01-34-300-008	14824 Millhurst Rd		Air B&B	1/3/2022	3/11/2022			2/24/2022
V22-009	VOID									
V22-010	Faulkner	03-26-100-004	1539 Collins Rd.		Multiple Violations	7/13/2021	8/4/2021			Ongoing
V22-011	Amstadt	02-35-380-001	7796 Madeline Dr.	FOFC	RV parking	5/24/2022	6/24/2022		9/7/2022	10/18/2022
V22-012	Gomez	09-27-200-004	2511 Wildy Rd.		Stormwater	8/1/2022	1/9/2023			Court Nov
V22-013	Utility Dyn	03-07-227-002	5327 Light Rd.		Stormwater	9/8/2022	10/11/2022			9/19/2022

Court 1/10/23

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgefield Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besiri Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	Franzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Navarro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020			7/6/2020
20-010	Drake	05-18-300-005	8751 C. E. Highpoint Rd	Highpoint Hills	Operating Business in R-2	1/28/2020	3/6/2020			12/3/2020
20-011	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited Commercial truck	1/31/2020	2/29/2020			3/11/2020
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Crisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebohd Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	4/28/2020	5/29/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugatuck Estate	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox lawn	Multiple Violations	6/15/2020	12/31/2020			Eviction process
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Anich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%Jarrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	7/24/2020	9/3/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126		Deck - No permit	8/20/2020	10/23/2020			10/20/2020
20-032	Gates / Cox Landscaping	02-27-151-003	9000 Route 34	Bakers	Possible Landscaping Business	8/20/2020	10/19/2020			1/21/2021
20-033	Oliver/Balog	03-26-300-007	Lot 22	Red Hawk Landing	Possible Gun Range	8/26/2020	9/28/2020			9/28/2020
20-034	Staudacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/16/2020	10/19/2020			10/16/2020
20-035	Wieschhaus	02-21-200-028			Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Driveway - No Permit	10/7/2020	10/21/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			1/11/2021
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle Infr-6	10/22/2020	1/8/2021			1/14/2021
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020

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Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
12/2/2021	09-13-200-006	195 Route 52 Minnoka	Boulder Hill	Inoperable Vehicles & Pile of dirt	12/13/2021	Ag Building - Backfill per MA		12/20/2021
12/2/2021	03-04-408-041	124 Longbeach Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	12/22/2021	Truck in setback - trailer removed		12/20/2021
12/6/2021	03-04-378-039	43 Saugateck Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	30 Day Warning Notice Reg & Cert	10/21/2022	Closed
12/17/2021	03-04-152-013	22 Greenbhar Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	Improvmt-5/4/22 Junk&Debris & Trailer removed	6/3/2022	6/8/2022
12/8/2021	03-04-477-038	80 Springdale Rd. Montgomery	Boulder Hill	Parking on lawn 8/22 Inspect of 2 motorcycles	12/11/2021	1/25 Warning Notice Reg & Cert	8/22/2022	9/15/2022
12/13/2021	03-05-430-019	42 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	30 day warning 1/24/2022	2/24/2022	3/9/2022
12/16/2021	06-13-176-003			Multiple Violations	10/17/2022	Requesting Meeting	1/9/2023	
12/16/2021	03-05-429-031	37 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	Trailer removed		2/8/2022
12/16/2021	02-35-381-004	5879 Danielle Lane Yorkville	Fields of Farm Colony	3 trailers in front yard setback	1/6/2022	30 day warning 1/13/2022		2/18/2022
12/16/2021	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	30 day warning 1/24/2022		3/9/2022
12/20/2021	06-02-177-003	7 Cherokee Dr. Oswego	Oswego Plains	Building w/ permit	12/20/2021	BP applied for #04-2022-029		1/5/2022
12/20/2021	03-18-402-003	19 N. Cherry Dr. Oswego	Owners 2nd Sub	Junk & Debris	1/6/2022, 1/23/2022	No change	3/21/2022	9/30/2022
12/21/2021	03-04-428-011	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	1/6/22, 5/24/22	No changes-Osw Code taking action		7/25/2022
12/28/2021	03-04-406-004	49 Winrock Rd. Montgomery	Boulder Hill	Prohibited Trailer parking	1/6/22, 1/23/22	No change	4/12/2022	4/12/2022
12/29/2021	03-04-305-026	22 Wyndham Dr. Montgomery	Boulder Hill	Junk & Debris	1/6/2022	Debris has been removed		1/19/2022
1/5/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	Burnt car / trailer		4/14/2022
1/5/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	1/6/2022	Gravel Drive Grandfathered in		1/19/2022
1/5/2022	02-34-204-004	80 Riverside St. Yorkville	Fox River Gardens	Tent	12/21/2021	Forwarded to Matt A for response		1/19/2022
1/6/2022	02-35-380-006	7966 Madeline Dr. Yorkville	FOFC	RV parked in front yard since 12/10/2021	1/5/2021	RV still driveway - fly setback	1/21/2022	1/21/2022
1/14/2022	03-04-253-010	44 Ingleshire Rd. Montgomery	Boulder Hill	Junk & Debris	1/23/2022	House seems empty	4/12/2022	4/12/2022
1/14/2022	02-35-380-006	5703 Fields Dr. Yorkville	FOFC	Trailer in front yard setback	2/28/2022	Removed	2/3/2022	3/8/2022
1/14/2022	05-18-226-002	8115 E. Highpoint. Rd.		Trucking Business	1/23/2022	Several Trucks Parked		3/8/2022
1/14/2022	05-03-200-027	8250 Route 71 Yorkville		Drive Lane not hard surface per SU approval	1/18/2022	Forwarded to Matt A for response	2/18/2022	2/22/2022
1/18/2022	01-19-200-009	17660 Sedgewick Rd. Sandwvich		Possible residence in Barn	1/18/2022	Building permit applied for		2/2/2022
1/19/2022	05-04-300-033	9600 Route 71		Junk & Debris	1/19/2022	Unable to observe blowing J & D		1/20/2022
1/26/2022		behind 421 Hazeltine Way		Junk & Debris	1/27/2022	No Debris or Carbage observed		1/27/2022
2/3/2022	03-05-401-003	81 Boulder Hill Pass	Boulder Hill	Occupying a structure w/o C of O	2/9/2022	Applied for Permit		3/8/2022
2/4/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	No RV on site		3/9/2022
2/7/2022	03-04-256-020	51 Hunter Dr. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop		2/15/2022
2/7/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	Tow vehicle, trailers, cars, hauler	4/13/2022	4/13/2022
2/7/2022	03-04-378-019	83 Pueblo Rd. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop		2/15/2022
2/16/2022	02-24-228-001	8 Riverview Ct. Oswego	Riverview Heights	Remodel bathroom w/o permit	2/18/2022	No Evidence of violation		2/18/2022
2/22/2022	05-03-200-027	8250 Route 71 Yorkville		Driveway not asphalted per Ord. 2014-21		MA	5/1/2023	
2/24/2022	02-35-301-003	339 Austin Ct. Yorkville	Fields of Farm Colony	Box truck	3/7/2022	30 day warning		4/14/2022
2/24/2022	03-08-202-008	54 Circle Dr. W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	No RV on site		3/9/2022
2/24/2022	03-05-453-007	141 Boulder Hill Pass Montgomery	Boulder Hill	POD in driveway	3/9/2022	No POD on site		3/9/2022
2/28/2022	02-36-300-014	5626 Minkler Rd. Yorkville	Squaw Valley	Trailer in driveway	3/7/2022	No violation		3/7/2022
3/1/2022	02-21-151-005	30 Patricia Ln. Yorkville	Richard Blackberry Estates	Inoperable Vehicle-green truck	3/7/2022		4/13/2022	4/13/2022
3/7/2022	03-04-154-002	37 Woodridge Rd. Montgomery	Boulder Hill	Junk & Debris	3/9/2022	30 day warning		4/12/2022
3/2/2022	02-28-403-005	804 McHugh Rd. Yorkville	Boulder Hill	Multiple Violations	3/7/2022	Moved from setback and used for family time	4/8/2022	4/14/2022
3/9/2022	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations	3/9/2022	30 day warning	4/12/2022	5/18/2022
3/9/2022	03-04-351-001	25 Hampton Rd. Montgomery	Boulder Hill	Illegal POD in driveway	5/23/2022	Removed		5/23/2022
3/10/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Possible Auto repair business	2/12 & 3/9	Tow vehicle, trailers, cars, hauler	4/10/2022	Closed
3/11/2022	07-07-200-022	13297 Fennel Rd. Newark		Possible barndominium	3/15/2022	Single family home Bpp# 01-00-160		3/16/2022
3/16/2022	03-04-181-010	48 Pembroke Rd. Montgomery	Boulder Hill	Possible Boarding house	4/12/2022	Not enough evidence	4/12/2022	4/12/2022
3/23/2022	02-04-458-001	3 Wembley Rd. Montgomery	Boulder Hill	Trailer Parking	4/12/2022		4/12/2022	4/12/2022
3/23/2022	02-15-302-001	2 South Street Bristol		Multiple Violations	9/30/2022	30 Day Warning Notice Reg & Cert	11/19/2022	11/28/2022
3/29/2022	09-28-300-008	16924 O'Brien Rd Minnoka		Possible Landscaping business		Not enough evidence		8/12/2022
4/1/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	Multiple Violations	4/12/2022	Numerous warning notices	8/27/2022	8/23/2022
4/8/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Junk & Debris	4/13/2022	30 day warning		5/18/2022
4/8/2022	03-35-200-003	1126 Simons Rd. Oswego		Short term rental- banquet facility	4/25/2022	30 day warning		5/25/2022

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4/12/2022	09-35-200-005	17045 Ridge Rd. Minnooka	Boulder Hill	Multiple Violations	4/20/2022	30 day warning	7/5/2022	6/2/2022
4/12/2022	03-04-376-003	76 Circle Dr. E. Montgomery	Boulder Hill	Junk & Debris	4/14/2022	No violation	7/5/2022	4/14/2022
4/12/2022	02-11-101-007	65 E Larkspur Ln. Bristol	Willowbrook	Pool-open pit in backyard	4/20/2022	30 Day warning notice	7/5/2022	7/6/2022
4/12/2022	03-04-478-022	52 Eastfield Rd. Montgomery	Boulder Hill	Junk & Debris	4/12/2022	30 day warning	5/25/2022	5/25/2022
4/12/2022	03-04-479-032	52 Sonora Dr. Montgomery	Boulder Hill	Ambulance parked in driveway	4/12/2022	Removed	5/12/2022	4/25/2022
4/13/2022	06-08-101-011	7126 Roberts Ct. Oswego	Grove Estates	Zoning Violation - Airbhb	4/13/2022	MA - 30 day warning	5/16/2022	4/19/2022
4/20/2022	03-04-303-029	40 Mammel Rd. Montgomery	Boulder Hill	Unsafe Structure	4/22/2022	No Property Maintenance Code	4/22/2022	4/28/2022
4/25/2022	01-16-201-003	15416 Miller Rd. Plano		Multiple Violations	4/27/2022	Not enough evidence	8/1/2022	8/3/2022
4/25/2022	04-13-277-005	8450 W Highpoint Rd. Yorkville		Junk & Debris	5/4/2022	Onsite meeting 5/17/22	8/1/2022	8/3/2022
4/25/2022	04-13-226-004	61 Cotswold Dr. Yorkville		Inoperable Vehicle	5/4/2022	Can't prove inoperable	5/27/2022	5/27/2022
4/26/2022	06-02-177-001	73 Cotswold Plains Dr. Oswego	Oswego Plains	2 Horses	4/27/2022	No Horses	4/28/2022	4/28/2022
4/27/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	Fence debris after storm	5/3/2022	No violation	5/3/2022	5/3/2022
5/3/2022		Fernwood Rd. Montgomery	Boulder Hill	Semi tractor trailer	5/3/2022	Using to move	5/3/2022	5/3/2022
5/4/2022	05-08-403-002	12 Ronhill Rd. Yorkville	Ronhill	Pool - No fence	5/6/2022	BP 12-2022-092 in progress	5/9/2022	5/9/2022
5/5/2022	03-04-378-039	43 Saugstuck Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/5/2022	03-04-477-024	52 Springdale Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/5/2022	03-04-306-024	38 Hampton Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/5/2022	02-35-382-008	5812 Danielle Ln. Yorkville	FOFC	Trailer in F-yard setback	5/10/2022	No violation	5/10/2022	5/10/2022
5/9/2022	03-05-430-031	9 Seneca Dr. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/10/2022	04-16-351-005	8942 Wilcox Ct. Millbrook	Estates of Millbrook	Pool encroachment	5/17/2022	Pool is min. 5' from property line	5/24/2022	5/24/2022
5/10/2022	09-18-300-017	British Rd. Minnooka		Illegal dumping	5/16/2022	Removed	5/16/2022	5/16/2022
5/10/2022	01-10-301-003	1700 Little Rock Rd. Plano	Snyder	Banquet Facility	Several	No Evidence - Neighbor will monitor	6/1/2022	6/1/2022
5/11/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice	7/11/2022	7/11/2022
5/18/2022	03-04-180-002	115 Fernwood Rd. Montgomer	Boulder Hill	Driveway - No Permit	5/31/2022	No violation	5/31/2022	5/31/2022
5/18/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/25/2022	ZBA allowed parking on gravel	5/25/2022	5/25/2022
5/18/2022	03-09-152-019	14 Ridgfield Rd. Montgomery	Boulder Hill	Trailer Parking	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/18/2022	03-05-404-009	118 Boulder Hill Pass	Boulder Hill	RV Parked in grass	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/18/2022	03-04-352-002	21 Durango Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	5/25/2022	30 Day warning notice	8/11/2022	8/31/2022
5/18/2022	03-04-477-002	99 Longbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/19/2022	03-08-305-025	20 Wyndham Dr. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice	1/9/2023	1/9/2023
5/19/2022	03-02-227-032	15 Old Post Rd. Montgomery	Boulder Hill	Driveway-no permit	5/25/2022	Driveway permit not required	8/12/2022	8/12/2022
5/20/2022	03-04-408-035	112 Longbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice	10/20/2022	10/20/2022
5/20/2022	03-04-252-003	55 Ingleshire Rd. Montgomery	Boulder Hill	Possible remodel w/o permit	5/26/2022	30 Day warning notice	5/30/2022	5/30/2022
5/20/2022	03-04-307-025	34 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle	5/25/2022	30 Day warning -wrong address	7/1/2022	10/5/2022
5/24/2022	03-17-102-011	2245 Route 31. Oswego	Herrrens Riverlview Add	Commercial Vehicle parking	5/25/2022	Unable to locate commercial vehicle	6/9/2022	6/9/2022
5/24/2022	03-05-454-013	7 Curtmar Ct. Montgomery	Boulder Hill	Sealcoating business	5/25/2022	Met w/owner - Home Occupation	6/8/2022	6/8/2022
5/24/2022	03-04-180-004	121 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F-yard setback	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	03-04-256-026	138 Fernwood Rd. Montgomery	Boulder Hill	Camper parked in F-yard setback	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	03-04-376-039	50 Sierra Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/23/2022	30 Day notice for parking	6/23/2022	6/24/2022
5/24/2022	03-04-428-011	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	02-35-380-001	7796 Madeline Dr. Yorkville	FOFC	RV Parked in F/Y setback	Multiple	30 Day warning notice	6/23/2022	Citation 7/11/22
5/24/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	Trailer in Front Yard setback	5/23/2022	30 Day warning notice	6/23/2022	Citation 7/11/22
5/26/2022	03-04-478-005	51 Springdale Rd. Montgomery	Boulder Hill	Mechanic Shop	5/25/2022	Site visit w/owner-business not operational	6/8/2022	6/8/2022
5/31/2022	08-11-227-002	13205 Church Rd. Minnooka	Platville	Investigate per June	8/3/2022	No Violation found	8/3/2022	8/3/2022
5/31/2022	09-12-103-006	6772 Chicago Rd. Yorkville	Platville	Investigate per June	8/3/2022	No Violation found	8/3/2022	8/3/2022
5/31/2022	08-01-451-005	6363 Chicago Rd. Yorkville	Platville	Investigate per June	8/3/2022	No Violation found	8/3/2022	8/3/2022
5/31/2022	03-07-402-014	168 Dolores St. Oswego	Shore Heights	Car Repair business	6/7/2022	No evidence found of auto repair	6/9/2022	6/9/2022
5/31/2022	05-09-300-015	7789 Route 47 Yorkville	Walz	Remodel & Change of Occup w/o permit	6/14/2022	Met w/owner-Prop for sale	8/19/2022	9/27/2022
5/31/2022	03-05-432-010	24 Seneca Dr. Montgomery	Boulder Hill	Trailer in F-yard setback	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/31/2022	03-05-476-020	15 Codorus Rd. Montgomery	Boulder Hill	Boat in F-yard setback	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/31/2022	08-01-452-019	6366 Chicago Rd. Yorkville		Junk & Debris	8/3/2022	30 Day warning notice	9/4/2022	9/13/2022
5/31/2022	08-12-103-001	6986 Chicago Rd. Minnooka		Junk & Debris	8/3/2022	30 Day warning notice	1/20/2023	1/20/2023

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6/1/2022	03-04-378-039	43 Saugatuck Rd. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice	1/20/2023	7/1/2022
6/2/2022	03-04-479-023	113 Saugatuck Rd. Montgomery	Boulder Hill	Landscape business	6/21/2022	30 Day warning notice		7/1/2022
6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/9/2022	Sent email for location to view or hear		6/21/2022
6/6/2022	03-05-454-031	9 Creve Ct. Montgomery	Boulder Hill	Pool - No Permit	6/8/2022	30 day warning notice		8/25/2022
6/6/2022	02-28-301-002	207 Georgiana St. Yorkville	Country/side	Junk & Debris	6/13/2022	People moving-waiting for garbage p/u		6/13/2022
6/6/2022	03-04-477-038	80 Springdale Rd. Montgomery	Boulder Hill	Multiple Violations	5/25/2022	30 day warning notice		7/6/2022
6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/21/2022	Unable to see or hear rooster		6/21/2022
6/7/2022	09-18-300-017	Brislin Rd. Minooka	Boulder Hill	Fill / Debris	6/14/2022	Dirt fill placed-SW permit not required		6/15/2022
6/10/2022	03-04-377-010	65 Sierra Rd. Montgomery	Boulder Hill	Chickens/Rooster in R-6	6/21/2022	2nd notice 7/27/2022		8/2/2022
6/12/2022	03-17-102-011	2245 Route 31 Oswego	Herrns River/View Add	Fire - 2 apartments & out building	6/13/2022	Letter to contact for Fire Rest. Permit		1/9/2023
6/13/2022	03-04-376-023	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice		7/13/2022
6/16/2022	02-21-178-001	3416 N Route 47 Yorkville	FOFC	Tall grass		Referred to Bristol Township		6/17/2022
6/24/2022	05-02-101-002	324 Austin Ct. Yorkville	FOFC	Pool- fence still not finished	6/27/2022	Fence being installed		6/28/2022
6/23/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Sheds - No Permit	6/24/2022	30 Day Warning		8/3/2022
6/24/2022	02-15-157-003	8 Grove St. Bristol	Vil of Huntsville	Porch addition w/o permit	6/24/2022	10 day final warning		9/12/2022
7/1/2022	03-23-277-004	3428 Roth Rd. Oswego		Condition 10 Special Use	8/3/2022	Letter to discuss conditions		12/9/2022
7/1/2022	04-16-129-001	8 N Hudson St. Millbrook	Vil of Millbrook	Repair-Used car business	7/19/2022	Vehicle operable/RV not occupied		8/19/2022
7/1/2022	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Landscape Business	7/26/2022	30 Day warning notice		8/27/2022
7/1/2022	03-09-153-015	31 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/7/2022	No grass parking observed		7/17/2022
7/1/2022	03-05-401-003	67 Boulder Hill Pass Montgomery	Boulder Hill	Change of Occupancy	7/7/2022	Change of Occupancy - No Permit		8/11/2022
7/1/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business				8/2/2022
7/1/2022	03-09-153-014	29 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/7/2022	30 Day warning notice		8/11/2022
7/1/2022	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/7/2022	30 Day warning notice		8/11/2022
7/6/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	7/7/2022	No evidence		7/8/2022
7/7/2022	03-04-306-005	59 Circle Dr. E Montgomery	Boulder Hill	Multiple Violations	7/7/2022	30 Day Warning Notice		11/29/2022
7/8/2022	05-02-102-002	317 Fields Dr. Yorkville	FOFC	Trailer in F-yard setback	7/13/2022	30 Day Warning Notice		8/15/2022
7/11/2022	02-16-228-012	43 West St. Bristol		Roosters in R-3 zoning	7/11/2022	Not able to find evidence of rooster		7/11/2022
7/11/2022	09-15-300-016	14565 Jughandle Rd. Minooka		Residence in Barn		A-1 Home occupation-see notes		10/28/2022
7/11 & 03/1/2022	09-22-200-016/ 030	2335 Bell Rd. Minooka	Franshir Acres	Tree Business - R-1 zoning	10/28/2022	Incorrect PIN#		12/1/2022
7/12/2022	03-04-306-004	15100 Jughandle Rd. Minooka	Aux Sable Oaks	Residence in Barn		Hobby Shop-not residence		10/28/2022
7/12/2022	03-04-306-004	57 Circle Dr. E Montgomery	Boulder Hill	Multiple Violations	8/3/2022	Eviction process started		1/9/2023
7/12/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Tattoo business	7/20/2022	No Evidence		7/20/2022
7/12/2022	03-04-352-020	170 Boulder Hill Pass Montgomery	Boulder Hill	Rec Trailer in F/Y setback	7/20/2022	30 Day warning notice		8/27/2022
7/12/2022	03-05-404-018	136 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/20/2022	30 Day warning notice		8/31/2022
7/15/2022	03-04-307-025	34 Longbeach Rd. Montgomery	Boulder Hill	Box Truck-Commercial Vehicle	10/21/2022	30 Day Warning Notice Reg & Cert		11/28/2022
7/18/2022	02-35-301-001	330 Austin Ct. Yorkville	FOFC	Trailer in F/Yard setback	7/28/2022	30 Day warning notice		8/2/2022
7/20/2022	09-27-200-004	2511 Wildir Rd. Minooka		Fill in Floodplain	7/19/2022	Matt- email - Brian notes		8/20/2022
7/20/2022	03-04-306-027	44 Hampton Rd. Montgomery	Boulder Hill	Business - Tumble stand	7/20/2022	KCHHD is investigating		7/20/2022
7/20/2022	03-04-305-022	14 Wymtham Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	No Semi Truck		9/22/2022
7/20/2022	03-04-306-005	59 Circle Dr. E Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022			1/20/2023
7/20/2022	03-04-326-005	52 Marnel Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Not on site		9/22/2022
7/20/2022	03-04-329-019	45 Whitney Way Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Not on site		9/22/2022
7/20/2022	03-04-408-003	106 Tealough Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	30 Day Warning Notice Reg & Cert		10/26/2022
7/20/2022	03-04-377-019	39 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	8/31/2022	Owner changed - Removed		8/31/2022
7/20/2022	03-05-428-020	20 Hampton Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	30 Day Warning Notice Reg & Cert		11/5/2022
7/20/2022	03-05-279-010	4 Knollwood Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/27/2022	30 Day Warning Notice Reg & Cert		11/15/2022
7/25/2022	03-02-400-003	8 Circle Dr East Montgomery	Boulder Hill	Trailer in F/Yard setback	7/26/2022	30 Day warning notice		8/2/2022
7/25/2022	03-02-400-008	1250 Route 34 Oswego		Noise - Disco club or trucking company	8/4/2022	No Violation		8/23/2022
7/25/2022	03-04-428-015	32 Sonora Dr. Montgomery	Boulder Hill	Junk & Debris	7/26/2022	30 Day warning notice		10/3/2022
7/25/2022	03-04-302-004	24 Hampton Rd. Montgomery	Boulder Hill	Parking on non approved surface	7/25/2022	30 Day warning notice		8/27/2022
7/26/2022	07-21-300-001	15919 Route 52 Newark		Multiple Violations	10/21/2022	Removed all violations		8/31/2022
7/26/2022	04-31-452-008	11850 Fox River Dr. Newark		Poss residence in portable home	8/8/2022	30 Day warning notice		10/21/2022
7/26/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	7/26/2022	No chickens-no permit req for rubbermaid shed		3/1/2023

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7/28/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	re-opened	3/1/2023	10/4/2022
7/28/2022	03-12-204-005	26 Gastville Aurora	Gastville Acreage	Business in R-3 Zoning	See notes	8/2/2022	10/24/2022
7/28/2022	05-02-202-002	6018 Audrey Ave. Yorkville	Rosehill	Structure roofed - pergola	9/22, 9/27/2022	15 day notice to contact office	10/20/2022
8/1/2022	03-04-404-016	132 Boulder Hill Pass Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	7/29, 9/12, 9/27	30 Day Warning Notice Reg & Cert	11/5/2022
8/1/2022	03-18-428-005	39 Surrey Rd. Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	8/4/2022	30 Day Warning 2 addresses - reg & cert	11/15/2022
8/2/2022	03-04-151-010	5200 US Hwy 34 Oswego	Owners	Multiple Violations	8/2/2022	30 Day warning - reg & cert	10/4/2022
8/3/2022	01-35-100-003	62 Fernwood Rd. Montgomery	Boulder Hill	Fence	8/2/2022	Fence - debris	8/2/2022
8/4/2022	03-07-402-014	13524 C Hale Rd. Plano	Shore Heights	Building w/o permit	8/5/2022	30 Day warning notice-reg & cert	9/5/2022
8/5/2022	03-12-204-005	168 Dolores St. Oswego	Shore Heights	Auto Repair business	8/5/2022	Unable to confirm business	8/8/2022
8/5/2022	03-04-328-008	26 Gastville Aurora	Gastville Acreage	4 Violations	8/5/2022	30 Day warning notice-reg & cert	9/5/2022
8/12/2022	01-16-476-004	31 Chatham Pl. Montgomery	Boulder Hill	Chickens	8/8/2022	Unable to confirm chickens	8/8/2022
8/16/2022	06-02-226-001	31 S. Linden Dr. Plano	Meierbrook	Post Garage reno to living quarters	8/29/2022	Did not observe any PBZ violations	8/29/2022
8/22/2022	01-16-427-001	1210 Plainfield Rd. Oswego	County Clerks	Dir Piles	8/29/2022	Void-Not a violation of stormwater	9/16/2022
8/23/2022	03-07-403-006	N Linden Dr. Plano	Meierbrook	Multiple Violations	8/31/2022	Did not observe any PBZ violations	8/29/2022
8/23/2022	03-05-429-031	177 Dolores St. Oswego	Shore Heights	Semi tractor trailer	8/31/2022	Did not observe any PBZ violations	8/31/2022
8/23/2022	01-09-428-003	37 S Bereman Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	8/30/2022	No Truck	9/21/2022
8/23/2022	03-05-429-004	23 Coffman Ln. Plano	Boulder Hill	Post Business & Building w/o permit	8/30/2022	30 Day Warning Notice Reg & Cert	9/30/2022
8/24/2022	01-35-430-005	10 Greenfield Rd. Montgomery	Boulder Hill	Boat in FY & on non approved surface	8/30/2022	Met w/ owner-agreed to apply BP & HO	11/21/2022
8/24/2022	01-35-429-002	64 Blachhawk Springs Dr. Plano	Blachhawk Springs	Abandoned property	8/29/2022	30 Day Warning Notice Reg & Cert	9/30/2022
8/24/2022	03-08-280-032	70 Blachhawk Springs Dr. Plano	Blachhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations	8/29/2022
8/25/2022	03-16-176-006	14 Barclay Ct. Montgomery	Boulder Hill	Shed - Remodel to living qtrs	8/30/2022	Did not observe any PBZ violations	9/30/2022
8/26/2022	03-04-306-001	Wolfs Crossing Rd. Oswego	Fox Bend Estates	Construction	8/26/2022	Determined not be a violation	9/22/2022
8/29/2022	01-29-101-003	51 Circle Drive E. Montgomery	Boulder Hill	Trash	8/26/2022	Did not observe any PBZ violations	8/30/2022
8/29/2022	03-05-280-017	157 Woodland Dr. Plano	Sugar Brook	Building w/o Permit	9/14/2022	Referred to HHS	8/31/2022
9/7/2022	05-09-154-001	6111 Audrey Ave Yorkville	Rosehill	Dump Truck, trailer & bobcat in FY & junk	9/14/2022	No Evidence of construction	9/14/2022
9/7/2022	No address - blh	12 Greenbriar Rd. Montgomery	Boulder Hill	Possible ATRNB		Not a violation	9/8/2022
9/7/2022	03-20-400-018	Braeburn Montgomery	Boulder Hill	Junk & Debris	9/14/2022	Removed	9/8/2022
9/7/2022	05-09-154-001	7344 Grove Rd. Oswego	Boulder Hill	Illegal Pool Business	9/8/2022	30 Day Warning Notice Reg & Cert	10/16/2022
9/7/2022	05-21-300-006	7344 Route 47 Yorkville	Boulder Hill	Cars parked in setback	9/8/2022	30 Day Warning Notice Reg & Cert	10/16/2022
9/8/2022	03-04-307-001	9513 Walker Rd. Yorkville	Boulder Hill	Inoperable Vehicle	9/8/2022	Cars not parked in ROW	9/27/2022
9/8/2022	03-04-305-023	62 Circle Dr. E. Montgomery	Boulder Hill	Junk & Debris	9/8/2022	30 Day Warning Notice Reg & Cert	1/13/2023
9/12/2022	06-04-400-005	16 Wyntham Dr. Montgomery	Boulder Hill	Trucking Business	9/27/2022	Requesting Meeting	1/13/2023
9/13/2022	03-09-152-001	33 Bonnie Lane Yorkville	Willmans	Possible ATRNB		MA	Closed
9/13/2022	03-04-351-006	39 Hampton Rd. Montgomery	Boulder Hill	Commercial Vehicle	9/22/2022	30 Day Warning Notice Reg & Cert	10/26/2022
9/14/2022	06-07-129-007	5753 Whitetail Ridge Dr.	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	06-07-228-007	7386 Fairway Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	05-12-277-004	7102 Golfview Ct. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	05-12-277-005	7372 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	05-12-277-005	7221 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	11/2/2022
9/14/2022	05-06-450-004	5537 Whitetail Ridge Dr.	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	05-12-276-004	7509 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	05-12-276-003	7485 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	05-12-276-002	7461 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022
9/14/2022	03-04-451-015	7437 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	9/21/2022
9/14/2022	03-04-307-001	13 Pomeroy Dr. Montgomery	Boulder Hill	Inoperable Vehicle	10/7 & 10/18	30 Day Warning Notice Reg & Cert	10/23/2022
9/14/2022	08-19-300-005	62 Circle Dr. E. Montgomery	Boulder Hill	Inoperable Vehicle	9/7/2022	30 Day Warning Notice Reg & Cert	1/13/2023
9/15/2022	05-02-201-005	Route 52-Libson Rd Newark	Rosehill	Stormwater - MA	9/19/2022	30 Day Warning Notice Reg & Cert	MA 10/21/2022
9/16/2022	03-05-276-010	6111 Audrey Ave Yorkville	Boulder Hill	Multiple Violations	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022
9/16/2022	03-05-229-004	28 N Bereman Rd. Montgomery	Boulder Hill	RV in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022
9/16/2022	03-05-229-006	24 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022
9/16/2022	03-04-376-003	28 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	12/16/2022
9/16/2022	03-04-376-003	76 Circle Dr E. Montgomery	Boulder Hill	Junk & Debris	9/19/2022	30 Day Warning Notice Reg & Cert	1/13/2023
9/16/2022	03-04-408-014	128 Tealwood Rd. Montgomery	Boulder Hill	Boat in F/Y setback	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022

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9/16/2022	06-02-226-001	1210 Plainfield Rd. Oswego	County Clerks	Fill being placed in creek	9/16/2022	30 Day Warning Notice Reg & Cert	Matt A 10/14/22	10/14/2022
9/19/2022	02-35-380-006	5703 Fields Dr. Yorkville	FOFC	Multiple Violations	9/22 & 9/27	30 Day Warning Notice Reg & Cert	10/30/2022	11/2/2022
9/19/2022	03-19-176-004	5505 Route 71 Oswego		Site Dev in Floodplains/wetlands- No Permit	9/16/2022	MA 30 Day Warning Notice Reg & Cert	1/17/2023	
9/19/2022	03-04-456-004	4160 Steam Mill Ct. Oswego	Boulder Hill	Possible remodel w/o permit	9/22/2022	No permit required at this time	10/26/2022	10/4/2022
9/20/2022	03-08-201-012	82 Saugatuck Rd. Montgomery	Boulder Hill	Junk & Debris	9/22/2022	30 Day Warning Notice Reg & Cert	10/28/2022	9/28/2022
9/20/2022	02-15-251-006	23 N Royal Oaks Dr. Bristol	Woods of Blackberry oaks	Inoperable Vehicle	9/22/2022	30 Day Warning Notice Reg & Cert	10/27/2022	10/28/2022
9/21/2022	01-23-200-028	13349 A Faxon Rd. Plano		Construction w/o permit	9/22/2022	MA 30 Day Warning Notice Reg & Cert	10/28/2022	9/22/2022
9/21/2022	06-04-400-005	6909 Schlapp Rd. Oswego		Trucking Business	9/27/2022	15 day notice to contact office	11/28/2022	11/28/2022
9/21/2022	06-09-400-004	E. Scholhouse Rd.		Site Dev - Fill - No permit	9/27/2022	MA - 30 day warning	11/5/2022	11/17/2022
9/21/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Trailer in F/Y setback & non approved surface	9/27/2022	No Violation present	11/5/2022	9/27/2022
9/21/2022	03-04-456-001	3 Wembley Rd. Montgomery	Boulder Hill	Parking on non approved surface	9/27/2022	30 Day Warning Notice Reg & Cert	11/5/2022	11/15/2022
9/22/2022	03-04-429-001	23 Sonora Dr. Montgomery	Boulder Hill	Boat & Trailer in ROW	9/27/2022	30 Day Warning Notice Reg & Cert	11/5/2022	11/15/2022
9/23/2022	03-04-428-001	162 Heathgate Rd. Montgomery	Boulder Hill	Multiple Violations	9/27/2022	30 Day Warning Notice for Junk & Debris	1/16/2023	11/15/2022
9/23/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	RV Parking	9/27/2022	30 Day Warning Notice Reg & Cert	11/5/2022	11/15/2022
9/26/2022	03-04-306-005	59 Circle Dr. E. Montgomery	Boulder Hill	Semi tractor trailer	9/26/2022			Closed
9/26/2022	03-04-306-028	46 Hampton Rd. Montgomery	Boulder Hill	Construction Business	9/27/2022	30 Day Warning Notice Reg & Cert	11/5/2022	11/15/2022
9/26/2022	03-05-430-046	39 Seneca Dr. Montgomery	Boulder Hill	Commercial Veh, Inoper Veh & Junk & Debris	9/27/2022	30 Day Warning Notice Reg & Cert	1/13/2023	10/5/2022
9/28/2022	02-34-151-005	82-84 Quinsey Lane Yorkville	Nelson J Quinsey	Abandoned property, junk & debris	9/30/2022	Not occupied-no prop maintenance code		10/5/2022
9/29/2022	04-27-100-003	14886 Walker Rd. Newark		Storage Business & Billboard	9/30/2022	Certified letter sent 10/20/2022 - MA	11/21/2022	11/21/2022
9/29/2022	01-14-177-001	8 Schomer Ln. Plano	Schomer Estates	Landscaping Business	9/30/2022	30 Day Warning Notice Reg & Cert	11/19/2022	11/23/2022
9/29/2022	02-13-478-000	20 Center Dr. Oswego	Riverview Heights	Construction Equipment in Front yard	10/21/2022	Excavator removed	11/21/2022	10/21/2022
9/29/2022	03-08-227-006	58 Codorus Rd. Montgomery	Boulder Hill	RV parked in Front yard setback	10/7/2022	30 Day Warning Notice Reg & Cert	11/12/2022	11/17/2022
9/29/2022	03-22-400-002	Audrey Ave Yorkville	Fields of Farm Colony	Construction - fill behind houses	9/30/2022	Septic Repair per HHS	11/12/2022	10/4/2022
9/30/2022	03-22-400-002	2292 Woolley Rd. Oswego		Landscape business	10/7/2022	No Business		10/7/2022
10/3/2022	03-04-376-040	52 Sierra Rd. Montgomery	Boulder Hill	Container in Front yard setback	10/7/2022	30 Day Warning Notice Reg & Cert	1/13/2023	11/17/2022
10/3/2022	03-05-428-013	6 Hampton Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/7/2022	30 Day Warning Notice Reg & Cert	11/12/2022	11/17/2022
10/3/2022	03-04-306-028	46 Hampton Rd. Montgomery	Boulder Hill	Trailer in Front yard setback				Closed
10/4/2022	03-04-451-015	13 Pomeroy Dr. Montgomery	Boulder Hill	Inoperable vehicle being used as shed	9/27/2022	30 Day Warning Notice Reg & Cert	11/18/2022	12/12/2022
10/5/2022	03-05-430-046	39 Seneca Dr. Montgomery	Boulder Hill	Multiple Violations	10/7/2022	Requesting Meeting	11/30/2022	11/28/2022
10/6/2022	06-13-300-007	547 Wheeler Rd. Plainfield	Boulder Hill	Auto Repair business	10/7/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/28/2022
10/6/2022	06-13-300-004	609 Wheeler Rd. Plainfield	Boulder Hill	Parking Lot - No Permit	10/13/2022	30 Day Warning Notice Reg & Cert	11/8/2022	Closed
10/12/2022	03-04-378-019	37 S Bereman Rd. Montgomery	Boulder Hill	Property Damage Inspection	10/13/2022			Closed
10/12/2022	03-04-251-029	83 Pueblo Rd. Montgomery	Boulder Hill	Auto Repair business	10/18/2022	30 Day Warning Notice Reg & Cert	wrong address	10/27/2022
10/13/2022	03-09-103-008	51 Old Post Rd. Montgomery	Boulder Hill	Boat in Front yard setback	10/18/2022	30 Day Warning Notice Reg & Cert	11/26/2022	12/12/2022
10/13/2022	06-18-200-011	5022 Route 126 Yorkville		Landscape business w/o Spec Use - MA	10/18/2022	Boat is parked in permitted location		10/21/2022
10/14/2022	03-04-326-004	50 Marnel Rd. Montgomery	Boulder Hill	Fire - Structure	10/17/2022	No Access - Not habitable		11/18/2022
10/18/2022	03-05-404-046	44 Ingleshire Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/18/2022	30 Day Warning Notice Reg & Cert	11/28/2022	Closed
10/18/2022	03-04-327-007	43 Greenfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle				Closed
10/20/2022	04-27-100-003	29 Surrey Rd. Montgomery	Boulder Hill	Billboard and storage business	9/30/2022	Certified letter sent MA	11/21/2022	11/29/2022
10/20/2022	03-04-278-024	14886 Walker Rd. Newark	Boulder Hill	Construction Business	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/20/2022	03-04-277-023	2 Acton Dr. Montgomery	Boulder Hill	Trailer parked in Front yard setback				11/29/2022
10/26/2022	03-09-152-016	8 Ridgefield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/26/2022	03-09-152-017	10 Ridgefield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/21/2022	30 Day Warning Notice	11/28/2022	11/29/2022
10/26/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Trailer parked in Front yard setback/prop Veh	10/21/2022	30 Day Warning Notice Reg & Cert	1/13/2023	
10/26/2022	03-04-278-026	116 Heathgate Rd. Montgomery	Boulder Hill	Commercial Vehicle parking	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/26/2022	02-22-426-002	19 Timberview Ln Yorkville	Timber Ridge	Pool being drained into retention area	10/26/2022	Not a violation of KC Ordin. Civil matter		10/26/2022
10/28/2022	09-24-100-010	15200 Ridge Rd. Minnoka		Possible business-landscaping or lumber	11/2/2022	30 Day Warning Notice Reg & Cert	1/13/2023	
10/31/2022	06-13-176-003	Anderson Tree Farm		Requesting Onsite meeting	11/9/2022		1/9/2023	
10/31/2022	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Commercial Vehicle Parking	10/31/2022	30 Day Warning Notice Reg & Cert	12/3/2022	12/12/2022
10/31/2022	03-04-378-018	81 Pueblo Rd. Montgomery	Boulder Hill	Camper parked in F-yard setback	11/2/2022	30 Day Warning Notice Reg & Cert	12/8/2022	12/12/2022
11/2/2022	09-22-200-030	15476 Jughandle Rd. Minnoka		Walsh Tree Service	11/2/2022	Orig. 7/11/22-2325 Bell Rd.	11/2/2022	11/15/2022
11/2/2022	02-34-227-001	8027 Van Emmon Rd. Yorkville	Wending	Possible shed converted to living quarters	11/3/2022	3 -30 Day letters req meeting reg & cert.	4/1/2023	

**PRE VIOLATION REPORT
2022**

11/3/2022	03-05-430-026	158 Boulder Hill Pass, Montgomery	Boulder Hill	Commercial vehicle - box trucks	11/2/2022	30 Day Warning Notice Reg & Cert	12/3/2022	Closed
11/3/2022	01-34-300-008	14824 Millhurst Rd.		Pool - No Permit	11/9/2022	Applied for Permit		
11/3/2022	09-15-200-005	14021 Altheber Rd Winoka		Building-No Permit/Business in A-1	11/9/2022	30 Day Warning Notice Reg & Cert	1/13/2023	11/23/2022
11/9/2022	03-04-256-026	138 Fernwood Rd, Montgomery	Boulder Hill	RV Parking	11/12/2022	F/U	12/5/2022	12/12/2022
11/9/2022	03-04-430-008	164 Tealwood Rd, Montgomery	Boulder Hill	Trailer parking	11/17/2022	30 Day Warning Notice Reg & Cert	1/13/2023	12/18/2022
11/10/2022	03-09-456-007	306 Boulder Hill Pass, Montgomery	Boulder Hill	Building w/o Permit	11/17/2022	30 Day Warning Notice Reg & Cert	12/23/2022	12/21/2022
11/10/2022	03-04-406-004	49 Winrock Rd, Montgomery	Boulder Hill	Inoperable Vehicle	11/17, 11/23	30 Day Warning Notice Reg & Cert	12/9/2022	12/12/2022
11/14/2022	02-04-478-012	65 Springdale Rd, Montgomery	Boulder Hill	Trailer in Front yard setback	11/17/2022	30 Day Warning Notice Reg & Cert	12/23/2022	12/21/2022
11/15/2022	02-31-477-005	4 Poplar Rd, Yorkville	Foxlawn	Rooster & chickens	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	11/28/2022
11/16/2022	09-21-100-009	3527 Bell Rd, Minnoka		Possible building without permit	11/23/2022	Email	12/21/2022	11/23/2022
11/18/2022	03-04-152-012	24 Greenbriar Rd, Montgomery	Boulder Hill	Semi tractor trailer	11/23/2022	Not present-removed		11/23/2022
11/21/2022	03-05-427-003	9 S Greenbriar Rd, Montgomery	Boulder Hill	Chickens	11/23/2022	30 Day Warning Notice Reg & Cert	3/1/2023	
11/21/2022	03-08-227-006	58 Codorus Rd, Montgomery	Boulder Hill	Chickens	11/23/2022	30 Day Warning Notice Reg & Cert	12/28/2022	12/14/2022
11/23/2022	03-04-151-008	58 Fernwood Rd, Montgomery	Boulder Hill	Chickens	11/29/2022	30 Day Warning Notice Reg & Cert	3/1/2023	
11/23/2022	03-08-227-006	58 Codorus Rd, Montgomery	Boulder Hill	Chickens			3/1/2023	
11/23/2022	03-05-427-003	9 S Greenbriar Rd, Montgomery	Boulder Hill	Chickens			3/1/2023	
11/23/2022	03-04-304-025	28 Spring Garden Dr, Montgomery	Boulder Hill	Chickens	11/29/2022	No evidence of chickens		11/29/2022
11/28/2022	02-26-476-003	36 Oak Creek Dr, Yorkville	Oak Creek	Driveway Expansion & grading change, Shed	12/9/2022	Permit not req. for driveway replace		12/13/2022
11/28/2022	03-24-100-008	640 B Rance Rd, Oswego		Dumping and burning items brought onto prop		Referred to HHS		11/30/2022
11/28/2022	03-24-100-009	640 D Rance Rd, Oswego		Dumping and burning items brought onto prop		Referred to HHS		11/30/2022
11/30/2022	03-09-101-002	21 Cayman Dr, Montgomery	Boulder Hill	Chickens	12/9/2022	30 Day Warning Notice Reg & Cert	1/14/2023	
12/1/2022	03-04-376-006	54 Marnel Rd, Montgomery	Boulder Hill	Semi tractor trailer	12/9/2022	30 Day Warning Notice Reg & Cert	1/15/2023	
12/1/2022	03-05-430-004	12 S Bereman Rd, Montgomery	Boulder Hill	Trailer parking	12/9/2022	Not enough evidence		12/14/2022
12/1/2022	06-15-100-007	8150 S Schlapp Rd, Plainfield		Piles of Dirt - MA		Owner spoke with MA	1/10/2023	
12/9/2022	03-28-100-004	3601 Plainfield Rd, Oswego		Building w/o Permit				Closed
12/14/2022	09-14-300-001	1910 Route 52, Minnoka		Possible non-ag activities on property	12/20/2022	No Evidence that this is not AG		12/21/2022
12/15/2022	02-26-400-023	7405 Route 71, Yorkville		Piles of Dirt - MA	12/20/2022	No Violation		12/21/2022
12/19/2022	03-27-402-005	35 Royce Rd, Oswego	Ring-Neck	Remodel w/o permit	12/20/2022	No Evidence		12/28/2022
12/21/2022	03-04-478-005	51 Springdale Rd, Montgomery	Boulder Hill	Mechanic Shop			1/13/2023	
12/21/2022	03-19-180-001	5951 Route 71, Oswego	Boulder Hill	Large Construction sign	12/28/2022	Exempt from permit		12/28/2022
12/27/2022	03-04-155-016	2 Surrey Rd, Montgomery	Boulder Hill	Trailer parking on non-approved surface			1/13/2023	
12/27/2022	03-03-352-001	132 Saugartuck Rd, Montgomery	Boulder Hill	Commercial Vehicle			1/13/2023	

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	\$1,520,000	\$11,564	\$4,864
Garage	1	\$47,000	\$0	\$0
Accessory Buildings	4	\$167,000	\$984	\$0
Additions	1	\$47,000	\$230	\$0
Remodeling	1	\$68,000	\$460	\$0
Commercial - M Zone	1	\$250,000	\$148	\$0
Swimming Pools	3	\$254,760	\$200	\$0
Demolitions	1	\$0	\$0	\$0
Electrical Upgrades	1	\$5,000	\$0	\$0
Change in Occupancy	1	\$17,000	\$200	\$0
Generator	1	\$11,316	\$110	\$0
Solar	4	\$90,658	\$950	\$0
	22	\$2,477,734	\$14,846	\$4,864

November 2021 - 2 Houses
- 23 Permits

YTD 2021 32 Houses
329 Permits

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$775,000	\$6,063	\$3,163
Accessory Buildings	2	\$59,400	\$520	\$0
Remodeling	1	\$55,000	\$160	\$0
Barns/Farm Buildings	1	\$46,000	\$0	\$0
Signs	1	\$2,175	\$0	\$0
Electrical Upgrades	1	\$2,504	\$150	\$0
Solar	2	\$68,170	\$550	\$0
	9	\$1,008,249	\$7,443	\$3,163

December 2021 - 0 Houses
- 25 Total

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

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	36	1	2	5	2	4	2	2	4	6	4	3	1
Garage	7	0	0	0	0	1	2	0	2	1	0	1	0
Accessory Buildings	50	0	0	9	6	3	4	2	10	7	3	4	2
Additions	17	1	1	1	4	1	2	0	2	3	1	1	0
Remodeling	21	1	3	4	1	1	2	1	3	3	0	1	1
Commercial - M Zone	3	0	1	0	1	0	0	0	0	0	0	1	0
Commercial - B Zone	1	0	0	1	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	31	1	1	4	3	5	3	2	1	8	2	0	1
Signs	2	0	0	0	0	0	1	0	0	0	0	0	1
Swimming Pools	35	0	2	7	6	0	5	6	1	3	2	3	0
Decks	20	1	1	3	1	3	2	4	2	1	2	0	0
Demolitions	6	0	0	2	1	0	0	1	0	1	0	1	0
Electrical Upgrades	8	1	1	0	0	0	1	2	0	0	1	1	1
Change in Occupancy	4	1	0	1	0	0	0	0	0	1	0	1	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	17	1	0	4	0	4	1	2	0	1	3	1	0
Solar	79	6	8	3	8	6	6	10	8	7	11	4	2
	353	14	20	47	36	29	35	34	34	43	30	22	9

2021- 32 Houses
352 Permits

16 Voided
Per DevNet

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	32	3	3	3	0	4	2	1	1	5	8	2	0
Garage	16	1	0	1	2	1	0	1	1	4	1	2	2
Accessory Buildings	61	3	2	3	10	9	10	6	2	3	7	4	2
Additions	20	1	2	2	3	1	3	3	1	3	0	0	1
Remodeling	16	0	1	3	1	0	2	1	4	0	1	1	2
Commercial - M Zone	11	0	0	1	3	6	0	0	0	0	1	0	0
Commercial - B Zone	12	0	0	1	0	1	8	0	0	1	0	1	0
Barns/Farm Buildings	13	0	0	0	2	3	3	0	2	0	0	0	3
Signs	7	0	0	0	0	1	1	0	0	4	0	0	1
Swimming Pools	38	0	3	8	7	2	5	3	0	6	2	2	0
Decks	17	0	0	0	2	3	5	2	2	1	2	0	0
Demolitions	19	2	0	2	3	3	1	0	2	3	1	0	2
Electrical Upgrades	10	1	0	0	1	2	0	1	3	1	1	0	0
Change in Occupancy	8	0	0	2	0	0	0	0	1	0	0	1	4
Driveway	8	0	0	0	1	2	1	1	0	2	0	1	0
Fire Restoration	5	1	0	1	0	0	0	1	1	0	0	1	0
Patio	7	0	0	0	2	4	0	0	0	1	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	15	2	0	4	2	0	1	1	1	0	0	2	2
Solar	35	1	0	2	2	0	2	6	1	6	3	6	6
	352	15	11	33	43	42	44	27	22	40	27	23	25

354 total
2 permits on hold

~~Total~~
~~365 in system~~
~~11 verified~~
~~either cancelled or~~
~~DEVNET errored~~

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/7/2022	012022060	01 House	05-12-227-005	MURRAY, KYLE & ANNA	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
6/24/2022	012022196	01 House	06-05-402-019	CHRISTOPHER & MARANDA VAN WARRING	4153 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CUSTOM BUILDERS
9/19/2022	012022298	01 House	05-24-400-009	STEWART FARMS LAND HOLDING LLC	9618 B HOPKINS RD YORKVILLE, IL 60560-		
10/4/2022	012022242	01 House	05-18-250-011	MCNALLY TIMOTHY M & COLLEEN M	11430 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	ED SALGODA DESIGN BUILD
10/12/2022	012022338	01 House	06-05-403-002	DONNELL TIMOTHY & LORRAINE	4481 CHERRY RD. OSWEGO, IL. 60543	HENNEBERRY WOODS UNIT 2	REVOLUTION BUILDERS CUSTOM BUILDERS
5/23/2022	012022158	01 House	07-07-300-009	BREUNIG DANIEL SCOTT & JENNIFER A	13756 COUNTY LINE ROAD NEWARK, IL. 60541		
3/9/2022	012022063	01 House	06-13-101-011	RUFFATTO, MICHAEL & ERYN	782 ROUTE 126 PLAINFIELD, IL. 60544		
7/28/2022	012022176	01 House	03-19-180-001	HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL. 60543		
8/30/2022	012022254	01 House	02-35-251-015	ACKERMAN JAROD M & CORTNIE M	114 COUNTRY RD. YORKVILLE, IL 60560-	HITEMAND SUB	MCCUE BUILDERS INC.
9/23/2022	012022290	01 House	05-08-351-005	DYSON JAMES R & CONNIE R	10957 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	MCCUE BUILDERS, INC.
6/24/2022	012022194	01 House	06-06-450-004	BUTKUS ADRIAN M & JENNA M	5537 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/18/2022	012022152	01 House	06-07-226-019	GREGORIO FRANK & HEATHER	7425 FAIRWAY DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	MIKOLS CONSTRUCTION INC.
10/12/2022	012022337	01 House	05-12-226-011	ANGELE JOHN & BRIANNE	6229 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES, INC.
8/18/2022	012022257	01 House	09-34-200-006	AGUILERA QUIRINO	2275 HOLT RD MINOOKA, IL 60447-		RALLY HOMES LLC
11/3/2022	012022341	01 House	09-07-200-028	GOVEDNIK JOSEPH & BRITTANY	13315 B GROVE RD MINOOKA, IL 60447-	HIGHGROVE	WHITE & SONS BUILDERS
4/28/2022	012022085	01 House	05-12-227-003	HARDY JOHN A & CHRISTINE A	6200 WHITETAIL RIDGE COURT YORKVILLE, IL. 60560	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
5/16/2022	012022155	01 House	01-19-276-004	GOMEZ BRIAN A & MCHELLE E	92 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	MCCUE BUILDERS, INC.
2/18/2022	012022048	01 House	04-02-225-004	CLEAN EDGE HOMES INC	6106 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	CLEAN EDGE CONSTRUCTION
12/15/2022	012022221	01 House	01-25-454-003	DAUM JEREMY	12437 WOODVIEW STREET PLANO, IL. 60545	SCHAEFER WOODS NORTH UNIT 2	SAME
1/11/2022	012022030	01 House	06-07-226-004	MCCUE DEVELOPMENT INC	5556 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
9/7/2022	012022269	01 House	06-07-374-003	FILOTTO KEVIN	5806 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JAMES CUSTOM HOMES, INC.
4/14/2022	012022101	01 House	04-21-125-030	MCCUE BUILDERS INC	9250 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MCCUE BUILDERS INC.

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/4/2022	012022144	01 House	05-18-250-007	AMPORT CARL W & PATRICIA L	11385 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	JPM CUSTOM HOMES
11/15/2022	012022368	01 House	01-36-200-011	BALDER DOUGLAS J & KIMBERLI	12150 RIVER ROAD PLANO, IL. 60545	RIVER GLEN SUB	JOSH HARVEY
10/11/2022	012022300	01 House	05-12-220-010	MCCUE BUILDERS, INC.	7389 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS, INC.
10/4/2022	012022314	01 House	04-20-227-009	HUGGINS JASON & KIMBERLY	9355 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	REVOLUTION BUILDERS CUSTOM BUILDERS
9/28/2022	012022308	01 House	02-34-471-001	BASSO JAMES C & REBA P	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	MUELLNER CONSTRUCTION, INC.
9/28/2022	012022315	01 House	01-25-376-005	STOLP JAMES B JR & HEATHER L	12420 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	
3/29/2022	012022078	01 House	09-23-300-024	FLEMING JAMES & CAROL	15611 HARE RD MINOOKA, IL 60447-		
3/22/2022	012022084	01 House	05-12-276-002	ARMSTRONG ERRIN & SHIRLEY	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
10/4/2022	012022335	01 House	05-12-277-016	STEFANI PETER L & JENNIFERA	5891 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KINGS COURT BUILDERS, INC.
12/28/2022	012023001	01 House	06-05-402-004	MCCUE BUILDERS INC	4332 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	MCCUE BUILDERS INC.
4/19/2022	012022121	01 House	02-23-302-004	SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	OWNER

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
12/13/2022	012022379	01 House	06-07-374-006	MCCUE DEVELOPMENT INC	5890 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
8/16/2022	012022250	01 House	02-35-255-005	MARTINEZ LEE & JODY MARIE	5530 JENNIFER COURT YORKVILLE, IL 60560	FIELDS OF FARM COLONY LEE MARTINEZ UNIT 4	
8/23/2022	022022270	02 Garage	05-07-103-001	BANK TODD A & CHRISTINE M	127 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 2	WILLMAN & GROESCH GC
6/1/2022	022022177	02 Garage	02-22-151-014	ROLLINS KEVIN & EMILY	20 CHRISTY LN YORKVILLE, IL 60560-	CREEKSIDE SUB	BOONDOCKS BARNS
7/5/2022	022022212	02 Garage	02-11-201-002	DENOVELLIS JEROME A & ANNE M	7331 GALENA RD BRISTOL, IL 60512-		
6/14/2022	022022192	02 Garage	04-16-126-003	CAMPBELL KENNETH & ROBIN	21 FOXHURST LN NEWARK, IL 60536-	FOXHURST UNIT 1	COACH HOUSE GARAGES
9/19/2022	022022299	02 Garage	01-05-203-002	RODRIGUEZ ABACUC & BAUTISTA ROSALBA	16402 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	SAME
8/12/2022	022022261	02 Garage	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	DRESSLER BLOCK CONCRETE, INC.
5/25/2022	032022167	03 Accessory Buildings	08-12-101-001	CLARK WILLIAM B & MARY G	13030 CHURCH RD YORKVILLE, IL 60560-	PLATTVILLE (ORIGINAL TOWN)	
4/29/2022	032022140	03 Accessory Buildings	02-15-251-004	JONES, DAVID A & JONES, MEGHAN J	15 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CS ENTERPRISE LANDSCAPE
10/4/2022	032022331	03 Accessory Buildings	03-04-476-023	CRUZ ANTONIO	58 PADDOCK ST MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/28/2022	032022317	03 Accessory Buildings	02-15-159-001	TORRANCE JOEL	8 BRISTOL RIDGE RD BRISTOL, IL 60512-		
4/22/2022	032022136	03 Accessory Buildings	01-16-127-006	LIGHT ERIC & LAURA	15540 MILLER RD PLANO, IL 60545-	GIFFORDS SHADY OAK FIRST ADDN SUB	BOB LEE
6/10/2022	032022109	03 Accessory Buildings	04-16-204-007	CHRISTENSEN BRADLEY P	8255 FOX RIVER DR MILLBROOK, IL 60536-	MILLBROOK (ORIG TOWN) PT VACATED	
9/1/2022	032022279	03 Accessory Buildings	01-35-100-003	FOSTER MICHAEL & ANITA	13524 C HALE RD PLANO, IL 60545-		
6/14/2022	032022189	03 Accessory Buildings	02-34-129-010	HENRICHS KELLEY J & BRIAN A	55 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	
8/1/2022	032022247	03 Accessory Buildings	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	
7/22/2022	032022232	03 Accessory Buildings	09-14-300-001	RCUBE FARMS, LLC. RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
9/22/2022	032022307	03 Accessory Buildings	02-28-453-017	GENTILE FRANK D & JENNIFER G	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
8/22/2022	032022266	03 Accessory Buildings	02-29-426-005	BORNEMAN PAUL E & MARY K	224 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	
8/18/2022	032022264	03 Accessory Buildings	02-13-477-006	SCHRAMER JOHN	22 FOREST CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
8/15/2022	032022262	03 Accessory Buildings	05-07-376-007	MEYER MICHAEL J & MARY E	124 W TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	EVERLAST PORTABLE BUILDINGS

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9/1/2022	032022280	03 Accessory Buildings	01-19-200-009	RAMIREZ JORGE & RY PROPERTY MANAGEMENT CORP 01-05-128-008	17660 SEDGEWICK RD SANDWICH, IL 60548-		
6/15/2022	032022153	03 Accessory Buildings		ROTHLISBERGER SCOTT & SARAH	16524 GALENA RD PLANO, IL 60545-		WEST SUBURBAN DECKS LLC.
10/28/2022	032022283	03 Accessory Buildings	02-14-426-012	TOMICH STEVEN L & GINA R	69 E RICKARD DR OSWEGO, LYNWOOD EXTENSION 3 IL 60543-		
12/7/2022	032023002	03 Accessory Buildings	05-06-101-002	FOX DARREN & ERIN	51 W FOX GLEN DR YORKVILLE, IL 60560-	FOX GLEN	PRE-BUILT PORTABLE BUILDINGS
7/25/2022	032022137	03 Accessory Buildings	01-10-301-003	CARRERA ARNULFO	1700 LITTLE ROCK RD PLANO, IL 60545-	SNYDER SUB	ARCO CONSTRUCTION INC.
3/2/2022	032022062	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG CONTRACTORS LLC 06-09-400-005	3485 ROUTE 126 OSWEGO, IL 60543-		
3/9/2022	032022072	03 Accessory Buildings		BAISH EXCAVATING / DTG INVESTMENTS 117310E DR LITTLE 406 02-14-426-012	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC
10/28/2022	032022282	03 Accessory Buildings		TOMICH STEVEN L & GINA R	69 E RICKARD DR OSWEGO, LYNWOOD EXTENSION 3 IL 60543-		
9/27/2022	032022313	03 Accessory Buildings	03-35-352-003	VAN METER LAWRENCE G & ORTIZ MAINTENANCE 01-25-456-009	6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	BIG BUILDINGS DIRECT
6/30/2022	032022208	03 Accessory Buildings		DECRANE TOMMY C & EILEEN M	4492 MITCHELL CT PLANO, IL 60545-		SCHAEFER WOODS SOUTH UNIT 3
12/9/2022	032023003	03 Accessory Buildings	02-13-451-009	NORDSTROM SHARIL & RICHARDS CORPORATE	112 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	

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3/9/2022	032022071	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING/DTG INVESTMENTS LLC 1100 340E DALY AVE	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
9/12/2022	032022288	03 Accessory Buildings	02-35-128-004	MAHON JOHN & PILANT OLEAHA	7 MORGAN CT YORKVILLE, IL 60560-	FARM COLONY	TUFF SHED
6/23/2022	032022206	03 Accessory Buildings	03-08-229-007	VILLALPANDO DANIEL S	45 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	
9/28/2022	032022319	03 Accessory Buildings	02-13-451-003	COFFEY ROBERT & KIMBERLY	6316 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	OWNER
10/14/2022	032022339	03 Accessory Buildings	02-24-179-005	BOEHM ANTHONY	12 BUELL ST OSWEGO, IL 60543-		
11/29/2022	032022380	03 Accessory Buildings	03-09-156-007	SILVA BENJAMIN & GUADALUPE	306 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
11/16/2022	032022372	03 Accessory Buildings	04-09-351-004	MOSHER JAMES P & SHARON A	11 FOX RUN DR MILLBROOK, FOXHURST UNIT 4 IL 60536-		TUFF SHED
3/29/2022	032022091	03 Accessory Buildings	09-14-400-002	MOSCATO JUSTINE	1498 ROUTE 52 MINOOKA, IL 60447-		COAST TO COAST CARPORTS
3/9/2022	032022073	03 Accessory Buildings	06-09-400-005	BAISH EXCAVATING / DTG INVESTMENTS LLC 1100 340E DALY AVE	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
9/28/2022	032022289	03 Accessory Buildings	01-10-352-005	RUIZ LIZETTE & SALINAS VICTOR M	14925 MILLER RD PLANO, IL 60545-	SNYDER SUB	
11/8/2022	032022364	03 Accessory Buildings	01-29-377-002	UNIVERSAL RESOURCE INC	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-		

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4/21/2022	032022131	03 Accessory Buildings	01-28-252-003	NILES JEFFREY R & TRACEY J	216 KINSEL ST PLANO, IL 60545-	OWNERS RSUB PT NW 1/4 SEC 27 & PT NE 1/4 SEC 28-37-6	SAME
3/31/2022	032022104	03 Accessory Buildings	08-11-226-004	M E CHURCH PLATTVILLE	13025 CHURCH RD YORKVILLE, IL 60560-		
6/6/2022	032022128	03 Accessory Buildings	02-23-202-012	HANACEK MARCUS	12 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	SAME
4/29/2022	032022142	03 Accessory Buildings	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	COACH HOUSE GARAGES
6/16/2022	032022172	03 Accessory Buildings	06-02-300-009	KONOWALIK JAMES J & LINDA M	1502 CHERRY RD OSWEGO, IL 60543-		WICK BUILDINGS
6/22/2022	032022202	03 Accessory Buildings	05-08-376-020	ZANDSTRA DANIEL F & DEBRA G	10681 LEGION RD YORKVILLE, IL 60560-		
10/18/2022	032022342	03 Accessory Buildings	03-05-376-006	PAGEN BRAD & MCHUGH MARY	990 A ROUTE 25 OSWEGO, IL 60543-		
9/29/2022	032022322	03 Accessory Buildings	02-11-253-002	MAAS MARC S	43 E HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS UNIT 2	TUFF SHED
3/30/2022	032022094	03 Accessory Buildings	03-08-154-004	AGLER SAMUEL D & REESE OLIVIA	20 SHORE DR OSWEGO, IL 60543-	MARINA VILLAGE	ROCKY RIDGE STRUCTURES
3/30/2022	032022103	03 Accessory Buildings	04-21-261-001	LEDESMA PAULA & VIRGINIA M	15593 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
11/2/2022	032022360	03 Accessory Buildings	09-22-200-003	TROST LEONARD R & SHEILAA	15070 JUGHANDLE RD MINOOKA, IL 60447-	AUX SABLE OAKS UNIT 1	JAMES VERAVEIC

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8/30/2022	032022277	03 Accessory Buildings	05-02-202-002	ZIEGLER JOSEPH J & JESSICA E	6018 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	ALL STORM SOLUTIONS
8/10/2022	032022255	03 Accessory Buildings	02-14-276-005	NOLTE ROBERT M	153 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	TUFF SHED INC.
4/20/2022	042022126	04 Additions	05-02-128-005	BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	WEDGEWOOD CONSTRUCTION
4/29/2022	042022141	04 Additions	01-16-401-005	GUZMAN JOSE L & ADRIANA TR	83 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 6	RELIABLE HOME IMPROVEMENT
2/9/2022	042022029	04 Additions	06-02-177-003	ROSIER CHRISTOPHER A & NIVEDA MULLANA 02-15-157-003	7 CHEROKEE DR OSWEGO, IL 60543-		
9/12/2022	042022285	04 Additions		CERVANTES ISRAEL	8 GROVE ST BRISTOL, IL 60512-		
4/5/2022	042022113	04 Additions	06-06-450-005	TRINER ANTHONY E JR & ASHLEY M	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MEDOWS CONSTRUCTION INC.
3/16/2022	042022082	04 Additions	06-29-100-004	LEEDY MILTON H	4932 WALKER RD YORKVILLE, IL 60560-		
8/3/2022	042022249	04 Additions	06-06-201-005	LONCALA GINA	15 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		
9/13/2022	042022284	04 Additions	06-05-393-014	ZOLLINGER PENNY S	4643 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SAME AS OWNER
8/26/2022	042022271	04 Additions	02-28-452-014	RIEDY ANTHONY EDWARD LIV TRUST & ERICA DIENY NIAAIA	607 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	TONY RIEDY

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9/23/2022	042022296	04 Additions	02-27-151-011	BARTO MICHELLE ANN SPECIAL NEEDS TOILET STAIRCASE	4447 TUMA RD YORKVILLE, IL 60560-	BATSONS SUB	JAND R CONSTRUCTION
10/18/2022	042022346	04 Additions	03-27-402-008	BUTLER JEFFREY K SR	51 ROYCE DR OSWEGO, IL 60543-	RING-NECK SUB UNIT 2	TCB CONSTRUCTION INC.
11/16/2022	042022374	04 Additions	04-09-300-008	MURO JOSEPH A	7850 WHITFIELD RD NEWARK, IL 60541-		
6/3/2022	042022127	04 Additions	02-23-202-012	HANACEK MARCUS	12 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	SAME
6/13/2022	042022186	04 Additions	03-27-327-013	FALKOS DANIEL J & DIANE	4655 DOUGLAS RD OSWEGO, IL 60543-	LEISURE LEA UNIT 1	
2/15/2022	042022046	04 Additions	03-32-133-001	STAUFFER PAUL & STACEY	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	CLEAN EDGE CONSTRUCTION
10/25/2022	042022214	04 Additions	08-19-100-009	GONZALEZ RAULA	15390 ROUTE 52 NEWARK, IL 60541-		
5/24/2022	042022165	04 Additions	02-14-278-001	GRZETIC JOHN A & JOANNE K	154 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	MIDWEST STRUCTURE
5/16/2022	052022156	05 Remodeling	02-22-102-009	DUNN PATRICK J & CONNIE L	57 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	WILLMAN & GROESCH GC
3/23/2022	052022086	05 Remodeling	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		DOCK AND DOOR NATIONAL
2/18/2022	052022052	05 Remodeling	03-07-253-009	SANTELLANES BRENDA IVETTE CARLUCCI	113 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	RTEWAY HOME REMODELING

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3/16/2022	052022083	05 Remodeling	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		ARTIST TOUCH INC
1/13/2022	052022032	05 Remodeling	02-28-453-017	GENTILE, FRANK D & JENNIFER	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
8/26/2022	052022272	05 Remodeling	03-35-375-002	CROSLEY CHAD & ELIZABETH	5906 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TIM FEARS DBA FEARS CONSTRUCTION
7/26/2022	052022237	05 Remodeling	02-11-251-007	DIMITRI, JUSTIN J & CORSTANGE, KELLY M	8 E HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	BMF REMODELING LLC
6/22/2022	052022204	05 Remodeling	02-13-477-005	SINN MICHAEL	12 FOREST CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	DAVES HOME REMODELING
6/14/2022	052022190	05 Remodeling	03-08-228-018	ORT JAS & PATRICIA	19 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	BJP CONSTRUCTION LLC
4/27/2022	052022138	05 Remodeling	01-16-427-009	KANTOR MATTHEW E & AUDRA MAE	40 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	AM KITCHEN & BATH
2/18/2022	052022053	05 Remodeling	07-16-400-006	BUDRECK ELIZABETH E	14560 TOWNHOUSE RD NEWARK, IL 60541-		
9/21/2022	052022305	05 Remodeling	02-22-176-007	BURKERT BRIAN	8660 KENNEDY RD YORKVILLE, IL 60560-		
3/30/2022	052022098	05 Remodeling	07-06-300-004	KULBARTZ NICHOLAS & NICOLE	17574 ROUTE 71 NEWARK, IL 60541-		WILLMAN & GROESCH GC
8/29/2022	052022274	05 Remodeling	03-27-402-004	ELSBREE BRANNON D & ELIZABETH A	27 ROYCE DR OSWEGO, IL 60543-	RING-NECK SUB UNIT 2	TRIED AND TRUE GC INC.

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3/30/2022	052022106	05 Remodeling	03-18-451-002	LMFAO LLC	5462 ROUTE 34 OSWEGO, IL 60543-60543-	OLD RESERVATION HILLS UNIT 1	NORMANDY CONSTRUCTION CO., LLC
9/1/2022	052022281	05 Remodeling	03-32-134-001	KILPATRICK MICHAEL W & MARLA Y	5465 OLD RESERVE RD OSWEGO, IL 60543-	BOULDER HILL UNIT 20	HORATIU BIRSSAN
10/3/2022	052022328	05 Remodeling	03-09-104-003	RAHN DOUGLAS M & KAREN S	61 OLD POST RD MONTGOMERY, IL 60538-	FIELDS OF FARM COLONY UNIT 4	AM KITCHEEN & BATH
10/11/2022	052022325	05 Remodeling	02-11-300-031	ZIMMERMAN CRAIG S & DIANE K	7861 GALENA RD BRISTOL, IL 60512-	HERRENS RIVERSIDE ACRES UNIT 1	BRIAN HOSPES
3/2/2022	052022059	05 Remodeling	08-09-200-003	LOOS KENNETH & DENGES LAURA	9396 PLATTVILLE RD NEWARK, IL 60541-	SAME	SAME AS OWNER
11/16/2022	052022371	05 Remodeling	02-35-411-003	MANCIONE MICHAEL & JULIE	5553 JENNIFER CT YORKVILLE, IL 60560-	LINDBLAD CONSTRUCTION COMPANY	CLEARLY BUILDING CORP.
12/13/2022	052023004	05 Remodeling	02-24-151-007	CRNICH MARK A & JESSICA	6788 SUNDOWN LN YORKVILLE, IL 60560-		
3/23/2022	062022054	06 Commercial - M Zone	01-01-200-002	TMF MANAGEMENT LLC	12127 B GALENA RD PLANO, IL 60545-		
4/19/2022	062021153	06 Commercial - M Zone	03-28-100-004	THE PETS HOME % GAY JOHN & LAURA	3587 PLAINFIELD RD OSWEGO, IL 60543-		
4/29/2022	062022145	06 Commercial - M Zone	03-07-227-002	UTILITY DYNAMICS CORPORATION	5327 LIGHT RD. OSWEGO, IL. 60543		
11/15/2022	062022366	06 Commercial - M Zone	03-05-353-011	FOX METRO WATER REC DIST	682 A ROUTE 31 OSWEGO, IL 60543-		

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8/2/2022	072022069	07 Commercial - B Zone	05-02-400-029	KENDALL COUNTY FOREST PRESERVE	6350 A MINKLER RD YORKVILLE, IL 60560-		LITE CONSTRUCTION INC.
5/2/2022	082022148	08 Barns/Farm Buildings	05-02-200-008	MATTHEW & MELISSA CHESNEY	6361 MINKLER RD. YORKVILLE, IL. 60560		
5/25/2022	082022166	08 Barns/Farm Buildings	09-22-200-034	ILLINOIS STREET LLC	2259G BELL RD MINOOKA, IL 60447-		
4/19/2022	082022129	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC. RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
6/1/2022	082022175	08 Barns/Farm Buildings	09-04-100-013	SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
3/30/2022	082022097	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
9/15/2022	082022297	08 Barns/Farm Buildings	03-24-400-007	WALLACE TIMOTHY J	63 SCOTCH RD PLAINFIELD, IL -		
7/22/2022	082022233	08 Barns/Farm Buildings	04-15-100-008	ROMOZZI MICHAEL A & BEGNER WHITNEY	14550 BUDD RD YORKVILLE, IL 60560-		
12/14/2022	082023006	08 Barns/Farm Buildings	07-27-400-009	CHORD KATHRYN	14159 JOLIET RD NEWARK, IL 60541-		
10/27/2022	082022354	08 Barns/Farm Buildings	07-09-400-027	JOHNSON BONNIE R	15402 B LISBON CENTER RD NEWARK, IL 60541-		
10/31/2022	082022353	08 Barns/Farm Buildings	09-15-300-021	GORE BRIAN R & JENNIFER A	14757 JUGHANDLE ROAD MINOOKA, IL. 60447		

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9/27/2022	082022321	08 Barns/Farm Buildings	09-22-400-001	R. C. ENTERPRISES L.P.	2412 BELL RD MINOOKA, IL 60447-		
9/30/2022	082022320	08 Barns/Farm Buildings	09-09-300-009	PADILLA JOSE L	13916 MCKANNA RD MINOOKA, IL 60447-		
7/22/2022	082022231	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC, RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
3/30/2022	082022096	08 Barns/Farm Buildings	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
10/4/2022	082022286	08 Barns/Farm Buildings	04-30-101-012	GILKERSON NATHANIAL LEE & MEGAN ENALIA	10050 MILLINGTON RD NEWARK, IL 60541-		
8/4/2022	082022251	08 Barns/Farm Buildings	07-35-200-003	TREME KIMBERLY J	13272 WHITEWILLOW RD NEWARK, IL 60541-		
10/6/2022	082022294	08 Barns/Farm Buildings	09-15-200-003	BEST BUDGET TREE SERVICE LLC	2241 ROUTE 52 MINOOKA, IL. 60447		
6/15/2022	082022199	08 Barns/Farm Buildings	05-12-100-003	STEWART FARMS LLC % R CRAIG STEWART			JEFF SIDELL
9/27/2022	082022311	08 Barns/Farm Buildings	09-22-300-002	R. C. ENTERPRISES L.P. % BAKER	2620 BELL RD MINOOKA, IL 60447-		
9/21/2022	082022303	08 Barns/Farm Buildings	02-22-176-007	BURKERT BRIAN	8660 KENNEDY RD YORKVILLE, IL 60560-		
6/15/2022	082022198	08 Barns/Farm Buildings	05-12-100-003	STEWART FARMS LLC % R CRAIG STEWART			JEFF SIDELL

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10/3/2022	082022301	08 Barns/Farm Buildings	09-14-200-003	ZOLPER JOSEPH M & JENNIFER L	1455 ROUTE 52 MINOOKA, IL 60447-		
6/7/2022	082022181	08 Barns/Farm Buildings	05-36-200-007	HOMERDING JEFFREY	11309 BRISBIN RD YORKVILLE, IL 60560-		WICK BUILDINGS
2/24/2022	082022051	08 Barns/Farm Buildings	07-34-400-004	INGRAM CHRISTOPHER	14040 HILL RD NEWARK, IL 60541-		
5/24/2022	082022164	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022163	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC.	1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022162	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
3/30/2022	082022095	08 Barns/Farm Buildings	07-29-400-011	LAESCH JAMES H & LAURA J	16640 STEPHENS RD NEWARK, IL 60541-		
3/29/2022	082022079	08 Barns/Farm Buildings	09-23-300-024	FLEMING JAMES & CAROL	15611 HARE RD MINOOKA, IL 60447-		
2/28/2022	082022037	08 Barns/Farm Buildings	09-09-300-009	PADILLA JOSE L	13916 MCKANNA RD. MINOOKA, IL. 60447		
4/19/2022	082022130	08 Barns/Farm Buildings	09-14-300-001	RCUBE FARMS, LLC. RIVAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
12/21/2022	092023007	09 Signs	06-22-100-003	FIDDYMENT FARM TRUST	, -		

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6/22/2022	092022201	09 Signs	09-24-100-012	JADE RESTORATIONS INC	949 BELL RD MINOOKA, IL 60447-		BULLMASTIFF CONSTRUCTION
3/31/2022	122022111	12 Swimming Pools	05-18-229-004	WILLMAN JASON P & HEATHER B	10974 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	SAME
3/22/2022	122022087	12 Swimming Pools	06-02-177-002	RENDINA BRUNO & LAURAL	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	
5/10/2022	122022132	12 Swimming Pools	05-12-228-017	MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
4/19/2022	122022124	12 Swimming Pools	01-35-201-004	PORTER JAMES & KATHY	13410 C HALE RD PLANO, IL 60545-		
4/19/2022	122022123	12 Swimming Pools	06-06-226-017	PLYWACZYNSKI JODY M	15 IROQUOIS CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	
4/21/2022	122022119	12 Swimming Pools	05-02-102-013	BLOMBERG JOSHUA J & MEGAN L	361 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	
4/14/2022	122022100	12 Swimming Pools	05-07-101-003	DEMPSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
3/1/2022	122022061	12 Swimming Pools	06-05-300-011	BAILEY FAMILY TRUST	4811 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 4	DUTCH BARN LANDSCAPING
2/28/2022	122022056	12 Swimming Pools	04-16-377-014	MAILLOUX BRAD & PAM	8840 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	
2/9/2022	122022045	12 Swimming Pools	06-07-226-022	FRANCESCONI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNSET POOLS AND SPAS

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11/29/2022	122022378	12 Swimming Pools	01-34-300-008	BILEK JEFFREY S	14824 MILLHURST RD PLANO, IL 60545-		
11/10/2022	122022367	12 Swimming Pools	02-35-128-009	GUZALDO MICHAELA & JANAA	43 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	SUNCO POOLS
11/8/2022	122022363	12 Swimming Pools	01-29-377-002	UNIVERSAL RESOURCE INC	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-		
11/3/2022	122022359	12 Swimming Pools	05-12-276-004	HENDERS ROBIN	7509 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	Brian Bart Construction
10/27/2022	122022352	12 Swimming Pools	05-12-220-006	RAHN AARON & LAUREN	6306 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DES ROCHERS BACKYARD POOLS
9/14/2022	122022292	12 Swimming Pools	02-35-276-010	DRAPER, ROSS	187 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	
9/27/2022	122022291	12 Swimming Pools	02-35-386-001	PEACOCK JOHN & JENNIFER	5702 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	SWIM SHACK INC.
9/13/2022	122022287	12 Swimming Pools	05-02-201-002	LANGKAN TIMOTHY RICHARD & JESSICA DANNY	6059 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	SWIM SHACK INC.
3/30/2022	122022099	12 Swimming Pools	01-25-454-006	STONE MARIA T & DANIEL R	12490 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	AG POOL MASTERS LLC
7/5/2022	122022213	12 Swimming Pools	03-08-302-002	LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
6/24/2022	122022205	12 Swimming Pools	03-20-400-018	GARCIA JOSE J	3842 GROVE RD OSWEGO, IL 60543-		

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7/8/2022	122022216	12 Swimming Pools	05-04-176-005	BECK DIANE	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
6/8/2022	122022183	12 Swimming Pools	03-05-278-024	WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	PRECISION POOLS
8/5/2022	122022238	12 Swimming Pools	04-21-102-004	MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
7/21/2022	122022229	12 Swimming Pools	06-07-130-008	VOLLMER KEVIN J & JULIE A	7151 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHES BACKYARD POOLS
7/20/2022	122022227	12 Swimming Pools	03-32-131-005	GARRETT, DAVID L & VASHKELIS, LISA	5475 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	SWIM SHACK INC.
6/16/2022	122022197	12 Swimming Pools	03-07-430-004	DELA PAZ ANICETO JR & HODGES SABRINAA	159 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	A & J
6/6/2022	122022178	12 Swimming Pools	06-07-228-007	MCCUE BUILDERS INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
4/27/2022	122022139	12 Swimming Pools	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	SAME
3/29/2022	122022092	12 Swimming Pools	05-08-403-002	PEYTON BRYAN	12 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	
8/12/2022	122022258	12 Swimming Pools	03-05-454-031	BERNAL ALAN	9 CREVE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/22/2022	122022230	12 Swimming Pools	03-04-151-009	CASTRO, MARIO & TAVIZON, LUZ	60 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	

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7/20/2022	122022228	12 Swimming Pools	06-06-450-005	TRINER ANTHONY E JR & ASHLEY M	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHES BACKYARD POOLS
4/5/2022	122022114	12 Swimming Pools	06-05-404-003	MADAI JAMES & KRystal L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SIGNATURE POOLS & SPAS INC.
3/15/2022	122022077	12 Swimming Pools	05-08-352-006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
6/14/2022	132022193	13 Decks	05-07-101-003	DEMPSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
10/27/2022	132022351	13 Decks	02-35-227-004	DAVIS DONALD R & RHONDA R	299 FARM CT YORKVILLE, IL 60560-	FARM COLONY	WARNER'S DECKING
10/14/2022	132022336	13 Decks	02-21-181-002	STAFFORD JAMES R DEC OF LIV TRUST & STAFFORD DEBRA A	31 E LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	CLEAN EDGE CONSTRUCTION
9/15/2022	132022295	13 Decks	02-35-300-025	JOHNSON JAY & DEBORAH	7947 ROUTE 71 YORKVILLE, IL 60560-		RLK BUILDERS
8/30/2022	132022275	13 Decks	04-20-227-005	ENGEL TIMOTHY P & DONNA R	16094 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	UPPERDECK DESIGN & CONSTRUCTION
8/25/2022	132022267	13 Decks	03-24-201-015	CETNAR CHRISTOPHER J & JENNIFER D	3202 STEWART RD OSWEGO, IL 60543-	EAST KENDALL ESTATES	CLEAN EDGE CONSTRUCTION
8/1/2022	132022246	13 Decks	03-09-155-021	AMWOZA EUGENE D & ANGELAA	303 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
3/1/2022	132022058	13 Decks	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CHRIS BOURQUE

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6/16/2022	132022173	13 Decks	03-16-177-001	KURCZ ASHLEY M LAMM	3614 WOLF RD OSWEGO, IL 60543-		AM KITCHEN & BATH
6/2/2022	132022157	13 Decks	04-16-376-006	SANDERS ADAM	8705 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	PAT CLARK
1/18/2022	132022034	13 Decks	04-21-125-014	KRISTIANSON NEIL A & JENNINE F	9175 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	HURSTHOUSE, INC.
4/19/2022	132022122	13 Decks	02-34-472-001	SMITH THOMAS	8102 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	UPPERDECK DESIGN AND CONSTRUCTION
4/12/2022	132022093	13 Decks	02-14-428-007	HOFMEISTER THEODORE K JR	57 E RICKARD DR OSWEGO, IL 60543-		UPPERDECK DESIGN CONSTRUCTION
3/15/2022	132022080	13 Decks	06-07-130-003	BULLINGTON AUSTIN J & LINDSEY N	7136 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	TOM RODNEY-RODNEY BUILDERS
3/8/2022	132022068	13 Decks	03-12-100-013	MARTINEZ JOSE A & SILVIA			HOMEOWNER
7/7/2022	132022218	13 Decks	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
7/8/2022	132022215	13 Decks	05-04-176-005	BECK DIANE	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
6/22/2022	132022203	13 Decks	06-02-177-002	RENDINA BRUNO & LAURAL	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	WOLF SPIRIT LLC
5/31/2022	132022174	13 Decks	05-18-322-004	ALICZ LAWRENCE G & DIANE T	2108 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	RLK UILDERS INC.

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11/8/2022	142022362	14 Demolitions	01-29-377-002	UNIVERSAL RESOURCE INC	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-		
9/27/2022	142022316	14 Demolitions	03-05-453-027	REYES REYES ALEJANDRO & TELLEZ PARRISIEZ ILLINOIS 01-01-400-009	23 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/26/2022	142022236	14 Demolitions	06-09-400-005	DTG INVESTMENTS LLC 3485 ROUTE 126	12100 A-C GALENA RD PLANO, IL 60545-		
4/29/2022	142022146	14 Demolitions	03-12-251-001	KST EXPRESS LTD	3485 ROUTE 126 OSWEGO, IL 60543-		
3/22/2022	142022090	14 Demolitions	02-34-151-003	MEYER DETRAK	1214 ROUTE 30 AURORA, IL 60503-		
3/7/2022	142022065	14 Demolitions	02-35-279-002	MEYERS RONALD A & PATRICIA D	90 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	
12/13/2022	152023005	15 Electrical Upgrades	09-14-300-001	RCUBE FARMS, LLC RYAZ HAMEED	246 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	KAPITAL ELECTRIC
11/29/2022	152022381	15 Electrical Upgrades	09-13-400-009	DELONG CO INC	1910 ROUTE 52 MINOOKA, IL 60447-		
10/14/2022	152022340	15 Electrical Upgrades	08-36-100-005	PHILLIPS JOSEPH J & MANNING JAMES R	60 ROUTE 52 MINOOKA, IL 60447-		CONTINENTAL ENERGY SOLUTIONS
7/22/2022	152022234	15 Electrical Upgrades	03-27-402-004	ELSBREE BRANNON D & ELIZABETH A	6718 WHITEWILLOW RD MINOOKA, IL 60447-		
7/8/2022	152022222	15 Electrical Upgrades	27 ROYCE DR OSWEGO, IL 60543-			RING-NECK SUB UNIT 2	TRIED AND TRUE GC

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6/7/2022	152022182	15 Electrical Upgrades	02-10-400-007	IBARRA JOSE ANTONIO/Cesar	8371 GALENA RD BRISTOL, IL 60512-		
2/4/2022	152022044	15 Electrical Upgrades	03-04-306-016	ROBLES, RAFAEL	81 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	INDEPENDENCE RENEWABLE ENERGY
1/18/2022	152022035	15 Electrical Upgrades	03-05-278-023	POWELL FRANCINE & EDMONDS ANTHONY N	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	KG BUILDERS
1/4/2022	172022023	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		UNITED GROUP LOGISTICS, INC. UGL
11/9/2022	172022365	17 Change in Occupancy	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		
10/11/2022	172022326	17 Change in Occupancy	03-05-401-003	BOULDER HILL PROPERTY LLC	67 BOULDER HILL PASS MONTGOMERY, IL 60538-		
3/9/2022	172022066	17 Change in Occupancy	03-05-401-003	AHMAD, DAANYAAL / BOULDER HILL PROP	83 BOULDER HILL PASS MONTGOMERY, IL 60538-		
2/9/2022	172022038	17 Change in Occupancy	01-19-200-009	RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
1/4/2022	172022025	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		THE BOLDT COMPANY
1/4/2022	172022024	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TSA PROCESSING CHICAGO, INC.
9/27/2022	182022309	18 Driveway	09-22-300-002	R.C. ENTERPRISES L.P % BAKER	2620 BELL RD MINOOKA, IL 60447-		

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8/17/2022	182022265	18 Driveway	03-18-451-005	DELAY BRETT & KEARBREY THOMAS D	39 E PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
7/27/2022	182022235	18 Driveway	03-04-377-001	GARCIA ARMANDO & LAURA	37 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FELIPA LEON
6/15/2022	182022195	18 Driveway	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	CRS MATERIAL AND SERVICES
6/10/2022	182022185	18 Driveway	09-14-300-001	RCUBE FARMS LLC. RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
10/17/2022	182022332	18 Driveway	03-08-277-013	VALDEZ MARTIN & SANCHEZ NORMA MARTHA	26 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
5/16/2022	182022161	18 Driveway	03-04-256-002	TRUJILLO RAMIRO & MARTHA	15 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	
4/12/2022	182022118	18 Driveway	03-16-176-004	SMITH NATHAN	3725 WOLF RD OSWEGO, IL 60543-	FOX BEND ESTATES	
3/30/2022	182022110	18 Driveway	09-14-300-001	RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
4/4/2022	182022105	18 Driveway	08-02-300-012	GUTIERREZ LORENA & JOSE DE JESUS & AVILADEZ DEFRICIA O	12830 ASHLEY RD NEWARK, IL 60541-		JESUS GUTIERREZ
8/1/2022	202022245	20 Patio	03-09-154-020	ORTEGA LEOCADIA & ORTEGA JOSUE I	144 CIRCLE DR W MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	JOSHUA ORTEGA
6/15/2022	202022191	20 Patio	03-05-452-077	RAMIREZ ANA KAREN ENRIQUEZ & CORNELIA ADRIANA	9 HILLCREST CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	ADRIAN MARTIN

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6/7/2022	202022180	20 Patio	03-05-430-024	MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BKL CONSTRUCTION INC.
5/2/2022	202022147	20 Patio	03-07-427-005	MCPHERSON KEVIN C & LISA R	101 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	UPPER DECK DESIGN & CONSTRUCTION
4/19/2022	202022120	20 Patio	03-05-276-006	GONZALEZ GUSTAVO & ADRIANA & ANITZA ESTEBAN	38 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	ALEJANDRO HERNANDEZ
3/23/2022	202022088	20 Patio	03-07-252-012	JVE HOMES LLC	120 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
10/19/2022	232022347	23 Generator	02-26-452-008	BEST EVERETT F & SHIRLEY A	39 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	BAKER ELECTRIC
10/4/2022	232022330	23 Generator	02-35-382-001	SZCZUREK MICHAEL & MARY	7626 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	BAKER ELECTRIC
9/30/2022	232022324	23 Generator	06-05-151-007	DEL DIN THOMAS	73 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	MICHAEL RITZMAN - 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 & ELECTRICAL
7/28/2022	232022239	23 Generator	03-08-276-023	REMUS GARY E & DEBORAH A	100 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	LEE LEGLER CONSTRUCTION & ELECTRICAL
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 ELECTRICAL SERVICES
5/25/2022	232022168	23 Generator	06-07-373-002	BAUMWELL KATHIE S	5953 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC

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5/16/2022	232022160	23 Generator	05-04-176-010	HACKERSON STEVEN J TRUST & JACQUELINE VANIER	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION & ELECTRICAL
5/12/2022	232022154	23 Generator	01-35-477-007	HEFFERNAN JUSTIN B	5900 C RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	SATURN HEATING, COOLING & ELECTRIC CONTRACTORS
5/5/2022	232022149	23 Generator	05-12-228-017	MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELECTRICAL
11/15/2022	232022370	23 Generator	02-21-401-001	HAWTHORN JOINT TEN REV TRUST CHAD N & SUDISTVA M	7 LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	LEE LEGLER CONSTRUCTION AND ELECTRICAL
3/15/2022	232022081	23 Generator	02-27-153-007	BOTCHEV MIROSLAV I & BORISLAVOVA LIDIA N	4416 TUMA RD YORKVILLE, IL 60560-	WACKERLINS 2ND SUB	BAKER ELECTRIC
3/10/2022	232022076	23 Generator	05-12-220-004	FERRI JOHN & LUZ	6349 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
3/10/2022	232022075	23 Generator	06-07-130-005	CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
10/4/2022	232022334	23 Generator	02-23-226-001	CLEMENTZ FAMILY TRUST CLEMENTZ DEBORAH & MICHAEL	7 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	BAKER ELECTRIC
3/10/2022	232022074	23 Generator	06-07-375-006	KRAMER CHRISTINE M	5725 WATERS EDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION AND ELECTRICAL
1/27/2022	232022039	23 Generator	04-02-230-002	MOUIS KEITH F & JESSICAA	6160 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 2	LEE LEGLER CONSTRUCTION AND ELECTRICAL
2/3/2022	242022042	24 Solar	09-15-400-010	HUERTA HERIBERTO & ISRAEL	14776 JUGHANDLE RD MINOOKA, IL 60447-		SUNRUN INSTALLATION CONTRACTORS LLC

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2/3/2022	242022041	24 Solar	02-11-176-008	BAYER CHRISTOPHER A & MALDONADO ANDRIANA	7617 GALENA RD BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	SUNRUN INSTALLATION SERVICES LLC
5/25/2022	242022171	24 Solar	02-35-103-013	HATHAWAY BRADFORD L & MADRID ERIC	7807 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	MARC S JONES CONSTRUCTION LLC
2/3/2022	242022040	24 Solar	07-34-100-009	CARLSON JASON D & ERICA	14908 WHITEWILLOW RD NEWARK, IL 60541-		SOLAR POWER MIDWEST
1/20/2022	242022036	24 Solar	03-08-253-005	GONZALEZ JOSE	6 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	BRIGHT PLANET SOLAR
5/24/2022	242022170	24 Solar	03-09-154-022	MCREYNOLDS ANDREW S & POLINA	299 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	BRIGHT PLANET SOLAR
1/13/2022	242022033	24 Solar	08-28-400-005	FRIESTAD SCOTT & KRISTIN	16950 QUARRY RD MORRIS, IL 60450-		SOLAR POWER MIDWEST
5/24/2022	242022169	24 Solar	01-10-103-002	DUFFY DONALD E & STACEYA	83 STAINFIELD DR PLANO, IL 60545-	83 STAINFIELD SUB UNIT 2	SUNRUN INSTALLATION SERVICES LLC
5/16/2022	242022159	24 Solar	05-02-100-003	MAGANA JESUS A & AIDA	6465 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
5/5/2022	242022151	24 Solar	05-05-103-003	NASTI JAMES H & MARY	20 MAPLE ST YORKVILLE, IL 60560-	20 MAPLE ST YORKVILLE, IL FOXLAWN UNIT 3	SUNRUN INSTALLATION SERVICES LLC
4/20/2022	242022133	24 Solar	03-05-453-024	GILBERT MAXWELL	17 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BRIGHT PLANET SOLAR
5/5/2022	242022150	24 Solar	03-04-303-027	SILVA CARLOTA	36 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	BRIGHT PLANET SOLAR

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4/12/2022	242022116	24 Solar	02-23-153-002	HOULE ANTHONY W & LAURAM	44 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	SUNPOWER CORP.
4/20/2022	242022125	24 Solar	03-09-105-003	NUNEZ GUMESINDO JR & DIANA L	116 CIRCLE DRE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SUNRUN INSTALLATION
12/29/2022	242023009	24 Solar	03-04-327-015	FOLEY FRANK & VICKI L	24 CHATHAM PL MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	SUNPOWER CORP
12/21/2022	242023008	24 Solar	01-36-100-025	KUTER HERBERT C & CAROL	13010 A RIVER RD PLANO, IL 60545-	KAFORSKIS SUB	ADT SOLAR
4/12/2022	242022115	24 Solar	02-34-202-001	ANDERSON MICHAEL D & ERIN L	132 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
11/30/2022	242022382	24 Solar	03-07-252-028	PANNELL TONILYN & JERRY	110 ST GEORGE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	SUNPOWER CORPORATION
11/28/2022	242022377	24 Solar	03-04-376-058	PRIETO JOSE ANTONIO	76 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	SUNRUN INSTALLATION
3/31/2022	242022112	24 Solar	02-34-202-002	ANDERSON MICHAEL & CUNNINGHAM TUCARAC A	134 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
11/17/2022	242022369	24 Solar	07-34-300-002	MARTIN DEAN R & SUSAN R	17815 TOWNHOUSE RD NEWARK, IL 60541-		SUNRUN INSTALLATION
11/7/2022	242022361	24 Solar	05-18-322-004	ALICZ LAWRENCE G & DIANE T	2108 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	NATIONAL SOLAR SERVICE
3/22/2022	242022089	24 Solar	03-08-280-027	GIOVANNONI MATTHEW & GARNER CARMAKITLLA	3 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION

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10/24/2022	242022358	24 Solar	03-05-351-007	GILL JOHN THOMAS	767 ROUTE 31 OSWEGO, IL 60543-60543-	SLEDZ SUB	SUNPOWER CORPORATION
10/28/2022	242022357	24 Solar	07-13-400-006	FRIESTAD FARMS INC	12316 BUSHNELL SCHOOL RD NEWARK, IL 60541-		RETHINK ELECTRIC LLC
3/9/2022	242022070	24 Solar	03-04-303-007	CAZARES ELODIA	40 CIRCLE DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION SERVICES LLC
10/28/2022	242022356	24 Solar	08-17-200-001	FRIESTAD KIRK & PHYLLIS	10065 CHICAGO RD NEWARK, IL 60541-		RETHINK ELECTRIC, LLC.
10/28/2022	242022355	24 Solar	02-10-227-003	BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	FREEDOM FOREVER IL LLC
2/24/2022	242022057	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-60543-	PROSPECT VILLA SUB	HEADLINE SOLAR LLC
10/27/2022	242022350	24 Solar	06-29-100-004	LEEDY MILTON H	4932 WALKER RD YORKVILLE, IL 60560-		RETHINK ELECTRIC
10/27/2022	242022349	24 Solar	06-02-176-005	PLAYER KATHERINE E	128 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	SUNPOWER CORP SYSTEMS DBA
2/24/2022	242022055	24 Solar	06-02-300-018	MARTINEZ ANDRES	1585 JOHNSON RD OSWEGO, IL 60543-		SUNPOWER CORP.
10/25/2022	242022348	24 Solar	03-04-403-013	FLORES SEVERO ANAYA & GONZALEZ CRISTOBAL	124 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	FREEDOM FOREVER IL LLC
10/18/2022	242022345	24 Solar	02-23-152-007	GUMP CHARLES W & DIXIE L	13 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	CERTASUN LLC.

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2/16/2022	242022050	24 Solar	02-28-401-002	NUNEZ GERARDO	901 MCHUGH RD YORKVILLE, IL 60560-	GUTHRIE SUB	SUNRUN INSTALLATION
10/18/2022	242022344	24 Solar	06-04-400-005	UNDERWOOD TODD J & ALISON W	6909 SCHLAPP RD OSWEGO, IL 60543-		SOLAR POWER MIDWEST LLC.
10/18/2022	242022343	24 Solar	07-02-300-004	SMITH MICHAEL G & PATRICIA F	12750 BIG GROVE RD NEWARK, IL 60541-		RETHINK ELECTRIC
2/18/2022	242022049	24 Solar	09-16-200-018	DELANEY MARTHA ANN & RUDDICK DEVIN	13990 MCKANNA RD MINOOKA, IL 60447-		SUN BADGER SOLAR
4/12/2022	242022117	24 Solar	03-09-151-015	LAMPHERE RICHARD W & PEGGY	47 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	BRIGHT PLANET SOLAR - WANDA HARRIS
10/4/2022	242022333	24 Solar	09-27-200-005	WUNDERLICH WILLIAM JEFFREY	2247 WILDY RD MINOOKA, IL 60447-		LEGACY SOLAR LLC
9/30/2022	242022327	24 Solar	04-31-200-004	STRANGE JEANNIE RAE & RIOS DENISE	11313 A CRIMMIN RD NEWARK, IL 60541-		SUNRUN INSTALLATION
2/9/2022	242022047	24 Solar	05-18-153-001	MCCUSKER MICHAEL J & PAMELAK	64 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 4	SUNRUN INSTALLATION
9/30/2022	242022323	24 Solar	01-18-400-003	VALLLES JUAN CARLOS	2661 COOK RD PLANO, IL 60545-		PALMETTO SOLAR - RUSSELL KILL
2/4/2022	242022043	24 Solar	02-24-300-021	PARKHURST GERALD	6809 A ROUTE 71 YORKVILLE, IL 60560-		POWER HOME SOLAR LLC
9/28/2022	242022318	24 Solar	03-27-427-008	JANOWSKI KENNETH & JOYCE	8 RED HAWK CT OSWEGO, IL 60543-	RED HAWK LANDING	SUNPOWER CORP.

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9/22/2022	242022306	24 Solar	09-27-100-006	HOMERDING DECLARATION OF TRUST JEAN KEEZER TAMMY	2851 WILDY RD MINOOKA, IL 60447-	SUNRUN INSTALLATION	
9/21/2022	242022304	24 Solar	03-05-429-003	ORTIZ EVELYN & ORTIZ RACHELLE S	8 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	BRIGHT PLANET SOLAR
9/12/2022	242022293	24 Solar	02-23-303-007	BAUR WILLIAM	11 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	SUNPOWER CORP.
8/30/2022	242022278	24 Solar	02-24-177-005	LICHTER EDWARD	6626 SUNDOWN LN YORKVILLE, IL 60560-		GRNE SOLAR
8/29/2022	242022276	24 Solar	01-25-300-015	STRUKEL JOHN W & JANET K	12811 SCHAEFFER RD PLANO, IL 60545-		CR SOLAR
8/29/2022	242022273	24 Solar	02-24-300-018	AMBRIZ FLOR MARIA	6725 ROUTE 71 YORKVILLE, IL 60560-		BRIGHT PLANET SOLAR
8/12/2022	242022260	24 Solar	03-04-307-009	MONTEJANO JOSE R & ROSA C	25 WYNDHAM DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
8/12/2022	242022259	24 Solar	03-05-326-015	HOLDRIDGE SCOTT	806 ROUTE 25 OSWEGO, IL 60543-	SUNSET VIEW ESTATES	BRADY LUNSFORD
8/10/2022	242022256	24 Solar	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFFER WOODS NORTH UNIT 3	SUNPOWER CORP
8/5/2022	242022253	24 Solar	02-13-476-004	DEBOER SALINAS CAROLINA I	6168 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	BRIGHT PLANET SOLAR -

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8/4/2022	242022252	24 Solar	06-05-393-009	BULMAGA SERGIU & BULMAGA TIMOFEI & BULMAGA CRISTINA	4747 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	TESLA, INC.
8/1/2022	242022248	24 Solar	03-04-407-002	LOPEZ DAVID	103 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
8/1/2022	242022244	24 Solar	01-26-400-013	CRIST WILLIAM A & PRISCILLA	13345 HALE RD PLANO, IL 60545-		SUNRUN INSTALLATION
8/1/2022	242022243	24 Solar	06-14-200-015	SIMMERT AUSRA	8345 OLD RIDGE RD PLAINFIELD, IL 60586-		BRIGHT PLANET SOLAR
7/28/2022	242022241	24 Solar	03-05-454-021	SAAVEDRA JENNIFER M & CANO MARTIN JR	12 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION
7/20/2022	242022226	24 Solar	01-05-176-005	BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY
7/20/2022	242022225	24 Solar	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	SUNPOWER CORP.
7/19/2022	242022224	24 Solar	04-09-400-013	KRUSER BENJAMIN & MICHELLE	15174 MEADOW LN YORKVILLE, IL 60560-		WINDSOLEIL INC.
7/12/2022	242022223	24 Solar	06-02-400-006	GEORGE VINCENT B REVOC TRUST	1378 CHERRY RD OSWEGO, IL 60543-		SUNRUN INSTALLATION
7/7/2022	242022220	24 Solar	03-09-156-007	SILVA BENJAMIN & GUADALUPE	306 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	BRIGHT PLANET SOLAR
7/7/2022	242022219	24 Solar	03-04-408-031	ZIN MAY	104 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR

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7/5/2022	242022210	24 Solar	03-05-404-018	SUCILLA JOSE & SUCILLA ELIZABETH	136 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TITAN SOLAR POWER IL, INC.
6/30/2022	242022209	24 Solar	01-16-426-004	RICHMOND LAWRENCE & NATALIE	48 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	BRIGHT PLANET SOLAR
6/23/2022	242022207	24 Solar	03-04-408-034	EMRULOSKI IMER	110 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR % YALEEN
6/22/2022	242022200	24 Solar	06-02-400-002	KESLAR MICHAEL W & MARIA VILLALOBOS	1375 JOHNSON RD OSWEGO, IL 60543-		MOXIE SOLAR
6/13/2022	242022188	24 Solar	03-05-428-006	SCHUR TYLER & ALM JAMES B	37 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	SUNRUN INSTALLATION
4/29/2022	242022143	24 Solar	03-08-226-028	WILSON JOHNNY R	43 CODORUS RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	SUNRUN INSTALLTION SERVICES INC.
6/10/2022	242022184	24 Solar	03-04-251-021	CUPPLES KATHLEEN	34 HUNTER DR MONTGOMERY, IL 60538-		JULIA CARTER % BRIGHT PLANET
4/20/2022	242022135	24 Solar	02-34-178-001	HARRIS KARI	8520 VAN EMMON RD YORKVILLE, IL 60560-		MODERM MILL LLC - MARK BROUGH
1/13/2022	242022031	24 Solar	03-05-404-033	MENDELL GERALD A & WINIFRED	17 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	BRIGHT PLANET SOLAR - JULIA CARTER
1/4/2022	242022028	24 Solar	01-26-300-005	SANDOVAL JONHATAN J SAAVEDRA & RUIZ	13871 HALE RD PLANO, IL 60545-		BRIGHT PLANET SOLAR
1/4/2022	242022026	24 Solar	06-05-402-012	THOMAS KURIAN E & CHEYENNE F CASSIDY	4122 STEAM MILL CT OSWEGO, IL 60543-		SUNRUN INSTALLATION

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4/20/2022	242022134	24 Solar	03-12-204-004	LIPPOLD CURTIS	22 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	SUNPOWER CORP.

PLANNING BUILDING & ZONING RECEIPTS 2022

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 22	TOTAL FY 22	MONTHLY FY 21	TOTAL FY 21
December	\$12,456.20	\$3,789.00	\$12,877.04	\$3,000.00	\$32,122.24	\$32,122.24	\$8,380.10	\$8,380.10
January	\$5,238.40	\$600.00	\$4,805.78	\$1,000.00	\$11,644.18	\$43,766.42	\$15,150.19	\$23,530.29
February	\$5,245.20	\$0.00	\$2,188.27	\$0.00	\$7,433.47	\$51,199.89	\$17,144.89	\$40,675.18
March	\$14,568.84	\$516.00	\$13,209.46	\$2,000.00	\$30,294.30	\$81,494.19	\$36,607.37	\$77,282.55
April	\$13,386.56	\$1,138.00	\$2,013.82	\$0.00	\$16,538.38	\$98,032.57	\$21,718.13	\$99,000.68
May	\$9,402.84	\$885.50	\$9,768.21	\$1,000.00	\$21,056.55	\$119,089.12	\$23,617.81	\$122,618.49
June	\$9,414.48	\$0.00	\$414.41	\$0.00	\$9,828.89	\$128,918.01	\$42,987.55	\$165,606.04
July	\$9,932.96	\$2,023.50	\$5,022.41	\$2,000.00	\$18,978.87	\$147,896.88	\$10,495.24	\$176,101.28
August	\$12,319.12	\$974.00	\$11,461.51	\$1,000.00	\$25,754.63	\$173,651.51	\$17,777.87	\$193,879.15
September	\$13,564.30	\$1,238.00	\$10,992.08	\$1,000.00	\$26,794.38	\$200,445.89	\$15,109.78	\$208,988.93
October	\$20,394.32	\$458.00	\$24,005.13	\$4,000.00	\$48,857.45	\$249,303.34	\$38,827.30	\$247,816.23
November	\$10,190.95	\$1,138.00	\$3,855.66	\$0.00	\$15,184.61	\$264,487.95	\$46,125.36	\$293,941.59
YR END TOTAL	\$136,114.17	\$12,760.00	\$100,613.78	\$15,000.00	\$264,487.95			

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	\$49,777.24	\$7,525.00	\$47,909.03	\$4,000.00	\$109,211.27
2012	\$51,032.64	\$8,487.50	\$47,199.67	\$6,000.00	\$112,719.81
2013	\$40,178.09	\$8,161.00	\$26,893.64	\$2,000.00	\$77,232.73
2014	\$72,120.64	\$12,820.00	\$72,492.76	\$7,000.00	\$164,433.40
2015	\$75,402.09	\$6,685.00	\$58,252.05	\$7,000.00	\$147,339.14
2016	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$149,097.00
2017	\$84,313.81	\$8,435.00	\$79,307.79	\$8,000.00	\$179,956.60
2018	\$80,941.90	\$9,187.50	\$58,376.88	\$7,000.00	\$155,506.28
2019	\$89,322.83	\$14,012.50	\$53,518.18	\$6,000.00	\$162,853.51
2020	\$108,258.17	\$14,656.54	\$74,563.79	\$11,000.00	\$208,478.50
2021	\$149,129.36	\$25,290.50	\$100,521.73	\$19,000.00	\$293,941.59
2022	\$136,114.17	\$12,760.00	\$100,613.78	\$15,000.00	\$264,487.95

PLANNING BUILDING & ZONING RECEIPTS 2022

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 23	TOTAL FY 23	MONTHLY FY 22	TOTAL FY 22
December	\$5,767.80	\$1,266.00	\$8,020.26	\$1,000.00	\$16,054.06	\$16,054.06	\$32,122.24	\$32,122.24
January							\$11,644.18	\$43,766.42
February							\$7,433.47	\$51,199.89
March							\$30,294.30	\$81,494.19
April							\$16,538.38	\$98,032.57
May							\$21,056.55	\$119,089.12
June							\$9,828.89	\$128,918.01
July							\$18,978.87	\$147,896.88
August							\$25,754.63	\$173,651.51
September							\$26,794.38	\$200,445.89
October							\$48,857.45	\$249,303.34
November							\$15,184.61	\$264,487.95
YR END TOTAL	\$5,767.80	\$1,266.00	\$8,020.26	\$1,000.00	\$16,054.06			