



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, March 13, 2023 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from February 9, 2023, Meeting (Pages 3-36)

PUBLIC COMMENT:

EXPENDITURE REPORT (Discussion): Review of Expenditures from Prior Month (Pages 37-40)

PETITIONS (ROLL CALL):

1. **Petition 23 – 14 – Planning, Building and Zoning Department (Pages 41-42)**
Request: Add the 2018 International Swimming Pool and Spa Code to the List of Adopted Building Codes

2. **Petition 23 – 15 – Nancy L. Harazin on Behalf of the Nancy L. Harazin Trust Number 101 (Pages 43-64)**
Request: Minor Amendment to the Special Use Permit for Public or Private Utility Other (Solar Panels) by Extending the Deadline to Install the Arborvitae Buffer Described in Condition 2.C of Ordinance 2018-15 to August 21, 2024
PIN: 07-05-400-003
Location: Approximately 0.2 Miles East of Route 71 on the South Side of Newark Road in Big Grove Township
Purpose: Petitioner Wants to Extend the Deadline to August 21, 2024, to Install the Arborvitae Buffer; Property is Zoned A-1 with a Special Use Permit

3. **Petition 23 – 16 – James K. Smiley on Behalf of Cross Evangelical Lutheran Church (Pages 65-82)**
Request: Minor Amendment to the Special Use Permit for a Church and School by Amending the Site Plan Attached to Ordinance 2008-04
PIN: 05-16-300-009
Location: 8609 Route 47 (Southwest Corner of the Intersection of Route 47 and Ament Road) in Kendall Township
Purpose: Petitioner Wants to Reduce the Size of Building Addition Identified as Phase 1 on the Approved Site Plan and Move Said Addition from the North Side of the Existing Building to the West Side of the Existing Building; Property is Zoned A-1 with a Special Use Permit

NEW BUSINESS (ROLL CALL):

1. Approval of a Request by Paul Hertzman on Behalf of the Troy Fire Protection District and the Kendall County Planning, Building and Zoning Department to Extend the Deadline for Payment of Escrow Funds to the City of Joliet (Condition 2.W) and Entering into an Annexation Agreement with the Village of Shorewood (Condition 2.X) as Outlined in Ordinance 2022-08 Until September 15, 2023 (Pages 83-84)
2. Discussion of Regulations of Chickens on Residentially Zoned Property; Committee Could Initiate Text Amendments on the Topic (Pages 85-94)

OLD BUSINESS (Discussion):

1. Special Use Permit Enforcement Update (Page 95)
2. Discussion of Stormwater Management Ordinance Violation at 8150 Schlapp Road (PIN: 06-15-100-007) (Page 96-109)
3. Follow-Up on February 15, 2023, Kendall County Historic Preservation Group Meeting
4. Update on 1539 Collins Road

REVIEW VIOLATION REPORT (Discussion) Page 109:

REVIEW PRE-VIOLATION REPORT (Discussion) Pages 110-116:

UPDATE FROM HISTORIC PRESERVATION COMMISSION (Discussion):

REVIEW PERMIT REPORT (Discussion) (Pages 117-119):

REVIEW REVENUE REPORT (Discussion) (Page 120):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT (VV):

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 February 9, 2023 – Unofficial until Approved

CALL TO ORDER

The meeting was called to order by Vice-Chairman Rodriguez at 6:31 p.m.

ROLL CALL

Committee Members Present: Dan Koukol, Ruben Rodriguez, and Brooke Shanley

Committee Members Absent: Elizabeth Flowers and Seth Wormley

Also Present: Matt Asselmeier (Senior Planner), Emily Hoffmann, and Deb Howard

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Shanley made a motion, seconded by Member Koukol, to approve the minutes of the January 9, 2023, meeting, and February 4, 2023, special meeting. With a voice vote of three (3) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from January 2023. Mr. Asselmeier noted the expenditures related to repairs to one (1) of the Department's trucks.

PETITIONS

Petition 22 – 27 – Deb Howard on Behalf of Jade Restorations, Inc. (Current Owner) and Bullmastiff Construction Company LTD. (Contractor)

Mr. Asselmeier summarized the request.

On February 18, 2020, the County Board approved Ordinance 2020-01, granting a special use permit for a kennel and veterinary at the northeast corner of Ridge Road and Bell Road, now addressed as 949 Bell Road, Minooka.

During the summer of 2022, the Planning, Building and Zoning Department received complaints regarding lights at the subject property. Upon investigation, Staff discovered that the site had not been developed in accordance with the site plan, landscaping plan, and photometric plan attached to the special use permit ordinance. The property owner agreed to amend the special use permit to have the site plan, landscaping plan, and photometric plan to match the current conditions.

The specific amendments are as follows (items in red are Staff comments):

1. Fence limits on the west side of the building are different with a larger outdoor area enclosed and extended further south. The installed fence height is eight feet (8'), not six feet (6') as described in the associated exhibits attached to Ordinance 2020-01. **The fence was a cedar fence in the approved plans; the installed fence was vinyl.**
2. Westerly septic field is enclosed within the expanded fenced outdoor plan area. Westerly septic tank is installed further north than previously proposed. The southerly septic tank/piping was designed to be on the east side of the main entry, but was installed on the west side of the entry.
3. The Rusty Ridge sign at the southwest corner of the site is located within the Kendall County right-of-way. This will be relocated as part of the major amendment to the originally proposed location at a ten foot (10') setback from the right-of-way along the middle of the property west of the proposed location. **No information was provided regarding the other sign. The approved plans had one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs were to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.**
4. Sidewalk has been added around the building that was not part of the original plans. There is a gravel driveway/PCC walk along the north side of the building for equestrian trailer access. Additional parking was added in the northeast corner of the building. **Number of parking stalls increased from fifty-two (52) to sixty-five (65). The number of handicapped accessible parking spaces remains at three (3).**
5. The east side walkway/covered entrance/building was eliminated and the walk is shown coming out of the south side of the building.
6. A five thousand (5,000) gallon external tank was previously proposed next to the well for fire protection. This was not constructed. Tank was installed in basement of building per discussions with the Minooka Fire Department.
7. An additional wall pack was added along the west wall of the building as the play area was enlarged/moved from the northeast corner of building. As built-photometric plan was unchanged and light intensities at west property line are still zero point zero (0.0) foot candles. **Change in location of lights. Number of pole lights to remain the same. Height of pole lights to remain the same.**
8. The concrete pad for trash enclosure is installed but no walls have been constructed. Concrete pad relocated further north to allow equestrian trailer access along the north side of the building from the parking lot. **Petitioner still plans to install the seven foot (7') tall masonry or wood fencing around the refuse area.**
9. Well head installed further north of design location.
10. Outdoor play area was eliminated on the northeast corner of building due to the installation of air handling units. **Original plans called for two (2) approximately twelve thousand (12,000) square foot outdoor play areas that were planned on both sides of the kennel wing of the building.**

11. A three thousand, one hundred (3,100) gallon holding tank was eliminated that was previously proposed for therapy pool/dog wash. Therapy pool was eliminated from building.
12. Per Seward Township Board meeting of December 13, 2022, Owner and Township agreed that building and parking lot lighting will be turned off at 10:00 p.m. every night and all parking lot lighting and building lighting and building wall packs will be installed with cutoffs or shields. On January 26, 2023, the Petitioner's Engineer submitted a request to allow the wall pack lights on the building to be considered lighting necessary for security and be kept on twenty-four (24) hours and that the parking lots be turned off by Midnight, which is one (1) hour after the business closes as allowed by the Zoning Ordinance. The Petitioner's Engineer would like this language included as a condition of the special use permit. This email was provided. **Security lighting has motion sensors.**
13. Owner is requesting a variation to Kendall County Zoning Ordinance 7:01.D.29 for A-1 special use and modify "Condition G" of 2020-01 special use ordinance to State the following: "All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets and necessary bathroom breaks until 10:00 p.m. each evening."
14. **Change in vegetation count from thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types to thirty (30) ornamental trees of various types, twenty-six (26) trees of various types, forty-nine (49) evergreen trees of various types, and one hundred sixty-nine (169) shrubs of various types. Some vegetation has not been installed.**

The conditions in Ordinance 2020-01 are as follows:

- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E.
- B. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication attached hereto as Exhibit F.
- C. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
- D. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan (Exhibit C).
- E. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the

building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

- F. A maximum of eighty (80) dogs and twenty-five (25) cats may be kennelled on the subject property at any time.
- G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- H. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
- I. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
- J. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
- K. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- L. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- M. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
- N. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- O. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
- P. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- Q. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The right-of-way dedication required called for in condition 2 occurred.

The proposed amendments would impact conditions 1 and 7. The vegetation referenced in condition 5 has not been installed completely. The remaining conditions shall remain valid and in effect.

The property is approximately twenty (20) acres and the special use area is approximately eight point five (8.5) acres.

The current land use is agricultural, veterinary, and kennel.

The future land use map calls for the property to be commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.

Shorewood has a trail planned along Ridge Road and Bell Road.

The adjacent land uses are agricultural, farmstead, and landscaping business.

The adjacent properties are zoned A-1 and A-1 special use.

The Land Resource Management Plan calls for the area to be Suburban Residential, Commercial, and Mixed Use Business.

The properties within one half (1/2) of a mile are zoned A-1, A-1 special use, and R-1.

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

EcoCat submitted on December 5, 2019, and consultation was terminated.

The NRI that was prepared for the original special use permit remains valid. The LESA Score was 207 indicating a medium level of protection. NRI information was provided

Seward Township was emailed information on December 27, 2022. As noted previously, Seward Township reviewed the proposal prior to application submittal. The Seward Township Planning Commission submitted an email on January 19, 2023, noting their approval of the project provided shades were put on all of the remaining lights in the parking lot and on the building. This email was provided.

The Minooka Fire Protection District was emailed information on December 27, 2022. They responded on December 29, 2022, saying they had no stipulations regarding this proposal. The email was provided.

The Village of Shorewood was emailed information on December 27, 2022.

ZPAC reviewed the proposal at their meeting on January 3, 2023. Discussion occurred regarding the timing of installing the landscaping. All landscaping would be installed by mid-June 2023. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on January 25, 2023. Discussion occurred regarding the need for the proposed amendments. Joan Soltwisch read a statement into the record regarding lighting at the property. Discussion occurred regarding lights at nearby agricultural properties. Dr. Joe Chow provided pictures of lighting in the area and explained the need for lighting at the property. Discussion also occurred

about amending the County's special use amendment criteria related to major and minor amendments to existing special use permits. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on January 30, 2023. Other than the Petitioner and Petitioner's Engineer, no other members of the public testified at the public hearing. It was noted that many of the proposed changes had already been installed. Planting of the landscaping would occur as outlined in the proposal. Discussion focused on lighting issues. Members reviewed pictures of the lighting in the area and the shields that had been installed on the wall pack lights. The Petitioner's Engineer explained the need for the amendments and variance. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero in opposition. The minutes of the hearing were provided.

The Findings of Fact for the special use permit amendment 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. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows an eight foot (8') tall fence around the outdoor play area. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners are requesting a variance to allow animals to be outdoors until 10:00 p.m. but only for the purposes of dropping-off and picking-up by owners and for necessary bathroom breaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Petitioners installed fencing and security lighting. The Petitioners submitted a photometric plan showing no lighting spilling onto adjoining properties. The Petitioners agreed to have animals indoors by sunset, except for specific purposes as mentioned in the previous finding. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress has been provided off of Bell Road. The Petitioners have secured applicable permits and installed adequate facilities related to stormwater, well, and septic systems.

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. The Petitioners are requesting a variance to Section 7:01.D.29 of the Kendall County Zoning

Ordinance to allow the animals to be outdoors for specific purposes as outlined in the first finding.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.” The Land Resource Management Plan calls for the subject property to be commercial.

The Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. No topographic condition creates a particular hardship for the Petitioner.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other requests for special use permits for kennels could ask for the same variation.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner was not involved with the drafting of the existing language in the Zoning Ordinance. The current owner cannot control the times for sunset or sunrise.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property if the animals are outside for the purposes of pick-up and drop-off or to use the restroom and for no other purposes.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values.

Staff recommended approval of the requested variance and amendments to the existing special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. Condition 2.A of Ordinance 2020-01 is hereby repealed in its entirety and is replaced with the following:

“The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and photometric plan.”

2. Condition 2.E of Ordinance 2020-01 is hereby repealed in its entirety and is replaced

with the following:

“All vegetation and berms shall be installed by June 15, 2023. The Planning, Building and Zoning Committee may extend this deadline upon request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.” **(Added after ZPAC).**

3. Condition 2.G of Ordinance 2020-01 is hereby repealed in its entirety and is replaced with the following:

“All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets and necessary bathroom breaks until 10:00 p.m. each evening. This provision is a variance to a requirement contained in Section 7:01.D.29 of the Kendall County Zoning Ordinance.”

4. The remaining conditions and restrictions contained in Ordinance 2020-01 shall remain valid and effective.
5. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
6. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
7. These major amendments to an existing special use permit and variance 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.

Staff is also of the opinion that the requirement that animals in kennels be indoors between the hours of sunset and sunrise should be revisited through the text amendment process and that specific hours not connected to sunrise or sunset be set.

The draft ordinance was provided.

Member Koukol was impressed with the development; he felt that the project looks good and was very precise.

Member Koukol asked if the business was open. Deb Howard, Petitioner, responded yes. The Petitioner owns the construction company. The business was doing good. Ms. Howard had a positive experience with working with the County.

Vice-Chairman Rodriguez expressed the need for the various amendments. He thanked Ms. Howard for bringing the businesses to Kendall County.

Member Koukol made motion, seconded by Member Shanley, to recommend approval of the special use permit and variance. With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on February 21, 2023, on the consent agenda.

NEW BUSINESS

Approval to Initiate Text Amendments to the Kendall County Subdivision Control Ordinance and Kendall Zoning Ordinance Related to the Following Items:

Delete Phone Numbers Listed in Appendix 7 of the Subdivision Control Ordinance
Delete Direct References to Individuals and Individual Engineering Companies in Appendix 7 of the Subdivision Control Ordinance
Delete Dead Website Links in Appendix 9 A and 9 B of the Subdivision Control Ordinance and Add Alternative Language for Website Links Where Appropriate
Amend the Definitions of Brew Pub and Micro Brewery to Match State Law in Section 3:02 of the Zoning Ordinance
Amend the Definition of Tent to Apply to Structures Beyond Outdoor Camping Uses in Section 3:02 of the Zoning Ordinance
Deleting the Reference to the Illinois Mobile Home Safety Act and Replacing the Reference to a General Reference to State Law in Section 11:05.D.2 of the Zoning Ordinance
Repealing Ordinance 1998-10 Pertaining to the Procedure for Closing Inactive Petitions and Amending Section 13:01.A of the Zoning Ordinance by Adding a Procedure for Closing a Petition Due to Inactivity

Mr. Asselmeier summarized the issue.

For the past several months, Staff has been working with the codifiers to get all of the Kendall County's regulations into one (1) code. The codifiers recommended several changes to the Kendal County Zoning Ordinance and Subdivision Control Ordinance. During the review, Staff also identified several changes to these regulations. The codifiers recommended that these changes occur prior to adoption of the new code. Below please find the proposed changes:

1. Subdivision Control Ordinance-Appendix 7
Several phone numbers are listed in the Appendix. The accuracy of all of these phone numbers is unknown. Staff would like to list the organization only and not the phone numbers.
2. Subdivision Control Ordinance-Appendix 7
Greg Chismark and WBK Engineering are listed by name. Staff would like to have a general statement regarding stormwater engineering contact information.
3. Subdivision Control Ordinance-Appendix 9 A
In the Performance Criteria Section, there is a dead link to information about invasive species. Staff would like a general statement instead of a website link.
4. Subdivision Control Ordinance-Appendix 9 B
In the Native Plan Resources Section, there are several dead links. Staff would like general references instead of website links.
5. Zoning Ordinance Section 3:02
The definitions of Brew Pub and Microbrewery should be amended to correspond to State law.
6. Zoning Ordinance Section 3:02
The definition of Tent should be expanded to include tents outside of campgrounds.
7. Zoning Ordinance Section 11:05.D.2
This section references a State law that does not exist.
8. Ordinance 1998-10
This Ordinance established procedures for closing inactive petitions. This Ordinance is outdated and now only applies to the Zoning Ordinance and Stormwater Management

Ordinance. Staff is working with the State to incorporate the language in the Stormwater Ordinance; the Zoning Ordinance should be changed prior to adoption of the new code.

Redlined versions of the proposed changes were provided.

Member Shanley made motion, seconded by Member Koukol, to initiate the amendments. With a voice vote of three (3) ayes, the motion carried.

The proposal goes to ZPAC on March 7, 2023.

Approval to Initiate Text Amendments to the Kendall County Zoning Ordinance Pertaining to Commercial Solar Energy Facilities, Commercial Wind Energy Facilities, Test Solar Energy Facilities, and Test Wind Towers

Mr. Asselmeier summarized the request.

In January 2023, the Illinois General Assembly approved and the Governor signed House Bill 4412 pertaining to commercial wind and solar energy systems. If the County wishes to have regulations governing commercial solar energy facilities and commercial wind energy facilities, the attached amendments to the Kendall County Zoning Ordinance would be required.

For reference, items in red are issues that would require changes and changes in bolded black are items that need to be discussed.

General proposed changes are as follows:

1. Various definitions related to solar and wind energy facilities will need to be amended, added, and deleted. Many terms are defined in State law and were referenced as such. The definitions of solar farm and solar gardens were removed. The definitions of solar energy system, private and wind energy system, small were adjusted to reflect State law. Onsite consumption would include energy generated within a subdivision, planned development, or business park and consumed within the development.
2. Small wind energy systems would remain conditional uses in the A-1, R-1, R-2, RPD, Business, and Manufacturing Districts. Solar energy system, private would become permitted uses in all zoning districts.
3. Commercial solar energy facilities, test solar energy systems, commercial energy wind facilities and test wind towers would become special uses in the A-1, R-1, RPD Districts, and Manufacturing Districts.
4. Adding a statement that the regulations do not apply to commercial wind energy facilities within one point five (1.5) miles of a municipality, unless the County has an Intergovernmental Agreement with the municipality to provide zoning services to the municipality. Staff would like to add a requirement that solar and wind energy facilities within one point five (1.5) miles of a municipality must either annex to the municipality or enter into a pre-annexation agreement with the municipality using the Chatham annexation rules.
5. Add a requirement that the County Board shall make its decision on the application not more than thirty (30) days after the conclusion of the public hearing.

6. A determination will need to be made if the County wants to allow smaller setbacks than allowed under the law. As proposed, the setbacks would follow State law.
7. A determination will need to be made if the County will allow changes in setbacks, certain height requirements for solar, and fencing requirements if nonparticipating property owners consent to these requirements. As proposed, the change would be allowed to occur if documentation was provided at the time of application submittal.
8. A determination will need to be made if the County wants to allow sound limitations for wind towers less restrictive than the regulations set forth by the Illinois Pollution Control Board. As proposed, sound regulations would follow State law.
9. A determination will need to be made if agricultural impact mitigation agreements have to be submitted with the application.
10. The County's landscaping requirements will need to be adjusted to reflect the law.
11. Statements requiring compliance with EcoCat reports, Fish and Wildlife Service reports, and Illinois State Historic Preservation consultations be added to the Zoning Ordinance.
12. Statements regarding road use agreements will need to be adjusted to reflect the bill.
13. A determination will need to be made regarding enforcement of damaged drain systems.

Counties are required to amend their ordinances within one hundred twenty (120) days of the signing of the bill.

The new law was also provided.

Section 3:02 (Definitions)

BUILDING-INTEGRATED SOLAR ENERGY SYSTEMS. An active solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

COMMERCIAL SOLAR ENERGY FACILITY. Shall have the same meaning as defined in 55 ILCS 5/5-12.

COMMERCIAL WIND ENERGY FACILITY. Shall have the same meaning as defined in 55 ILCS 5/5-12.

~~**GRID-INTERIE SOLAR ENERGY SYSTEM.** A photovoltaic solar energy system that is connected to an electric circuit served by an electric utility company.~~

~~**GROUND MOUNT SOLAR ENERGY SYSTEM.** A solar energy system mounted on a rack or pole that rests on or is attached to the ground.~~

FACILITY OWNER. For the purposes of commercial solar energy facilities and commercial wind energy facilities, a facility owner shall have the same meaning defined in 55 ILCS 5/5-12.

NONPARTICIPATING PROPERTY. For the purposes of commercial solar energy facilities and commercial wind energy facilities, a nonparticipating property shall have the same meaning as defined in 55 ILCS 5/5-12.

NONPARTICIPATING RESIDENCE. For the purposes of commercial solar energy facilities and commercial wind energy facilities, a nonparticipating residence shall have the same meaning as defined in 55 ILCS 5/5-12.

OCCUPIED COMMUNITY BUILDING. For the purposes of commercial solar energy facilities and commercial wind energy facilities, an occupied community building shall have the same meaning as defined in 55 ILCS 5/5-12.

PARTICIPATING PROPERTY. For the purposes of commercial solar energy facilities and commercial wind energy facilities, a participating property shall have the same meaning as defined in 55 ILCS 5/5-12.

PARTICIPATING RESIDENCE. For the purposes of commercial solar energy facilities and commercial wind energy facilities, a participating residence shall have the same meaning as defined in 55 ILCS 5/5-12.

~~**PASSIVE SOLAR ENERGY SYSTEM.** A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger.~~

~~**PHOTOVOLTAIC SYSTEM.** An active solar energy system that converts solar energy directly into electricity.~~

PROTECTED LANDS. For the purposes of commercial solar energy facilities and commercial wind energy facilities, protected lands shall have the same meaning as defined in 55 ILCS 5/5-12.

~~**SOLAR ACCESS.** Unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.~~

~~**SOLAR ENERGY EASEMENT.** An easement that limits the height or location, or both, of permissible development on the burdened land in terms of a structure or vegetation, or both, for the purpose of providing access for the benefited land to wind or sunlight passing over the burdened land.~~

~~**SOLAR ENERGY SYSTEM ADDITION.** A private solar energy system which is structurally attached to a building or structure on the zoning lot on which said system is located. Said system shall be considered part of the building and shall comply with all provisions of this ordinance pertaining thereto.~~

SOLAR ENERGY SYSTEM, PRIVATE. A collection of one (1) or more solar collectors designed for use by the occupant(s) of the zoning lot, **planned development, commercial and industrial park, or subdivision** on which or **in which** said system is located; excess power generation is limited to net metering or similar technology with regulations set by the local power utility, community, county, and state. Private solar energy system equipment shall conform to applicable industry standards, and applicants for building permits for private solar energy

systems shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards.

~~**SOLAR FARM. A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located.**~~

~~**SOLAR GARDEN. A commercial solar-electric (photovoltaic) array, of no more than 20 acres in size, that provides retail electric power (or a financial proxy for retail power) to multiple households or businesses located off-site from the location of the solar energy system.**~~

~~**SOLAR HEAT EXCHANGER. A component of a solar energy device that is used to transfer heat from one substance to another, either liquid or gas.**~~

~~**SOLAR MOUNTING DEVICES. Racking, frames, or other devices that allow the mounting of a solar collector onto a roof surface or the ground.**~~

~~**SOLAR STORAGE UNIT. A component of a solar energy device that is used to store solar generated electricity or heat for later use.**~~

~~**SUPPORTING FACILITIES. For the purposes of commercial solar energy facilities and commercial wind energy facilities, supporting facilities shall have the same meaning as defined in 55 ILCS 5/5-12.**~~

WIND ENERGY SYSTEM, SMALL A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity ~~of not more than 100 kW that does not meet the kilowatt capacity in total nameplate generating capacity as defined by 55 ILCS 5/5-12~~ and which is intended to primarily reduce onsite consumption of utility power. If all applicable regulations are met a small wind energy system may contain more than one wind energy conversion system. ~~This system may power properties in planned developments, commercial and industrial parks, or subdivisions on which or in which said system is located.~~

~~**WIND FARM, COMMERCIAL A single wind driven machine or a collection of wind driven machines or turbines that convert wind energy into electrical power for the primary purpose of sale, resale or offsite use.**~~

~~**WIND TOWER. For the purposes of commercial solar energy facilities and commercial wind energy facilities, a wind tower shall have the same meaning as defined in 55 ILCS 5/5-12.**~~

Section 4:05.A. (Accessory Uses)

12. Small wind energy system (Permitted as **Conditional Accessory** Use only in the A-1, R-1, R-2, **R-3**, and all Business and Manufacturing Districts – may also be approved as part of a Residential Planned Development) subject to the conditions of Section 4:17.

13. ~~Solar panels~~ **Solar Energy System, Private** subject to the conditions of Section 4:18.

Mr. Asselmeier suggested making small wind energy systems purely accessory uses and not conditional uses.

Section 4:18

Solar Panels-Solar Energy System, Private

A. Roof Mounted for On-Site Energy Consumption. Solar panels located on the roof of an existing structure shall be permitted in all districts. Roof mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted. Roof mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. Roof mounted or building integrated private solar energy systems for residential or business use shall be considered an accessory use in all zoning districts where there is a principal structure and shall meet the regulations of the Kendall County Zoning Ordinance. Roof mounted solar panels used as accessory to agricultural uses and which the energy generated from the solar panels is consumed on-site shall be exempt from building permits. The use of roof mounted solar panels for on-site energy consumption shall comply will all applicable federal, state, and local laws and the rules of the local electrical utility.

B. Freestanding for On-Site Energy Consumption. Solar panels located on the ground or attached to a framework located on the ground shall be classified as accessory structures in all zoning districts provided that the system is no larger than necessary to provide one hundred twenty percent (120%) of the electrical and/or thermal requirements of the structure, **planned development, commercial and industrial park, or subdivision** to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems. **Freestanding solar energy systems, private may be the first structure constructed on lots zoned residential, business, or manufacturing.** Freestanding solar panels shall be permitted if they comply with the standards listed in the Kendall County Zoning Ordinance. Ground or pole mounted solar energy systems shall not exceed the maximum height, when oriented at maximum tilt, for the zoning district in which it is located. Freestanding solar panels used as accessory to agricultural uses and which the energy generated from the solar panels is consumed on-site shall be exempt from building permits. The use of freestanding solar panels for on-site energy consumption shall comply will all applicable federal, state, and local laws and the rules of the local electrical utility.

~~C. Solar Gardens. Solar gardens shall be allowed in all zoning districts and shall require a special use permit whether accessory or principal use of the property subject to the following requirements:~~

- ~~1. Unless otherwise noted in the Kendall County Zoning Ordinance, solar gardens must comply with all required standards for structures in the district in which the system is located.~~
- ~~2. Rooftop community systems are permitted in all zoning districts where buildings are permitted.~~
- ~~3. Ground-mount community solar energy gardens must be less than or equal to twenty (20) acres in total size. Ground-mount solar developments covering more than twenty (20) acres shall be considered solar farms.~~

~~4. Solar gardens are subject to Kendall County's Stormwater Management Ordinance and NPDES permit requirements.~~

~~5. An interconnection agreement must be completed with the electric utility in whose service territory the system is located.~~

~~6. Ground-mount systems must comply with all required standards for structures in the district in which the system is located. All solar gardens shall also be in compliance with all applicable local, state and federal regulatory codes, including the National Electric Code, as amended. Also, Health Department requirements for wells and septic systems must be met.~~

~~D. Solar Farms. Ground-mount solar energy systems that are the primary use on the lot, designed for providing energy to off-site uses or export to the wholesale market are permitted under the following standards:~~

~~1. Unless otherwise noted in the Kendall County Zoning Ordinance, solar farms must comply with all required standards for structures in the district in which the system is located.~~

~~2. Solar farms are subject to Kendall County's Stormwater Management Ordinance and NPDES permit requirements.~~

~~3. Top soils shall not be removed during development, unless part of a remediation effort. Soils shall be planted to and maintained in perennial vegetation to prevent erosion, manage run-off and build soil. A plan must be approved by the Kendall County Soil and Water Conservation District and paid for by the developer. Applicable noxious weed ordinances shall be followed. Due to potential County liability under the Illinois Endangered Species Protection Act (520 ILCS 10/11(b)), it is required that any crops or vegetation planted be in compliance with all federal and state laws protecting endangered species. This will also include pollinators such as bees. A report showing demonstration of plan compliance shall be submitted annually and paid for by the developer.~~

~~4. A qualified engineer shall certify that the foundation and design of the solar panels racking and support is within accepted professional standards, given local soil and climate conditions.~~

~~5. All solar farms shall be in compliance with all applicable local, state and federal regulatory codes and the National Electric Code, as amended.~~

~~6. Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by Kendall County in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines or distance makes undergrounding infeasible, at the discretion of the Kendall County Planning, Building and Zoning Department. In addition, the Illinois Department of Agriculture (IDOA) has established standards and policies in the Agricultural Impact Mitigation Agreements (AIMA) regarding the construction or burial of electric transmission lines which should be agreed to and adhered to between the landowner and the developer.~~

~~7. A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, farm tile, electric equipment, fencing, and screening materials and all other characteristics requested by Kendall County. The site plan should also show all zoning districts and overlay districts.~~

~~E. C.~~ Setback Requirements. Unless otherwise stated in the Kendall County Zoning Ordinance, the setback requirements for all solar energy systems shall meet the structure minimum setback requirements when the solar energy system is oriented at any and all positions. No solar energy system shall be located in any front yard of any residentially zoned or used property.

~~F. D.~~ Design Standards. Active solar energy systems shall be designed to conform to the County's Land Resource Management Plan and to blend into the architecture of the building or may be required to be screened from the routine view from public rights-of-way other than alleys. Screening may be required to the extent it does not affect the operation of the system. The color of the solar collector is not required to be consistent with other roofing materials.

1. Building integrated photovoltaic solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.

2. Solar energy systems using roof mounting devices or ground-mount solar energy systems shall not be restricted if the system is not visible from the closest edge of any public right-of-way or immediately adjacent to a residential structure.

3. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties. Measures to minimize glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

4. Damaged field drain tile shall be repaired or rerouted on a timetable approved by the Kendall County Planning, Building and Zoning Department.

~~G. E.~~ Coverage. Roof or building mounted solar energy systems, excluding building-integrated systems, shall allow for adequate roof access for firefighting purposes to the south-facing or flat roof upon which the panels are mounted. Ground-mount private solar energy systems shall be exempt from impervious surface calculations if the soil under the collector is not compacted and maintained in vegetation. Foundations, gravel, or compacted soils are considered impervious.

~~H. F.~~ Plan Approval Required. All solar energy systems shall require administrative plan approval by the Kendall County Building Official via the review of the application for a building permit.

1. Plan applications for solar energy systems shall be accompanied by horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building or on the property for a ground-mount system including the property lines.

2. For all roof-mounted systems other than a flat roof, the elevation must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.

3. For flat roof applications, a drawing shall be submitted showing the distance to the roof edge and any parapets on the building shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.

4. Applications that meet the design requirements of the Kendall County Zoning Ordinance and do not require an administrative variance shall be granted administrative approval by the Zoning Administrator and not require Planning, Building and Zoning Committee review. Plan approval does not indicate compliance with Building or Electrical Codes.

I. G. Approved Solar Components. Electric solar energy system components must have a UL listing approved equivalent and solar hot water systems must have an SRCC rating.

J. H. Compliance with Building Code. All active solar energy systems shall meet approval of County building officials; solar thermal systems shall comply with HVAC-related requirements of the Illinois State Energy Code. All County adopted building codes will apply and take precedence where applicable.

K. I. Utility Notification. All grid-intertie solar energy systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.

L. J. Building Permit Requirements and Fees. All solar energy systems will be required to have a Kendall County Building Permit before any work can be started. A written plan and a plat/drawing for the proposed solar energy system shall be provided with the Building Permit Application. The plat/drawing must show the location of the system on the building or on the property, (for a ground-mount system show arrangement of panels), with all property lines and set back footages indicated. Fees for processing the applications for building permits shall be established by the County Board. Any solar energy system that construction has started before a Building Permit has been applied and paid for will be charged double the permit fee. The above fees do not apply to solar energy systems used to generate energy for on-site consumption of energy for agricultural purposes.

~~M. Liability Insurance and Indemnification.~~

~~1. For Solar Farms and Solar Gardens, commencing with the issuance of building permits, the Applicant, Owner, or Operator shall maintain a current general liability policy covering bodily injury and property damage with limits of at least Three Million Dollars (\$3 Million) per occurrence and Five Million Dollars (\$5 Million) in the aggregate. Such insurance may be provided pursuant to a plan of selfinsurance, by a party with a net worth of Twenty Million Dollars (\$20 Million) or more. The County shall be named as an individual insured on the policy to the extent the county is entitled to indemnification.~~

~~2. Any SES(s), applicant, owner, or operator, whether individual or commercial, shall defend, indemnify, and hold harmless the County and its officials, employees, and~~

~~agents (collectively and individually, the “Indemnified Parties”) from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney’s fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as “liability”) arising out of applicant, owner, or operators selection, construction, operation, and removal of the SES(s) and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County’s other indemnification rights available under the law.~~

N. K. Decommissioning Plan.

1. Upon the request of the Kendall County Planning, Building and Zoning Department, an owner of a solar energy system must provide documentation, within thirty (30) days, that the solar energy system is still in use. If the solar energy system is not in use, the owner of the system shall have 180 days, after notification from the Kendall County Planning, Building and Zoning Department, to remove the solar energy system from the property.

~~2. A decommissioning plan shall be required at the time of applying for all solar farms and solar gardens to ensure that the facilities are properly removed after their useful life.~~

~~3.~~ 2. Decommission of solar panels must occur in the event they are not in use for ninety (90) consecutive days.

~~4. The owner or operator will have six (6) months to complete the decommissioning plan after operation of a solar farm or solar garden ceases.~~

~~5. The decommissioning plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site.~~

~~6. The Kendall County Board shall require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure the proper decommissioning. The posting of a bond may be required prior to the issuance of a building permit for the facility.~~

~~7. In the event that the State of Illinois enacts a law with regards to the decommissioning of a solar farm, the strictest requirements shall prevail.~~

O. L. Other Requirements.

~~1. Upon request from the Kendall County Planning, Building and Zoning Department, the owner or operator of a solar farm or a solar garden must submit, within fourteen (14) calendar days, a current operation and maintenance report to the Department.~~

~~2. In all undeveloped areas, the solar energy developer will be required to complete a consultation with both the Illinois Historic Preservation Agency (IHPA) and the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. The cost of this consultation shall be at the developer's expense. The final~~

~~certificate from EcoCat shall be provided to the Kendall County Planning, Building and Zoning Department before a permit or special use permit will be issued.~~

~~3. 1.~~ No fencing is required; however, if installed on the property the fencing shall have a maximum height of eight (8) feet. The fence shall contain appropriate warning signage that is posted such that is clearly visible on the site.

~~4. Any lighting for solar farms or solar gardens shall be installed for security and safety purposes only. Except for lighting that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.~~

~~5. 2.~~ Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

~~6. 3.~~ Electric solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).

~~7. 4.~~ Solar energy systems must be in compliance with all State of Illinois Plumbing and Energy Codes.

~~8. 5.~~ For solar energy systems located within five hundred feet (500') of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.

N. Applicability. The regulations in this Section apply only to solar energy system, private and do not apply to commercial solar energy facilities.

Section 7:01.D (A-1 Special Uses)

Add Commercial Solar Energy Facilities and Test Solar Energy Systems to the appropriate place alphabetically in the list of special uses subject to the following:

- a. All commercial solar energy facilities located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property.**
- b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:**

**Occupied Community Buildings
Dwellings on Nonparticipating
Properties**

**One hundred fifty feet (150') from the
nearest point on the outside wall of the
structure**

Boundary Lines of Participating

None

Properties

Boundary Lines of Nonparticipating Properties

Fifty feet (50') to the nearest point on the property line of the nonparticipating property

Public Road Rights-Of-Way

Fifty feet (50') from the nearest edge

The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Illinois Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors.

- c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25').**
- d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt.**
- e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating structure. This written consent shall be submitted at the time of application submittal.**
- f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board.**
- g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials.**
- h. A vegetative screening shall be placed around the commercial solar energy facility.**
- i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources that obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation.**
- j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable**

United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.

- k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission.
- l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law.
- m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal.
- n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement.
- o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit.

Add Commercial Wind Energy Facility and Test Wind Towers to the appropriate place alphabetically in the list of special uses subject to the following:

- a. The following conditions apply to all commercial wind energy facilities located outside the one point five (1.5) mile zoning jurisdiction of municipalities and within the one point five (1.5) mile zoning jurisdictions of municipalities under intergovernmental agreements with the County for zoning services. All commercial wind energy facilities located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property, unless not required to do so by applicable law.
- b. The setbacks for wind towers as measured from the center of the base of the wind tower shall be as follows:

Occupied Community Buildings Nonparticipating Residences	Two point one (2.1) times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Participating Residences	One point one (1.1) times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Boundary Lines of Participating Properties	None
Boundary Lines of Nonparticipating Properties	One point one (1.1) times the maximum blade tip height of the wind tower to the nearest point on the property line of the nonparticipating property
Public Road Rights-Of-Way	One point one (1.1) times the maximum blade tip height of the wind tower to the center point of the public road right-of-way
Overhead Communication and Electric Transmission and Distribution Facilities (Not Including Overhead Utility Service Lines to Individual Homes or Outbuildings)	One point one (1.1) times the maximum blade tip height of the wind tower to the nearest edge of the property line, easement, or right-of-way containing the overhead line
Overhead Utility Service Lines to Individual Houses or Outbuildings	None
Fish and Wildlife Areas and Illinois Nature Preserve Commission Protected Lands	Two point one (2.1) times the maximum blade tip height of the wind tower to the nearest point on the property line of the fish and wildlife or protected land

The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National

Electrical Safety Code, Illinois Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors.

A wind tower of a commercial wind energy facility shall be sited so that industry standard computer modeling indicates that any occupied community building or nonparticipating residence will not experience more than thirty (30) hours per year of shadow flicker under planned operating conditions.

The above setback may be waived subject to written consent of the owner of each affected nonparticipating structure. This written consent shall be submitted at the time of application submittal.

- c. Sound limitations for wind towers in commercial win energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board.**
- d. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial wind energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials.**
- e. A vegetative screening shall be placed around the commercial wind energy facility.**
- f. The commercial wind energy facility shall follow applicable federal regulations pertaining to blade tip height maximums.**
- g. Commercial wind energy systems applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources that obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial wind energy system applicant shall adhere to the recommendations provided through this consultation.**
- h. Commercial wind energy systems applicants shall provide the results of the United States Fish and Wildlife Service’s Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service’s Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.**
- i. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission.**

- j. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law.
- k. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement.
- l. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial wind energy system within a reasonable time after construction of the commercial wind energy facility is complete. The specific time shall be set in the special use permit.

~~52. Solar Gardens subject to the provisions of Section 4:18.D.~~

~~53. Solar Farms subject to the provisions of Section 4:18.C.~~

~~57. Wind Farms, Commercial, subject to the following:~~

~~a. Location Guidelines – The following guidelines shall be considered in evaluating the appropriateness of proposed locations for Wind Farms and the proposed project components. The purpose of these guidelines is to assist decision-makers in uniformly analyzing the site-specific impacts of each proposed project and thereby arrive at consistent and balanced decisions.~~

~~i. Natural and Biological Resources – Wind Farms should not be located in areas that have a large potential for biological conflicts. Wind Farms should not be located in large impact areas such as wilderness study areas, areas of critical environmental concern, county and state parks, historic trails, and special management areas. Wind Farms should not significantly impact important wildlife habitat.~~

~~ii Visual Impacts – Wind Farms should avoid those visual corridors that are designated by the County as essential view sheds or scenic areas. Essential view sheds or scenic areas are those areas designated in the County’s LRMP or in other locations determined by the County Board after analyzing the applicant’s wind farm visual simulations and considering public hearing comments. A Wind Farm project should maintain visual unity among clusters of turbines. To promote visual uniformity, the rotors, nacelles and towers of all turbines in an array should appear similar. To avoid visual clutter, intra-project power lines having a voltage of 34,500 volts or less, should be buried unless the applicant can sufficiently demonstrate that burying the lines will violate other guidelines/standards, violate applicable law, render the project economically infeasible or be hidden from public view. To avoid cluttering the skyline, transformers and other electric equipment should be hidden from view or otherwise constructed in harmony with the surrounding landscape.~~

~~iii Soil Erosion & Water Quality – Wind Farms should avoid erosion. Disturbance and construction on erodible slopes should be minimized. The number of improved roads~~

~~and construction staging areas should be kept to a minimum. The grading width of roads should be minimized. One-lane roadways with turnouts are recommended. The number and size of staging areas and crane pad sites should be minimized.~~

~~iv. Historical, Cultural & Archeological Resources – Wind Farms should avoid sites with known sensitive historical, cultural or archeological resources.~~

~~v. Public Safety – Wind Farms shall be developed in a manner that utilizes sound engineering practices and considers public safety regarding the potential hazards to adjacent properties, public roadways, communities, aviation, etc. that may be created.~~

~~b. Performance Standards – The following standards are to be achieved by each Wind Farm project without exception. Because they are standards, they are requirements of any Wind Farm project. The final decision on whether or not a particular standard is achieved by a Wind Farm project shall be made by the County Board after considering the recommendations of all advisory bodies.~~

~~i. Noise Management – The noise level caused by the operation of the project, measured at five (5) feet above ground level at the property line coincident with or outside the project boundary, shall not exceed 65 decibels (A-weighted) and shall not exceed 50 decibels (A-weighted) if it is determined that a pure tone noise is generated by the project. The level, however, may be exceeded during shortterm events such as utility outages and/or severe windstorms.~~

~~ii. Wind Farm Design: Wind Farms that are not designed in “accordance with proven good engineering practices” or not purchased from a national manufacturer with a proven track record shall be prohibited. Wind Farms designed with the following characteristics shall be deemed in “accordance with proven good engineering practices”:~~

~~1. at least 3 blades.~~

~~2. upwind rotor.~~

~~3. no furling, where “furling” means that the wind turbine is designed to limit its power output in high winds by changing the rotor’s plane of rotation to a plane that is not perpendicular to the prevailing wind direction.~~

~~4. tapered and twisted blades.~~

~~5. a well-designed braking system.~~

~~iii. Visual Impacts – To provide visual order to a Wind Farm project, all individual turbines shall have the same number of rotor blades and all rotor blades shall spin in the same direction (i.e., clockwise or counter-clockwise) in relation to the wind. To promote visual uniformity, all turbines at a similar ground elevation shall have the same height from blade tip to the ground. Except during construction, reconstruction or removal, outdoor storage is not permitted within the project boundary except at locations that are screened from view. To avoid cluttering the skyline, inverters and pendant power cables shall be located inside the wind turbine tower, nacelle or structure. No telecommunications dishes, antennas, cellular telephone repeaters or other similar devices shall be attached to wind turbine towers. Aircraft obstruction~~

~~markings of the turbines by use of alternating red and white bands shall be prohibited. No Billboards, logos and advertising signs of any kind shall be located on the turbines.~~

~~iv. Soil Erosion & Water Quality – Construction and maintenance shall be done in strict accordance with the erosion and sediment control plan submitted with the Building Permit so as to minimize soil erosion and damage to existing vegetation. If vegetation is damaged during construction, in areas not occupied by the Wind Farms and related facilities and roads, it shall be restored after construction is complete. Disturbed areas shall be reseeded to the landowner's or manager's requirements. Dust control on the project site is required.~~

~~v. Setback – Individual wind turbines shall be set back from all property lines coincident with or outside of the project boundary a distance equal to 1.1 times the turbine hub height. Individual wind turbines shall be set back from all public roads a distance equal to at least 1.1 times the turbine hub height.~~

~~vi. Lighting – Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County Regional Plan Commission. If lighting of turbines, or other structures, is required, “daytime white nighttime red” shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color. (Amended 2/16/2010)~~

~~c. Roads – All routes on either County or Township roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either ingress or egress need to be shown. The routing shall be subject to the approval of the Kendall County Highway Engineer in coordination with the Township Road Commissioner(s). The developer shall provide and complete a pre-construction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The developer shall provide a road repair plan to improve any and all damage, installation or replacement of roads that might be required by the developer. The developer shall provide a letter of credit or a surety bond in amount and form approved by the highway official(s).~~

~~d. Fees – All applications for a Commercial Wind Farm shall be accompanied by a fee for a Commercial Wind Farm Special use in accordance with fee structure as established by the County Board and as amended from time to time. The County Board may, at its discretion, retain the services of attorneys and professional consultants to assist the Board and County staff in the amendment and zoning process. The application fee shall serve as an initial deposit from which any costs and expenses incurred by the county as a result of the application for amendment and the hearing process set forth herein shall be deducted. Such costs shall include, but not be limited to, the fees and costs of: County employees or staff review time, attorney's fees, expert witnesses, scientific testing, records or other investigations, data searches, notices, court reporters,~~

~~transcription costs, consultants, the ZBA, and other expenses incurred by the County in reviewing the application, the public hearing, and decision, or any issues raised at any time during any hearings up to and including the County Board decision. If the actual costs incurred by the County in conducting its review and recommendation of the requested map amendment exceed the amount of the application fee deposit, the applicant shall be billed and shall be required to pay any and all additional costs incurred by the County in the completion of their review and recommendation of the special use. Costs in excess of the application fee deposit are required to be paid in full by the applicant prior to scheduling the matter for action by the County Board.~~

~~e. Removal of Defective Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within sixty (60) days. If any wind energy system is not operated for a continuous period of 12 months, the county will notify the landowner by registered mail and provide 45 days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the operator and such operator shall remove the turbine within 120 days of receipt of notice from the county.~~

~~f. Decommissioning Plan: A Commercial Wind Farm shall submit a decommissioning plan to ensure it is properly decommissioned upon the end of the project life or facility abandonment. Facility abandonment shall include the ceasing of operations for a period of not less than one (1) year. Decommissioning shall include: removal of all structures (including transmission equipment and fencing) and debris to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within six (6) months of the end of the project life or facility abandonment. At the time of decommissioning, an Alta Survey shall be submitted to the County. The decommissioning plan shall state how the facility will be decommissioned, a professional engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources shall be deposited. The decommissioning plan shall also include an agreement between the applicant and the County which states:~~

~~i. The financial resources for decommissioning which shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the County.~~

~~ii. If the Applicant chooses an escrow agreement:~~

~~i. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed; and~~

~~ii. The County shall have access to the escrow account funds for the express purpose of completing decommissioning if decommissioning is not completed by the applicant within sixty (60) days of the end of the project life or facility abandonment.~~

~~iii. The County is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.~~

~~iv. The County is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the County's right to seek reimbursement from applicant or applicant's successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by the applicant or applicant's successor, or in which they have an interest, for the amount of excess, and to take all steps allowed to enforce said lien.~~

~~Financial provisions shall not be so onerous as to make Commercial Wind Farm projects unfeasible.~~

Renumber the list of special uses in the A-1 accordingly.

Section 8:02.C (Special Uses in the R-1, R-2, and R-3)

~~18. Solar Gardens subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance.~~

Add Commercial Solar Energy Facilities and Test Solar Energy Systems Subject to the Conditions Contained in Section 7:01.D and Commercial Wind Energy Facilities and Test Wind Towers Subject to the Conditions in Section 7:01.D to the List of Special Uses in the Appropriate Places Alphabetically.

The list of special uses would be renumbered.

Section 8:03.H.1 (Special Uses in the RPD-1, RPD-2, and RPD-3)

~~o. Solar Gardens subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance.~~

Add Commercial Solar Energy Facilities and Test Solar Energy Systems Subject to the Conditions Contained in Section 7:01.D and Commercial Wind Energy Facilities and Test Wind Towers Subject to the Conditions in Section 7:01.D to the List of Special Uses in the Appropriate Places Alphabetically.

The list of special uses would be renumbered.

Section 8:06.B (Special Uses in the R-2)

1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8:02.C, **except Commercial Solar Energy Facilities, Test Solar Energy Facilities, Commercial Wind Energy Facilities, and Test Wind Towers**, and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.

Section 8:07.B (Special Uses in the R-3)

1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8:02.C, except a bed and breakfast, **Commercial Solar Energy Facilities, Test Solar Energy Facilities, Commercial Wind Energy Facilities, and Test Wind Towers**, and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.

Section 8:08.B (Special Uses in R-4, R-5, R-6, and R-7)

~~9. Solar Gardens — See Section 4:00~~

Section 9:01.C (Special Uses in B-1)

~~13. Solar Gardens~~

Section 9:02.C (Special Uses in B-2)

~~24. Solar Gardens~~

Section 9:03.C (Special Uses in B-3)

~~29. Solar Gardens~~

Section 9:04.C (Special Uses in B-4)

~~18. Solar Gardens~~

Section 9:05.E (Special Uses in B-5)

~~7. Solar Gardens shall be a special use in the B-5 Business Planned Development District.~~

Section 9:06.C (Special Uses in B-6)

~~17. Solar Gardens~~

Section 10:01.C. (Special Uses in M-1 and M-2)

~~30. Wind Farms, Commercial, subject to the conditions in Section 7:01.D (Amended 9/15/20).~~

Add Commercial Solar Energy Facilities and Test Solar Energy Systems Subject to the Conditions Contained in Section 7:01.D and Commercial Wind Energy Facilities and Test Wind Towers Subject to the Conditions in Section 7:01.D to the List of Special Uses in the Appropriate Places Alphabetically.

The list of special uses would be renumbered.

Section 10:03.C (Special Uses in M-3)

~~5. Solar Gardens~~

Add Commercial Solar Energy Facilities and Test Solar Energy Systems Subject to the Conditions Contained in Section 7:01.D and Commercial Wind Energy Facilities and Test Wind Towers Subject to the Conditions in Section 7:01.D to the List of Special Uses in the Appropriate Places Alphabetically.

The list of special uses would be renumbered.

Section 13:08.E. (Decisions on Special Use Permits)

- 4. In cases involving special use permit applications or applications for major amendments to existing special use permits for commercial solar energy facilities**

and commercial wind energy facilities, the County Board shall make its decision not more than thirty (30) days after the conclusion of the public hearing.

Appendix 9 (Table of Uses)

Add Commercial Solar Energy Facility and Test Solar Energy Systems as a special use to A-1, R-1, RPD-1, RPD-2, RPD-3, M-1, M-2, and M-3

Add Commercial Wind Energy Facility and Test Wind Towers as a special use to A-1, R-1, RPD-1, RPD-2, RPD-3, M-1, M-2, and M-3

Add Solar Energy System, Private as permitted uses in all zoning districts.

Change Small Wind Energy Systems to permitted uses in the A-1, R-1, RPD-1, RPD-2, RPD-3, R-2, B-1, B-2, B-3, B-4, B-5, B-6, M-1, M-2, M-3.

Add Small Wind Energy Systems as a Permitted Use in the R-3.

Delete Solar Farms, Solar Gardens, and Wind Farms, Commercial.

General

Citation Corrections caused by the amendments.

Pre-existing commercial solar energy systems would have to follow their existing special use permits.

The County would encourage entire projects to annex, in cases where a portion of the project lies outside one point five (1.5) miles of a municipality.

Mr. Asselmeier explained the adoption timeline.

Member Shanley made motion, seconded by Member Koukol, to initiate the text amendments as proposed.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Shanley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Wormley

The motion carried.

The proposal goes to ZPAC on March 7, 2023.

Approval to Initiate Text Amendments to the Kendall County Zoning Ordinance Pertaining to Allowing Animals to Be Outdoors after Sunset at Kennel Establishments

Mr. Asselmeier provided the following proposed amendment:

Amend Section 7:01.D

29. Kennels provided that the kennels must be located inside and must be located a minimum of **two hundred fifty feet (250')** from the lot line of lots zoned residential or shown as Residential on the LRMP map and **one hundred fifty feet (150')** from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset, **except for the purposes of owners picking-up and dropping-off pets and regular bathroom breaks until 10:00 p.m.**

Amend Section 9:03.C

14. Kennels **with the conditions contained in Section 7:01.D. with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the LRMP map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.**

Amend Section 9:04.C

10. Kennels **with the conditions contained in Section 7:01.D. when located more than 600' from any occupied residential structure other than the owners residence**

The M-1 and M-2 Districts already reference Section 7:01.D.

Kennels are special uses in the A-1, B-3, B-4, M-1, and M-2 Zoning Districts.

Member Shanley made motion, seconded by Member Koukol, to initiate the text amendments as proposed.

Member Koukol asked what happens if the new time created a problem. Mr. Asselmeier responded a new text amendment would be required and the new outdoor deadline was for specific purposes.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Shanley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Wormley

The motion carried.

The proposal goes to ZPAC on March 7, 2023.

Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois

Mr. Asselmeier summarized the request.

The Intergovernmental Agreement between Kendall County and the United City of Yorkville for reciprocal building inspection services expires in February.

A renewal proposal was provided. Other than dates, there were no changes to the agreement from the 2022 version.

The United City of Yorkville will be reviewing the proposal during their meetings in February.

Member Koukol made a motion, seconded by Member Shanley, to recommend approval of the intergovernmental agreement. With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on February 21, 2023, on the consent agenda.

Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$125.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item 11001902-62090

Member Koukol made a motion, seconded by Member Shanley, to recommend approval of publishing the notice. With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on February 21, 2023, on the consent agenda.

Approval of Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2022 NPDES – MS 4 Requirements in an Amount of \$2,500 Plus Reimbursable Costs (Costs + 10 %)

Mr. Asselmeier summarized the issue.

Kendall County is required to submit certain documents annually as required by its NPDES Permit. The proposal from WBK for this work was provided.

The cost is Two Thousand Five Hundred Dollars (\$2,500) which is an increase from Two Thousand Dollars (\$2,000) for the same scope of work which occurred in 2021.

Mr. Asselmeier provided an email from Greg Chismark outlining the reasons for the increase.

The Illinois Environmental Protection Agency has not changed the June 1st due date for the Annual Report.

Member Shanley made a motion, seconded by Member Koukol, to recommend approval of the proposal. With a voice vote of three (3) ayes, the motion carried.

The proposal goes to the County Board on February 21, 2023, on the consent agenda.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Discussion occurred regarding changing regulations for chickens on residentially zoned properties. Mr. Asselmeier said that Chairman Wormley would like to discuss a proposal at the March Planning, Building and Zoning Committee meeting.

2022 County-Wide Building Permit Memo

The Committee reviewed the memo.

OLD BUSINESS

Update on Revoking the Special Use Permit for a Specialty Gift Store at 7275 Route 34, Oswego (PIN: 02-14-452-005)

Mr. Asselmeier reported that he spoke with the property and the property own desires to voluntarily revoke the special use permit. Mr. Asselmeier hopes to have the proposal on the March Planning, Building and Zoning Committee agenda.

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

Member Flowers reported the Kendall County Historic Preservation Commission Annual Meeting would be February 15th at the Oswego Brewing Company in Oswego. She discussed the Commission's wish to meet at various historic locations throughout the County. Mr. Asselmeier noted that a portion of downtown Oswego was added to the National Register of Historic Places and the meeting location was located inside the new historic district.

Update on 1038 Harvey Road

Mr. Asselmeier provided correspondence from the State's Attorney's Office. He also reported that the business appears to have ceased at the property, but the Department will continue to monitor the site.

Update on 8150 Schlapp Road

Mr. Asselmeier reported that the property owner has not submitted a stormwater permit application. Per the January Planning, Building and Zoning Committee meeting, the owner has until March 31, 2023, to have a stormwater permit issued.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

The Committee requested an update on 1539 Collins Road. Mr. Asselmeier will forward the request to Scott Koeppel.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

None

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

Member Koukol discussed doing salary adjustments for two (2) employees in the Planning, Building and Zoning Department in order to retain staff. He would like the Finance Committee to discuss this matter.

EXECUTIVE SESSION

None

ADJOURNMENT

Member Koukol made a motion, seconded by Member Shanley, to adjourn. With a voice vote of three (3) ayes, the motion carried.

Vice-Chairman Rodriguez adjourned the meeting at 7:48 p.m.

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

Kendall County



PBZ 02092023

CLERK: pherber BATCH: 3236 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	January 2023	021523	198.96	.00
CASH 000008	2023/03	INV 02/09/2023	SEP-CHK: Y		
ACCT 1Y210	DEPT 19	DUE 02/09/2023	DESC: JANUARY 2023 PBZ TRUCK FUEL	11001902	621170
CONDITIONS THAT PREVENT POSTING INVOICE		1153/37539			198.96 1099:
* Invoice must be approved or voided to post.					
1172	00000 KENDALL PRINTING	23-0206	021523	61.70	.00
CASH 000008	2023/03	INV 02/09/2023	SEP-CHK: Y		
ACCT 1Y210	DEPT 19	DUE 02/09/2023	DESC: PBZ ENVELOPES	11001902	62000
CONDITIONS THAT PREVENT POSTING INVOICE		1172/37537			61.70 1099:
* Invoice must be approved or voided to post.					
1665	00000 SHAW MEDIA	LEGAL 2045710	021523	88.66	.00
CASH 000008	2023/03	INV 02/09/2023	SEP-CHK: Y		
ACCT 1Y210	DEPT 19	DUE 02/09/2023	DESC: LRMP ANNUAL MEETING	11001902	63800
CONDITIONS THAT PREVENT POSTING INVOICE		1665/37535			88.66 1099:
* Invoice must be approved or voided to post.					
1665	00000 SHAW MEDIA	LEGAL 2049718	021523	81.22	.00
CASH 000008	2023/03	INV 02/09/2023	SEP-CHK: Y		
ACCT 1Y210	DEPT 19	DUE 02/09/2023	DESC: PROPOSED AGRICULTURAL	11001902	62090
CONDITIONS THAT PREVENT POSTING INVOICE		1665/37536			81.22 1099:
* Invoice must be approved or voided to post.					
1849	00001 VERIZON	9925817265	021523	84.32	.00
CASH 000008	2023/03	INV 02/09/2023	SEP-CHK: Y		
ACCT 1Y210	DEPT 19	DUE 02/09/2023	DESC: BUILDING CELL PHONES	11001902	62070
CONDITIONS THAT PREVENT POSTING INVOICE		1849/37541			84.32 1099:
* Invoice must be approved or voided to post.					



PBZ 02092023

CLERK: pherber BATCH: 3236 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1849 00001 VERIZON	9925817265-1		021523	24.94	.00	.00	
CASH 000008 2023/03	INV 02/09/2023	SEP-CHK: Y	DISC: .00		11001902 62070	24.94	1099:
ACCT 1Y210 DEPT 19	DUE 02/09/2023	DESC:ZONING CELL PHONE			CVD19 -PBZ	-	-EQUIP
CONDITIONS THAT PREVENT POSTING INVOICE 1849/37542							
* Invoice must be approved or voided to post.							
2063 00000 RUNCO OFFICE SUP	894859-0		021523	98.39	.00	.00	
CASH 000008 2023/03	INV 02/09/2023	SEP-CHK: Y	DISC: .00		11001902 62000	98.39	1099:
ACCT 1Y210 DEPT 19	DUE 02/09/2023	DESC:OFFICE SUPPLIES					
CONDITIONS THAT PREVENT POSTING INVOICE 2063/37534							
* Invoice must be approved or voided to post.							
3883 00000 MAYER PLUMBING L	January 2023		021523	1,120.00	.00	.00	
CASH 000008 2023/03	INV 02/09/2023	SEP-CHK: Y	DISC: .00		11001902 63610	1,120.00	1099:
ACCT 1Y210 DEPT 19	DUE 02/09/2023	DESC:JANUARY 2023 PLUMBING INSPECTIONS					
CONDITIONS THAT PREVENT POSTING INVOICE 3883/37533							
* Invoice must be approved or voided to post.							
				TOTAL	1,758.19		
				8 PENDING UNPAID INVOICES			
				0 INVOICE(S)			
				REPORT POST TOTAL	.00		
				REPORT TOTALS		.00	

Kendall County



INVOICE ENTRY PROOF LIST

CLERK: jekarales BATCH: 3270 NEW INVOICES

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

PENDING UNPAID INVOICES

1165 00000 KENDALL COUNTY R 394 022823 201.00 .00 .00
 CASH 000008 2023/03 INV 02/22/2023 SEP-CHK: N DISC: .00 201.00 1099:
 ACCT 1Y210 DEPT 05 DUE 02/22/2023 DESC:PBZ Recording Fee 11001902 63700 201.00 1099:
 CONDITIONS THAT PREVENT POSTING INVOICE 1165/38062

* Invoice must be approved or voided to post.

1462 00000 NOTARY PUBLIC AS HagertyNotary 022823 59.00 .00 .00
 CASH 000008 2023/03 INV 02/22/2023 SEP-CHK: N DISC: .00 59.00 1099:
 ACCT 1Y210 DEPT 05 DUE 02/22/2023 DESC:HagertyNotary 11000530 65760 59.00 1099:
 CONDITIONS THAT PREVENT POSTING INVOICE 1462/38063

* Invoice must be approved or voided to post.

1572 00000 PROSHRED 1118254 022823 215.00 .00 .00
 CASH 000008 2023/03 INV 02/22/2023 SEP-CHK: N DISC: .00 215.00 1099:
 ACCT 1Y210 DEPT 05 DUE 02/22/2023 DESC:HR Shredding 11000530 62000 215.00 1099:
 CONDITIONS THAT PREVENT POSTING INVOICE 1572/38061

* Invoice must be approved or voided to post.

0 PENDING UNPAID INVOICES TOTAL 475.00
 0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



INVOICE ENTRY PROOF LIST

CLERK: jekarales BATCH: 3287 NEW INVOICES

TENDOR REVMT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

APPROVED UNPAID INVOICES TO BE POSTED	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE CHK/WIRE
1849 00001 VERIZON	9928198606		022823	218.52	.00	.00
CASH 000008 2023/03 INV 02/28/2023 SEP-CHK: Y DISC: .00					11001902 62070	218.52 1099:
ACCT 1Y210 DEPT 05 DUE 02/28/2023 DESC:PBZ Verizon Bill						

CONDITIONS THAT PREVENT POSTING INVOICE 1849/38293
 * Invoice must be approved or voided to post.

1 APPROVED UNPAID INVOICES TOTAL 218.52
 1 INVOICE(S) REPORT POST TOTAL 218.52

REPORT TOTALS .00



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee

From: Brian Holdiman, Code Official

Date: February 14, 2023

Re: Building Code Update

The International Swimming Pool and Spa Code establishes the minimum requirements for design, construction, alteration, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities. The 2018 addition is fully compatible with all of the International Codes. I propose the adoption of this code to provide residents of Kendall County more clarity and flexibility in regards to installing safe swimming pool on their property. Kendall County has also has a tradition of adopting similar codes to the Municipalities in the County as a matter of uniformity.

State of Illinois
County of Kendall

ORDINANCE # 2023-_____
ORDINANCE AMENDING ORDINANCE 2019-39
PERTAINING TO BUILDING CODES BY ADOPTING 2018 INTERNATIONAL
SWIMMING POOL AND SPA CODE

WHEREAS, on December 17, 2019, the Kendall County Board adopted Ordinance 2019-39 which adopted building codes and established fees for building permits issued by the Kendall County Planning, Building and Zoning Department; and

WHEREAS, on or about February 14, 2023, the Kendall County Planning, Building and Zoning Department submitted a request to add the 2018 International Swimming Pool and Spa Code to list of approved building codes; and

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

The 2018 International Swimming Pool and Spa Code is hereby added to the previously adopted building codes contained in Ordinance 2019-39.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of March, 2023.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: March 1, 2023
Re: Petition 23-15 Request for Minor Amendment to a Special Use Permit for Public/Private Utility Other at 16400 Newark Road

On August 21, 2018, the Kendall County Board approved Ordinance 2018-15, granting a special use permit for a public or private utility (other) at 16400 Newark Road in Big Grove Township. At the time of application submittal, the County did not have commercial solar panel zoning regulations.

Condition 2.C of the Ordinance required certain arborvitae to be planted in a manner that created a complete buffer by August 21, 2023. A copy of Ordinance 2018-15 is attached to this memo.

On February 23, 2023, the Petitioner submitted a request for an amendment to the special use permit to extend the deadline for installing the arborvitae until August 21, 2024. A copy of the application is attached to the memo.

Petition information was sent to Big Grove Township and the Village of Newark on March 1, 2023.

Staff recommends approval of the requested extension.

If the Planning, Building and Zoning Committee wishes to approve the request, a draft minor amendment is attached.

If you have any questions, please let me know.

Thanks,

MHA

ENCs: Application Material
Ordinance 2018-15
Draft Minor Amendment



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____ FILE # _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Nancy L. Harazin		
CURRENT LANDOWNER/NAME(s) SAME		07-05-400-003
SITE INFORMATION ACRES 60+/-	SITE ADDRESS OR LOCATION 16400 NEWARK RD-NEWARK, IL	ASSESSOR'S ID NUMBER (PIN) 60518
EXISTING LAND USE	CURRENT ZONING A-1 SPECIAL USE	LAND CLASSIFICATION ON LRMP
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 checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (Major: <input type="checkbox"/> Minor: <input checked="" type="checkbox"/>)		
PRIMARY CONTACT NANCY L. HARAZIN	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	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
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 APPLICATION DATE.		
SIGNATURE OF APPLICANT [REDACTED]	DATE 2/23/2023	

FEE PAID: \$ 150.00
 CHECK #: [REDACTED]

¹Primary Contact will receive all correspondence from County

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

Last Revised:
10.17.22



§13:08.N of the Zoning Ordinance states that a Minor Amendments are those that do not alter the intent or uses of the property for which a Special Use has been approved. Minor Amendments shall be limited to the following:

1. Proposed additions, enlargements or changes in any existing or proposed building or buildings, shown on any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable), and the addition of accessory structures not shown on such plans may be permitted provided that all of the following conditions are met:
 - a) The proposed addition, enlargement or change will, in the opinion of the Zoning Administrator, result in a better utilization of the property or a more efficient and desirable use of the land.
 - b) The change shall not constitute more than a ten (10) percent increase in the lot coverage of all approved buildings on the property or a ten (10) percent increase of the total floor area of all approved buildings on the property.
 - c) The proposed addition, enlargement or change will not infringe upon or extend into any required building setback, off street parking or loading space or required building separation or exceed the height or bulk regulations of the underlying zoning district.
 - d) The additional off-street parking or loading spaces required for such proposed addition, enlargement or change, can be supplied as required by the applicable zoning ordinance provisions.
 - e) The proposed addition, enlargement or change will not result in an enlargement or increase of any previously approved variation.

2. Minor Modifications of Conditions provided that all of the following are met:
 - a) The proposed modification will, in the opinion of the Zoning Administrator, result in equal or better performance than the original condition imposed.
 - b) The proposed modification or change shall not result in a change of more than ten (10) percent of any previously imposed condition.
 - c) The result of the proposed modification shall be that the property will still be in substantial compliance with the previously approved ordinance.

Please verify your modification fits the above criteria and briefly describe the minor amendment below:

See attachment

Matt Asselmeier

From: [REDACTED]
Sent: Tuesday, February 21, 2023 3:25 PM
To: Matt Asselmeier
Subject: [External]RE: Newark Road Property

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 ASSELMEIER: PLEASE EXTEND THE PLANTING OF THE ARBORVITAE BIRM FOR 1 YEAR TO August of 2024 FROM AUGUST OF 2023 regarding my property at 16400 Newark Road, NEWARK, IL for a special use permit to install a solar farm. Thanks, Nancy L. HARAZIN
Sent from the all new AOL app for Android

On Tue, Feb 21, 2023 at 8:25 AM, Matt Asselmeier
<masselmeier@kendallcountyil.gov> wrote:

Nancy:

Just a reminder, the landscaping referenced in the special use permit for your property is supposed to be installed by August 2023.

If you believe an extension to this deadline will be required, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Senior Planner

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

ORDINANCE NUMBER 2018- 15

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A PUBLIC OR PRIVATE UTILITY – OTHER (SOLAR PANELS) FOR A 60.0 ACRE +/- PARCEL LOCATED APPROXIMATELY 0.2 MILES EAST OF ILLINOIS ROUTE 71 ON THE SOUTH SIDE OF NEWARK ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 07-05-400-003 AND ALSO KNOWN AS 16400 NEWARK ROAD IN BIG GROVE 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, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 60.0 acres located on the south side of Newark Road approximately 0.2 miles east of Illinois Route 71 (PIN: 07-05-400-003) and is also known as 16400, Newark Road, in Big Grove Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property is currently owned by the Nancy L. Harazin Trust Number 101 and is represent by Nancy L. Harazin and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about April 17, 2018, Petitioner filed a petition for a Special Use Permit allowing the placement of a Public or Private Utility – Other (Solar Panels) on the subject property and the energy generated from the proposed use would be consumed offsite; and

WHEREAS, following due and proper notice by publication in the Kendall County Chronicle not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on June 4, 2018, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and representatives from the solar company presented evidence, testimony, and exhibits in support of the requested special use permit and two members of the public testified in opposition to the request and one member of the public asked questions about 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 denial 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 June 4, 2018, 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 of the requested Special Use Permit with conditions; and

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

WHEREAS, this Special Use Permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; 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 allowing the placement of a Public or Private Utility – Other (Solar Panels) to be placed on the subject property subject to the following conditions:
 - A. The site will be developed in accordance with the Site Plan attached hereto as Exhibit C.
 - B. Lighting will be installed in accordance with the Site Plan attached hereto as Exhibit C. Lighting shall not be visible from neighboring properties.
 - C. The landscaping shall occur in accordance with the Landscaping Plan attached hereto as Exhibit C. The owner and/or operation shall plant arborvitaes at least seven feet (7') in height as measured from the top of the root ball at the time of planting along the north side of the property to block the visibility of the solar panels from the property north of the subject property. The arborvitaes shall be planted in sufficient numbers to create a complete buffer within five (5) years of the approval of this special use permit. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
 - D. Replacement of dead and/or damaged vegetation shall occur on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Department.
 - E. Signage shall be installed as described in Exhibit C. In addition, at least one (1) sign shall be placed at the vehicle access gate stating emergency contact information.
 - F. The site shall be decommissioned in accordance with the Decommissioning Plan attached hereto as Exhibit C. In the event the Decommissioning Plan changes, the property owner shall supply the Kendall County Planning, Building and Zoning Department with revised plans as soon as they are available. The owner or operator shall establish a decommissioning bond in the amount of Two Hundred Thirty-Thousand Dollars (\$230,000). Said bond shall be maintained for the duration of the special use permit.
 - G. The Decommissioning Plan shall be initiated by a simple a majority vote of the Kendall County Board if the solar panels are not used for ninety (90) consecutive days.
 - H. The property owner or operator shall have six (6) months from the date of the vote of the Kendall County Board to initiate the Decommissioning Plan and to complete the Decommissioning Plan and remove the solar panels and related equipment from the property.
 - I. On or before February 1st of each year, the owner or operator shall provide the Kendall County Planning, Building and Zoning Department with a report outlining the amount of energy produced at the property during the previous year.

- J. In addition to other applicable fees, the following fees should be paid to the County prior to the installation of the solar panels:
- Building Permit Fees
- | | |
|-----------|--------|
| 0-10 KW | \$150 |
| 51-100 | \$300 |
| 101-500 | \$600 |
| 501-1000 | \$1200 |
| 1001-1500 | \$2750 |
| 1501-2000 | \$6000 |
- Over 2000 KW \$200 for Each Additional 0-100 KW
Fees Double if Construction Commences before Obtaining Building Permit.
- K. The property owner or operator shall maintain current liability policy covering bodily injury and property damage at least Three Million Dollars per occurrence and Five Million Dollars in aggregate and must have policy for the duration of the special use permit, such insurance may be provided pursuant to a plan of self-insurance by a party with a net worth of Twenty Million Dollars or more and the County shall be named as additional insured to the extent that the County is entitled to indemnification.
- L. The property owner or operator shall indemnify, and hold harmless the County and its officials, employees, and agents (collectively and individually, the "Indemnified Parties") from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney's fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as "liability") arising out of Applicant, Owner, or Operators selection, construction, operation, and removal of the solar energy system and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County's other indemnification rights available under the law.
- M. Within sixty (60) days of the approval of this special use permit ordinance, the owner shall dedicate a fifteen foot (15') wide strip along the northern portion of the property in accordance with the Site Plan attached hereto as Exhibit C to Kendall County to be used as Newark Road right-of-way.
- N. The property owner or operator shall be responsible for ensuring that the operations of the solar panels allowed by this special use permit comply with all applicable Federal, State, and Local laws.
- O. Damaged or non-functioning solar panels shall be replaced or repaired on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Committee. If no timetable is agreed to between the property owner and the Kendall County Planning, Building and Zoning Committee within ninety (90) days of Kendall County's written request for a timetable, then the Kendall County Board may vote to initiate the Decommissioning Plan.
- P. The property owner or operator shall repair and if necessary re-route any drain tile damaged

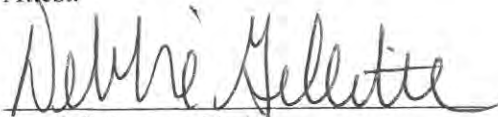
as a result of the installation, decommissioning, maintenance, or operation of the solar panels and related supporting infrastructure on a timeline approved by the Kendall County Planning, Building and Zoning Department. The site plan shall show a plan to address sheet erosion on the northern and eastern portions of the property with a prairie mix as shown on the Site Plan attached hereto as Exhibit C.

- Q. If requested by the Newark Fire Protection District, the owner and/or operator shall provide at their sole expense training to address any fire related or public health issues caused by the issuance of this special use permit. The training topics and the timeframe for the training shall be approved by the Newark Fire Protection District.
- R. Failure to comply with the above conditions or restrictions could result in the amendment or revocation of the special use permit or the initiation the Decommissioning Plan by the Kendall County Board.
- S. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- T. The property owner and operator shall execute an Agricultural Impact Mitigation Agreement with Kendall County. The Agricultural Impact Mitigation Agreement shall be modeled on the State of Illinois template Agreement that existed on the date of the adoption of this ordinance.

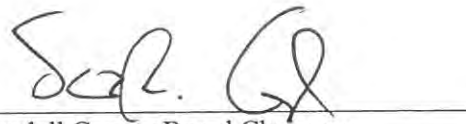
- 3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Special Use Permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of August, 2018.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder

Exhibit A

K:\Psdata\2018 Projects\18.0028\18.0028-01 LTS\Legal Descriptions\2018-02-01 Project Area Legal.docx

THAT PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 588.72 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST, ALONG SAID FENCE LINE, 712.10 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 36 SECONDS WEST, 1273.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1266.62 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 50 SECONDS WEST, 774.88 FEET TO THE CENTER LINE OF NEWARK ROAD; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST ALONG SAID CENTER LINE, 1266.50 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 36 SECONDS EAST, 793.01 FEET TO THE POINT OF BEGINNING; IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Exhibit B

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 that the site is developed in accordance with an approved site plan, provided that the landscaping plan and fencing as presented is implemented, provided the decommissioning plan is followed, and provided that the property owner or operation maintains, repairs, and or replaces damaged solar panels, the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the community. The proposed special use may be detrimental to the morals and comfort of the neighbors.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The Petitioner provided evidence that the installation of solar panels does not negatively impact property values or harm the environment. Appropriate restrictions (including requiring an updated decommissioning plan, a landscaping plan, and fencing requirements) can ensure the proposed use does not adversely impact adjacent uses.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, adequate utilities, access roads and points of ingress and egress are provided. Appropriate conditions (including the dedication of land for additional right-of-way and developing the site in accordance with the submitted site plans and landscaping plans) can ensure that adequate drainage infrastructure will be provided.***

*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. **True, the proposed use conforms to the setback, height, and development requirements of the A-1 Agricultural Zoning District.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with Section 3.3.G of the Kendall County Land Resource Management Plan which states as an objective: "support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)" (Page 3-4).***

SITE USE PLANS

16400 NEWARK ROAD, NEWARK, IL 60541

516.670 W DC STC RATED SOLAR ELECTRIC SYSTEM

THE STATE OF ILLINOIS
DEPARTMENT OF REVENUE
SALES TAX UNIT
100 EAST WASHINGTON STREET
SPRINGFIELD, ILLINOIS 62702-1000
TELEPHONE: (217) 785-3000
FAX: (217) 785-3001

REGISTERED TOYLER
100 EAST WASHINGTON STREET
SPRINGFIELD, ILLINOIS 62702-1000
TELEPHONE: (217) 785-3000
FAX: (217) 785-3001

ILLINOIS
STATE OF ILLINOIS
DEPARTMENT OF REVENUE
SALES TAX UNIT
100 EAST WASHINGTON STREET
SPRINGFIELD, ILLINOIS 62702-1000
TELEPHONE: (217) 785-3000
FAX: (217) 785-3001

NOT FOR CONSTRUCTION



SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

PROJECT NUMBER
907-0142

REV	DATE	DESCRIPTION	BY
06/29/18	JB	SITE USE PLAN SET	JB

T-1
TITLE PAGE

DRAWING LIST

Sheet Number	Sheet Title
T-1	TITLE PAGE
C-1-D	EXISTING CONDITIONS PLAN
C-2-D	LAYOUT AND MATERIALS PLAN
C-3-D	GRADING AND EROSION CONTROL PLAN
C-4-D	CEILING DETAILS
C-5-D	DECOMMISSIONING PLAN
C-6-D	LANDSCAPE PLAN
C-6-1	LANDSCAPE NOTES AND DETAILS
E-6-0	PLUMBING

LOCATION MAP



AERIAL VIEW



PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, RACKING SYSTEM, AND WIRING. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTERS, WHICH CONVERT THE PHOTOVOLTAGE OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL ELECTRICAL CODES AND ANY OTHER REQUIREMENTS.

SYSTEM DESCRIPTION

SYSTEM SIZE (DC STD)	2.516670 MW	SYSTEM SIZE (AC)	2.000 MW
MODULES	(6453) HANHUA Q.PEAK (10)		
MODULES PER STRING	27	# OF STRINGS	239
RACKING	-N3	TILT ANGLE	-52 / 52
INVERTERS	(16) SUNGROW SGT250V	DC EFFICIENCY	98.5% X
AZIMUTH	180° (SOUTH = 180°)		

PROJECT DIRECTORY

LANDOWNER
32 SPOCKWOOD LAKE
OSWEGO, IL 60543
(830)-544-9237

AUTHORITY-HAVING JURISDICTION
KENDALL COUNTY PREL DEPARTMENT
MATT ASSELMAYER - SENIOR PLANNER
100 WEST
YORKVILLE, IL 62599
(830)-553-4141

UTILITY
AUREN

PROJECT MANAGER
CONTACT: MIKE DAUGHERTY
PHONE: (819)-861-4338

SALE ENGINEER
CONTACT: KEVIN WILLIAMS, P.E.
PHONE: (781)-929-1651

STRUCTURAL ENGINEER
FIRM: BORRERO SOLAR SYSTEMS, INC.
CONTACT: MICHAEL KLUG
PHONE: (979)-217-3999

ELECTRICAL ENGINEER
FIRM: BORRERO SOLAR SYSTEMS, INC.
CONTACT: DAN RETTELLE, P.E., PAUP
PHONE: (879)-510-2854

DESIGN ENGINEER
FIRM: BORRERO SOLAR SYSTEMS, INC.
CONTACT: JOHN LAGASSE
PHONE: (879)-973-5022

GENERAL NOTES

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSIGNED TO BE BORRERO SOLAR SYSTEMS, INC. AND "SUBCONTRACTOR" IS BORRERO'S INSTALLATION SUBCONTRACTOR.
- THESE NOTES TO THE EXHIBIT SHOWN.
- ALL WORK SHALL CONFORM TO THE MANUFACTURER'S STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, AND ANY OTHER APPLICABLE CODES AND STANDARDS LISTED IN THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT.
- EXCEPTIONS TO THE CONTRACT DOCUMENTS ARE PERMITTED ONLY WITH THE APPROVAL OF THE CONTRACTOR.
- COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS AND NOTIFY BORRERO OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- WORK SHALL BE OBTAINED IN COMPLIANCE WITH ALL LISTING REQUIREMENTS, AND THE BUILDING CODE FOR THE MATERIALS SPECIFIED. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY BORRERO, THE SUBCONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR WHETHER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COST THAT MAY BE INCURRED BY THE CONTRACTOR.
- CONDITIONS AND NOTIFY BORRERO OF ANY DISCREPANCIES TO THAT WHICH IS SHOWN IN THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT.
- THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT.
- CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE SUBCONTRACTOR.
- APPROVAL PRIOR TO MAKING ANY CHANGES. APPROVED CHANGES REQUIRE A DRAWING REVISION TO MAINTAIN RECORD OVER THE PROJECT DURATION.
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT ARE NEW. ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE PLACE TO PREVENT DAMAGE, OR BE REPLACED AT THE CONTRACTOR'S RISK.
- ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN, WHERE DETAILS ARE NOT PROVIDED, THE SUBCONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT SUCH THAT IT WILL BE CLEAN, LEVEL AND SOLID.
- ALL SURFACES TO BE PAINTED AND FINISHED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.
- ANY METAL SHIMMING RESULTING FROM SITE WORK SHALL BE CLEANED FROM SURFACES, ENCLOSURES AND ANY ADJACENT AREAS TO PREVENT CORROSIVE METAL SHIMMING. METAL SHIMMING SHALL BE REMOVED AND REPAIRED OR OTHERWISE PROTECTED TO PREVENT DAMAGE TO SURFACES.
- NO STRUCTURAL MEMBER SHALL BE DRILLED UNLESS SPECIFICALLY AUTHORIZED BY BORRERO.
- ALL COMPONENTS TO BE INSTALLED TO PROPERLY RESIST WIND LOADS, SUCH AS BALLAST, WIND DEFLECTORS, ETC. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO PROVIDE TEMPORARY MEANS TO RESIST WIND LOADS FOR ALL COMPONENTS NOT YET INSTALLED. BALLAST OR ANY OTHER MEANS DAMAGE TO ANY INSTALLED SYSTEM COMPONENT OR THE EXISTING FACILITY AS A RESULT OF THE UNFINISHED CONDITION NOT ADEQUATELY RESISTING WIND SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO REPAIR OR REPLACE.
- TREES MAY GROW DURING THE LIFE OF THE SYSTEM AND IMPACT THE PRODUCTION.

APPLICABLE CODES AND STANDARDS

2008 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL BUILDING CODE
UL-1703 - SOLAR MODULES
UL-2703 - RACKING, WIRING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

GENERAL ABUSE REVISIONS

(E)	EXISTING - HAVING JURISDICTION	MS	WORLD-SOUTH
A	APPROX	OAE	NOT TO SCALE
AP	APPROXIMATE	OC	OR APPROX EQVAL
AR	APPROXIMATE	OD	ON CENTER
BSS	BORRERO SOLAR SYSTEM	OF	OWNER FURNISHED CONTRACTOR
CL	CENTERLINE	PC	PHOTOVOLTAIC
DA	DIAMETER	SCH	SCHEDULE
DA	DIAMETER	SS	STAINLESS STEEL
EW	EAST-WEST	SS	SOLAR SUPPORT STRUCTURE
FW	FURNISHED BY OTHERS	TD	TO BE DETERMINED
GA	GALVANIZED	TP	TAMPER PROOF
HDC	HOT DIP GALVANIZED	TP	TYPICAL
HMC	HOT METAL COATING	VP	VERIFY IN FIELD
ID	INSIDE DIAMETER	WP	WEATHER PROOF
MP	MANUFACTURER		
MO	SOLAR MODULE		

REV 1.0

NOT FOR CONSTRUCTION

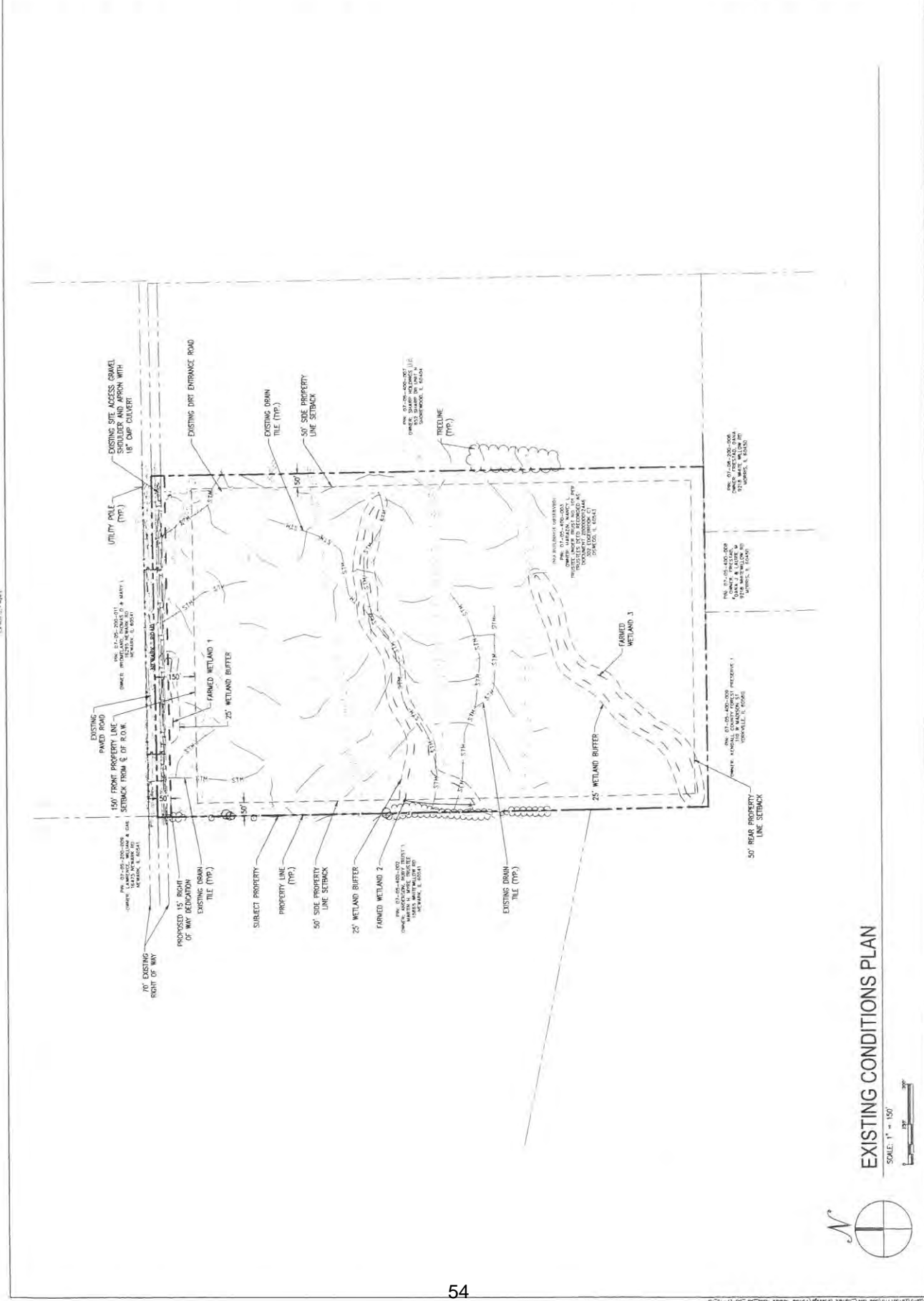


SITE USE PLANS
16400 NEWARK ROAD
NEWARK, IL 60541

PROJECT NUMBER
1027-0117

REV	DATE	BY	CHK	DESCRIPTION
06/29/15	JB	JC		SITE USE PLAN SET

C-1.0
EXISTING CONDITIONS PLAN



EXISTING CONDITIONS PLAN

SCALE: 1" = 150'

NOT FOR CONSTRUCTION

RODRIGO SOLAR

DATE: 06/29/19

PROJECT NUMBER: 907-042

19400 NEWMARK ROAD, NEWMARK, IL 60541

SITE USE PLANS

LAYOUT AND MATERIALS PLAN

C-11.0

DATE: 06/29/19

CHECKER: [Signature]

DRAWN: [Signature]

SCALE: 1" = 100'

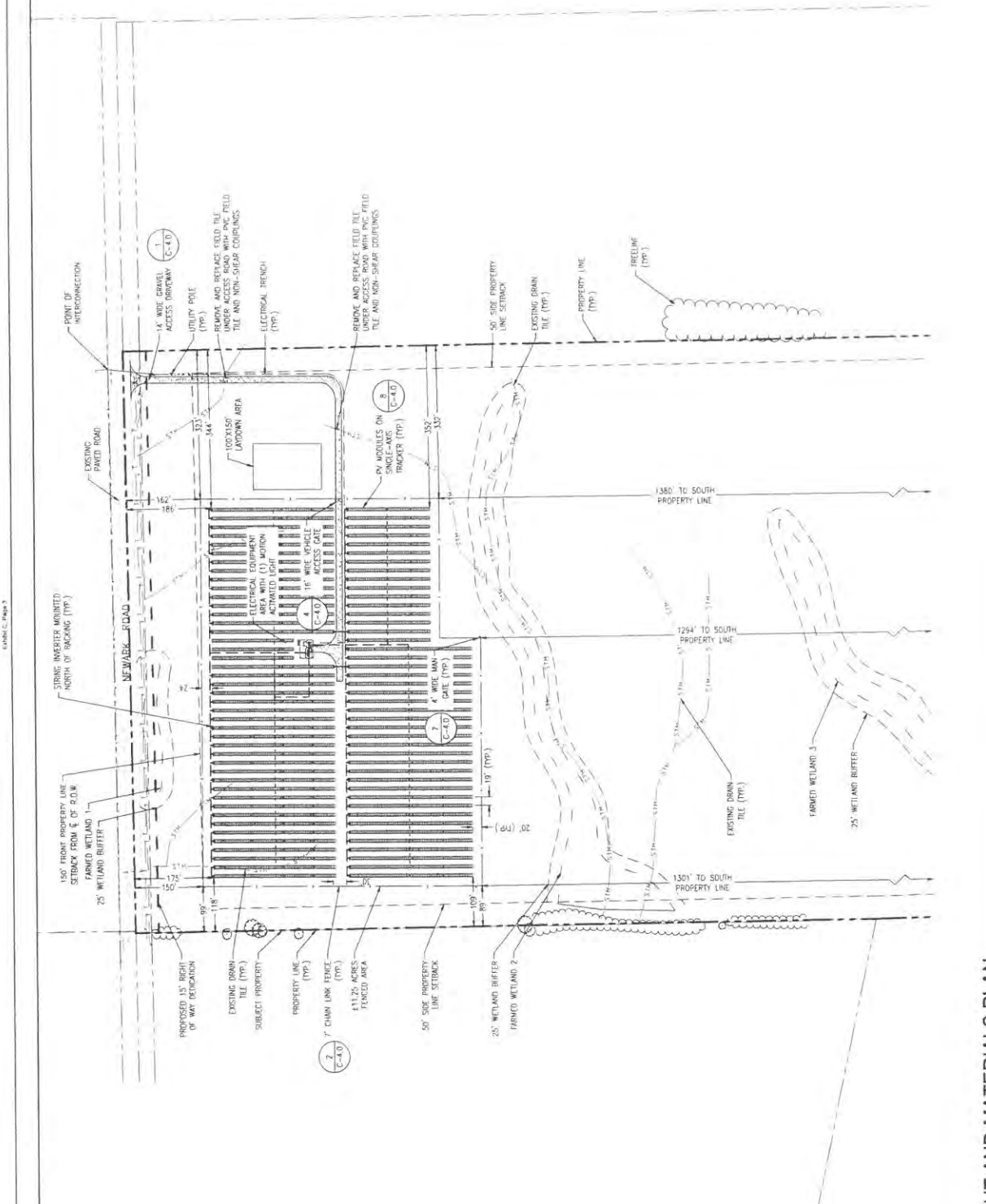
PROJECT NUMBER: 907-042

19400 NEWMARK ROAD, NEWMARK, IL 60541

SITE USE PLANS

LAYOUT AND MATERIALS PLAN

C-11.0



LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'

PROJECT NUMBER: 907-042

19400 NEWMARK ROAD, NEWMARK, IL 60541

SITE USE PLANS

LAYOUT AND MATERIALS PLAN

C-11.0



NOT FOR CONSTRUCTION

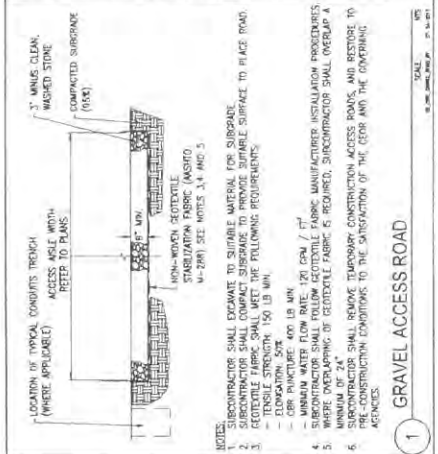
15400 NEWARK ROAD
NEWARK, IL 60541

SITE USE PLANS

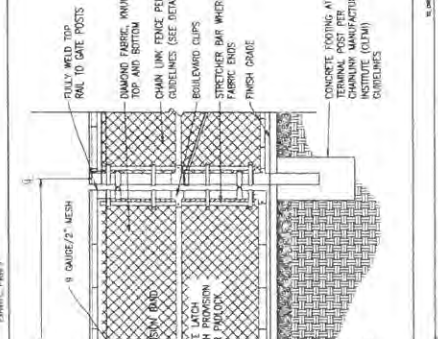
PROJECT NUMBER: 907-0167

DATE	REVISION
09/29/18	1
	2
	3
	4
	5
	6
	7
	8
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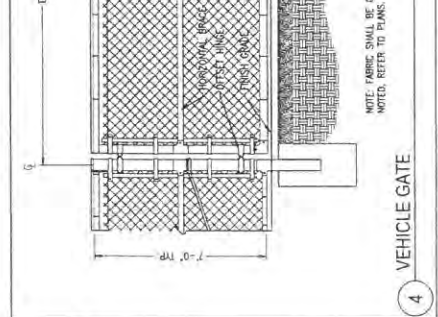
SCALE: AS SHOWN



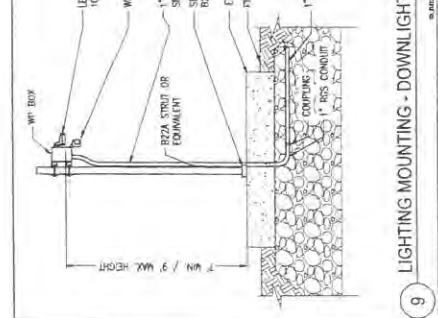
- NOTES:**
- SUBCONTRACTOR SHALL PROVIDE TO SUITABLE MATERIAL FOR SUBGRADE.
 - DESIGNER SHALL PROVIDE TO SUITABLE SURFACE TO PLACE ROAD.
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- NOTES:**
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 - THE FENCE SHALL BE QUANTIFIED UNLESS OTHERWISE NOTED.
 - THIS DETAIL NOT APPLICABLE FOR BRANDED FENCE OR FENCE WITH SLATS.
 - ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLMI GUIDELINES.



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 - THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD AND REMOVED IN CONSULTATION WITH THE FINAL DESIGN.
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- NOTES:**
- VEHICLE GATE SHALL BE QUANTIFIED UNLESS OTHERWISE NOTED. REFER TO PLANS.
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NOT FOR CONSTRUCTION

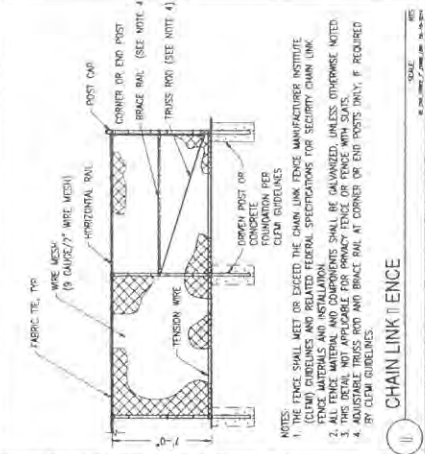
15400 NEWARK ROAD
NEWARK, IL 60541

SITE USE PLANS

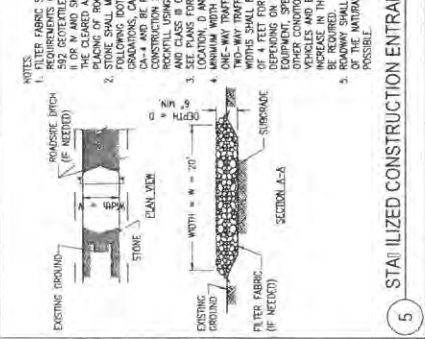
PROJECT NUMBER: 907-0167

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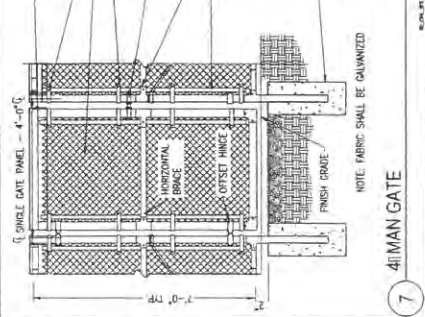
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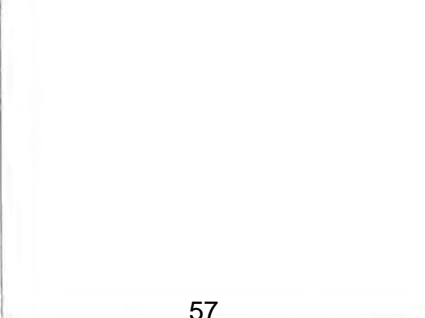
- NOTES:**
- MAINTAINING TEMPORARY CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION PERIOD AND REMOVED IN CONSULTATION WITH THE FINAL DESIGN.
 - CONCRETE WASHOUT FACILITIES TO A FUNCTIONAL CONDITION.
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- NOTES:**
- 41 MAN GATE SHALL BE QUANTIFIED UNLESS OTHERWISE NOTED. REFER TO PLANS.
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- NOTES:**
- VERTICAL MOUNT MOTOR CLEARANCES SHALL BE QUANTIFIED UNLESS OTHERWISE NOTED. REFER TO PLANS.
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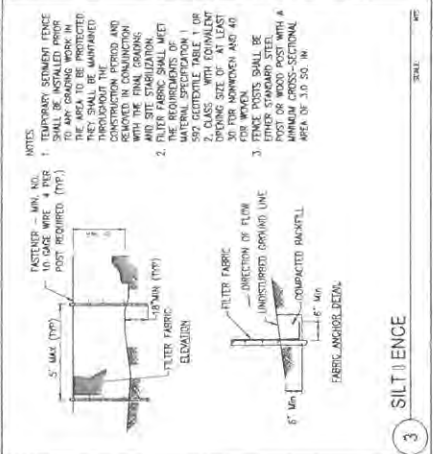
15400 NEWARK ROAD
NEWARK, IL 60541

SITE USE PLANS

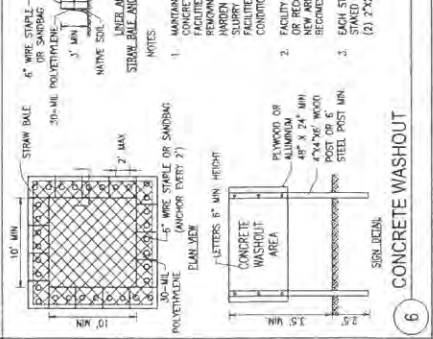
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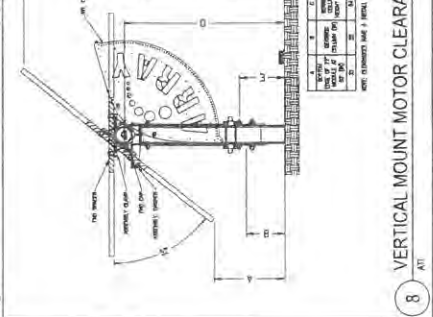
SCALE: AS SHOWN



- NOTES:**
- LED DOWNLIGHT, MOUNTED TO 10\"/>
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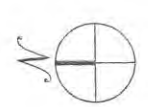
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DECOMMISSIONING PLAN
 SCALE: 1" = 100'

LANDSCAPE PLAN

SCALE: 1" = 100'



59

REFERENCE NOTES SCHEDULE

- 1. TYPICAL SHRUBS AND TREES SHALL BE PLANTED IN ALL TYPICAL UNLESS OTHERWISE NOTED THEREIN.
- 2. DISTANCE BETWEEN PLANTS SHALL BE AS SHOWN ON THE PLAN.
- 3. PLANTING SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- 4. CONTRACTOR TO INSTALL AND MAINTAIN ALL PLANTING MATERIALS AND TO MAINTAIN THE PLANTING MATERIALS THROUGHOUT THE TERM OF THE CONTRACT.
- 5. CONTRACTOR TO MAINTAIN ALL PLANTING MATERIALS THROUGHOUT THE TERM OF THE CONTRACT.
- 6. CONTRACTOR TO MAINTAIN ALL PLANTING MATERIALS THROUGHOUT THE TERM OF THE CONTRACT.

PLANT SCHEDULE

SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	COMMON NAME	HEIGHT
○	1	JANUS	JANUS	JANUS	JANUS	4 FT MAX
○	2	THOR	THOR	THOR	THOR	4 FT MAX
○	3	THOR	THOR	THOR	THOR	4 FT MAX
○	4	THOR	THOR	THOR	THOR	4 FT MAX
○	5	THOR	THOR	THOR	THOR	4 FT MAX

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

SEED LIST

- 1. NO MOW LAWN SEED MIX WITH EROSION CONTROL PLANKET (F1640 42)
- 2. CONTACT INFORMATION FOR NO MOW LAWN SEED MIX ONLY: FRANK NURSERY, INC. 1000 W. WISCONSIN ST. WESTFIELD, WI 53984 1-800-476-3453

NO MOW LAWN DESCRIPTION

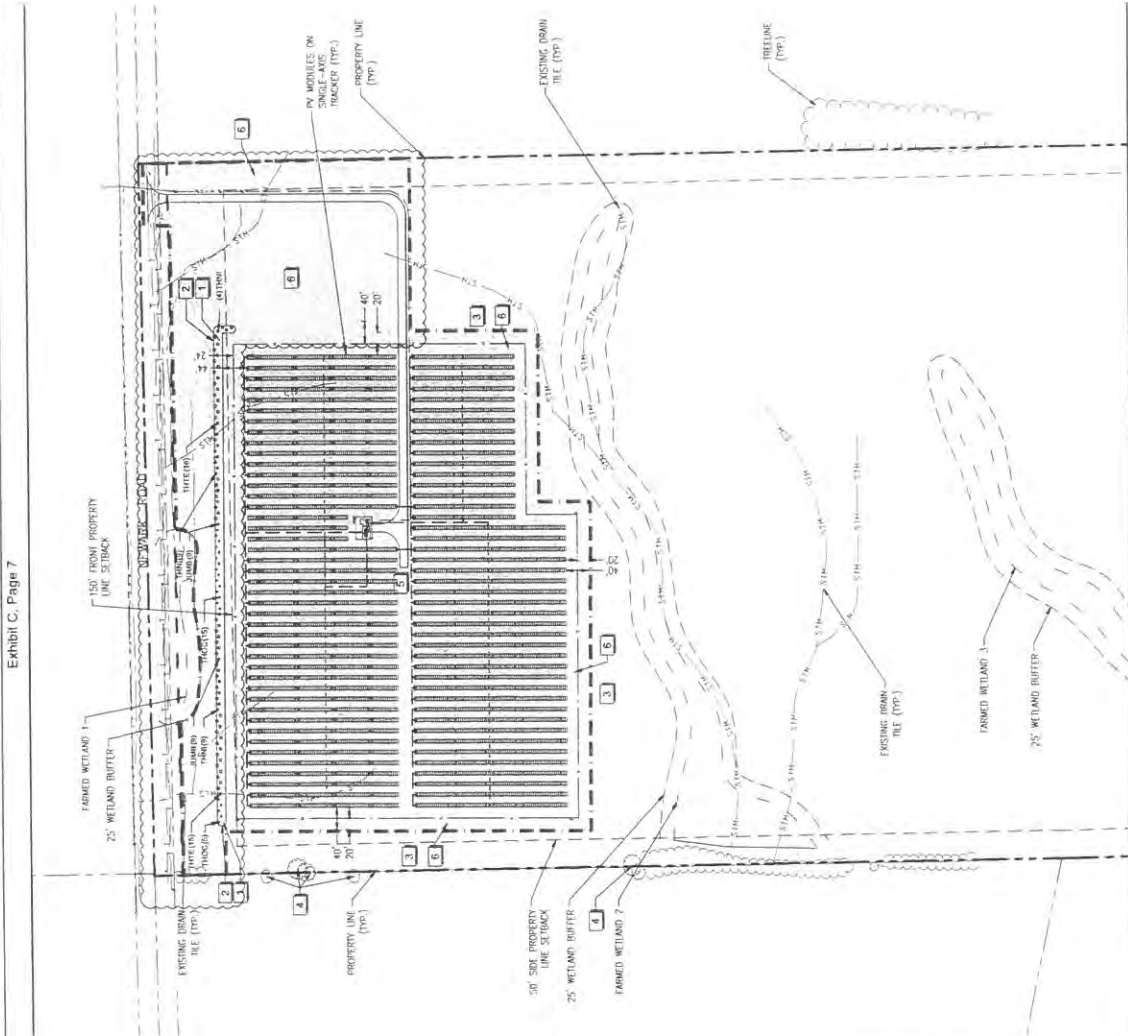
- NO MOW LAWN IS A SUSTAINABLE ALTERNATIVE TO THE TRADITIONAL HIGH RESOURCE-INTENSIVE LAWN.
- NO MOW LAWN IS A SPECIALLY BREEDING BLEND OF GRASSES, FESCUES THAT INTERLOCK WITH BRUSH-FORMING FESCUES TO FORM A DENSE SOFT THAT INHIBITS WEED GROWTH WITH ITS DENSE ROOT SYSTEM.
- NO MOW LAWN ESTABLISHES QUICKLY AND DOES NOT REQUIRE NO MOW GRASS IS A SLOW GROWING, LOW MAINTENANCE LAWN.
- NO MOW LAWN REQUIRES NO FERTILIZERS, CHEMICAL TREATMENT, OR HERBICIDES.

PERMANENT GRASS CHART

SPECIES	LIBS/ACRE	LIBS/1000 FT ²
NO MOW LAWN SEED MIX	1.0	2.5
LAND FESCUE	SEED MIX	
	(FESTUCA RUBROVOLA)	
	(FESTUCA SPONT)	
	(FESTUCA RUBRA SUBS. FALLAX)	
	(FESTUCA RUBRA)	
	(FESTUCA RUBRA VAR. RUBRA)	

TEMPORARY SEEDING

SPECIES	LIBS/ACRE	LIBS/1000 FT ²	SEEDING DATES
MAIZE	80	2	EARLY SPRING - JULY 3
CEREAL RYE	90	2	EARLY SPRING - SEPT. 30
WHEAT	90	2	EARLY SPRING - SEPT. 30
PERENNIAL RYEGRASS	25	0.6	EARLY SPRING - SEPT. 30



SHEET NOTES

GENERAL PLACARD NOTES DESCRIBED IN THESE NOTES MAY APPLY TO THIS PROJECT. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL PLACARDS AS REQUIRED BY THE NEC, LOCAL FIRE DEPARTMENT, THE AUTHORITY HAVING JURISDICTION, AND LOCAL UTILITY REQUIREMENTS. PLACARDS IN ADDITION TO THOSE DESCRIBED HEREIN MAY BE REQUIRED BY THE NEC AND ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.

- PLACARDS SHALL USE ARABIC OR SIMILAR FONT, NON-REFL.
- PLACARD FONT SIZES SHALL BE THE MINIMUM SHOWN IN THESE DRAWINGS.
- PLACARDS SHALL BE WEATHER RESISTANT AND SUITABLE FOR THE ENVIRONMENT AND COMPLY WITH ANSI Z39-4-2011.
- PLACARDS SHALL BE ADHERED WHEN PRESSED AND USED WITH USERN STAMPERS IF APPLICABLE. PLACARDS SHALL BE ADHERED TO THE SURFACE OF THE EQUIPMENT TO BE IDENTIFIED. HARDWARE SHALL BE USED TO MAINTAIN EQUIPMENT LISTINGS WHERE REQUIRED. NEAR AR EQUIPMENT SHALL NOT BE DRILLED.
- SUMMITS REQUIRED FOR PLACARDS AND THE ADHESIVES USED TO SECURE PLACARDS TO EQUIPMENT SHALL BE 1/8" THICKNESS AND HOLES SHOULD BE 1/2" INSIDE FROM THE EDGE.

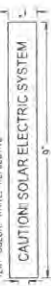
EQUIPMENT TO PLACARDS

- SUBCONTRACTOR SHALL LABEL ALL ARRAYS, PULL BOXES, JUNCTION BOXES, COUNTER BOXES, DC SAFETY SWITCHES, CIRCUIT BREAKER SAFETY SWITCHES, MULTIPLE DISCONNECT SAFETY SWITCHES, DC CIRCUIT BREAKERS, SAFETY SWITCHES, SAFETY MARKERS, CIRCUIT BREAKERS, SWITCHES, RECTIFIERS, DATA MONITORING ENCLOSURES, AND METERING CABINETS. A PARTIAL LIST OF PLACARDS IS SHOWN HERE.
- CONTRACTOR SHALL PROVIDE ONE (1) PLACARD PER EACH REQUIRED EQUIPMENT. IN PLACARD IS EQUIPMENT IDENTIFICATION, EQUIPMENT TYPE, SERIAL NUMBER, MANUFACTURER, MODEL NUMBER, EQUIPMENT NUMBER AND NUMBER ALL EQUIPMENT PER THE NAME AND NUMBERING CONVENTION DEFINED IN THESE PLANS.
- PLACARDS SHALL BE ATTACHED TO THE REAR CORNERS OF EACH ARRAY AND NUMBERED PER PLANS. IF ATTACHING TO MOUNTING FRAME ADHESIVE SHALL BE USED TO NOT DRILL OR NUT THE MIDDLE FRAMES.

ESL - GENERAL DC
LOCATION: ALL DISCONNECT RACKINGS, CABLE TRAYS, PB-X, PB-X, EVERY 10' WITHIN 1' OF BENCH, ON CONDUITS BETWEEN ALL ENCLOSURES AND ABOVE/BELLOW PENETRATIONS OF ROOF/CEILING, WALLS OR BARRIERS.
TEXT: PHOTOVOLTAIC DC
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



ESL - MAIN SERVICE DISCONNECT
LOCATION: ACB-X, X
TEXT: MAIN SERVICE DISCONNECT
BACKGROUND COLOR: RED, REFLECTIVE
TEXT COLOR: WHITE, REFLECTIVE



ESL - DANGEROUS VOLTAGE
LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' (APPROX) THE PERIMETER (ON FENCES AS NECESSARY) AND ALL LIGHT FIXTURES.
BACKGROUND COLOR: ORANGE, TEXT COLOR: BLACK



ESL - ROOF ABOVE STORAGE PREVENTION
LOCATION: ALL STORAGE AREAS TO THE ROOF
TEXT COLOR: BLACK



- MPC-1
- PVCI-1
- RECT-1
- RPVT-1
- PNL-1
- METER-1A
- STATCOM-1
- XI MR-1
- SWGR-1
- INV-1
- DAS-1
- RCI R-1
- DCSW-1
- ACSW-1

ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



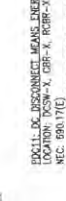
ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



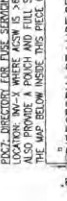
ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



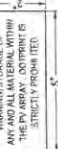
ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



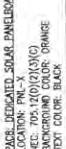
ESL - DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCB-X, DCB-X, DCB-X, DCB-X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



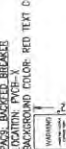
ESL - ADDITIONAL SOURCE
LOCATION: PHOTOVOLTAIC SOURCE
TEXT COLOR: BLACK
BACKGROUND COLOR: WHITE



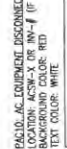
ESL - PHOTOVOLTAIC AC DISCONNECTING MEANS
LOCATION: ACB-X, X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



ESL - PHOTOVOLTAIC AC DISCONNECTING MEANS
LOCATION: ACB-X, X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



ESL - PHOTOVOLTAIC AC DISCONNECTING MEANS
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TEXT COLOR: RED
BACKGROUND COLOR: WHITE



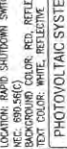
ESL - PHOTOVOLTAIC AC DISCONNECTING MEANS
LOCATION: ACB-X, X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



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LOCATION: ACB-X, X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



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LOCATION: ACB-X, X
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LOCATION: ACB-X, X
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ESL - PHOTOVOLTAIC AC DISCONNECTING MEANS
LOCATION: ACB-X, X
TEXT COLOR: RED
BACKGROUND COLOR: WHITE



MINOR AMENDMENT TO EXISTING SPECIAL USE

**EXTENDING THE DEADLINE FOR INSTALLING AN ARBORVITAE BUFFER ON
PROPERTY LOCATED APPROXIMATELY 0.2 MILES EAST OF ILLINOIS ROUTE 71 ON
THE SOUTH SIDE OF NEWARK ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION
NUMBER 07-05-400-003 IN BIG GROVE TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; 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 60 acres located approximately 0.2 miles east of the intersection of Illinois Route 71 and Newark Road on the south side of Newark Road (PIN: 07-05-400-003), in Big Grove Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, on August 21, 2018, the Kendall County Board approved Ordinance 2018-15 which granted a special use permit for a public or private utility other (solar panels) at the subject property; and

WHEREAS, Condition Number 2.C of Ordinance 2018-15 stated that the arborvitae shall be planted in sufficient numbers to create a complete buffer within five (5) years of the approval of this special use permit; and

WHEREAS, the subject property is currently owned by Nancy L. Harazin Trust Number 101 as represented by Nancy L. Harazin and hereinafter shall be referred to as “Petitioner”; and

WHEREAS, on or about February 23, 2023, Petitioner’s representative filed a petition for a minor amendment to Condition Number 2.C of Ordinance 2018-15 to extend the deadline for planting the arborvitae to August 21, 2024; and

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

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2018-15.
2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner’s petition for a minor amendment to Condition Number 2.C of Ordinance 2018-15 by allowing the deadline for installing the arborvitae buffer outlined in Ordinance 2018-15 to be extending until August 21, 2024; this deadline may be extended beyond August 21, 2024 if requested by the property owner and if the Planning, Building and Zoning Committee deems such an extension necessary.
3. This minor amendment shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 13th day of March, 2023.

Attest:

Kendall County Zoning Administrator
Matthew H. Asselmeier

Kendall County PBZ Committee Chairman
Seth Wormley

Exhibit A

K:\Psddata\2018 Projects\18.0028\18.0028-01 LTS\Legal Descriptions\2018-02-01 Project Area Legal.docx

THAT PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 588.72 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST, ALONG SAID FENCE LINE, 712.10 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 36 SECONDS WEST, 1273.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1266.62 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 50 SECONDS WEST, 774.88 FEET TO THE CENTER LINE OF NEWARK ROAD; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST ALONG SAID CENTER LINE, 1266.50 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 36 SECONDS EAST, 793.01 FEET TO THE POINT OF BEGINNING; IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: March 6, 2023
Re: Petition 23-16 Request for Minor Amendment to a Special Use Permit for a Church and School

On February 19, 2008, the Kendall County Board approved Ordinance 2008-04, granting a special use permit and variances for a church and school at 8609 Route 47.

Condition 1 of the Ordinance required the site to be developed in accordance to a site plan. A copy of Ordinance 2008-04 is attached to this memo.

On March 1, 2023, the Petitioner submitted a request for an amendment to the special use permit to relocate proposed building addition phase 1 from the north side of the building to the west side of the building and to reduce the square footage of the addition from fifteen thousand three hundred twenty (15,320) square feet to seven thousand twenty-five (7,025) square feet, a reduction of eight thousand two hundred ninety five square (8,295) square feet. A copy of the application is attached to the memo.

The total square footage of additions approved in 2008 was thirty-seven thousand two hundred thirty-three (37,233) square feet. The total square footage including all existing buildings and the proposed additions in 2008 was one hundred twelve thousand, three hundred ninety-two (112,392) square feet. A reduction of eight thousand two hundred ninety-five (8,295) square feet constitutes a reduction of coverage of approximately seven point four percent (7.4%) of total building square footage. The proposed change meets the criteria of a minor amendment to an existing special use permit as outlined in Section 13:08.N of the Kendall County Zoning Ordinance.

Staff would like to point out that the proposal will not change any other aspect of the existing special use permit. In particular, no changes to the stormwater detention area or parking will be required. Condition 3 of Ordinance 2008-04, pertaining to the right-of-way dedication, will remain effective.

Petition information was sent to Kendall Township and the United City of Yorkville on March 6, 2023.

Staff recommends approval of the requested extension.

If the Planning, Building and Zoning Committee wishes to approve the request, a draft minor amendment is attached.

If you have any questions, please let me know.

Thanks,

MHA

ENCs: Application Material
Ordinance 2008-04
Draft Minor Amendment



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
James K. Smiley - Director of Operations		
CURRENT LANDOWNER/NAME(S)		
Cross Evangelical Lutheran Church		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 2008-0804 Ag Special Use	8609 State Rt. 47	Public Institutional
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
No. 57 Acres		
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input checked="" type="checkbox"/> Minor)		
1 PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Direct Call [Redacted]	8609 State Rt. 47 Yorkville, IL 60560	[Redacted]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[Redacted]	(630)	
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	
HR Green David Schultz	[Redacted]	
ENGINEER PHONE #	ENGINEER FAX #	
[Redacted]	[Redacted]	
I UNDERSTAND 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 APPLICATION DATE.		
SIGNATURE OF APPLICANT	[Redacted Signature] Director of Operations	DATE 3/1/2023

FEE PAID: \$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

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



(Missouri Synod)
"Walk... Grow... Love"

Kendall County
Planning, Building & Zoning Department
111 W. Fox St.
Yorkville, IL 60560
Mr. Matt Asselmeier
Senior Planner

Request: Minor Amendment for special use permit 0804.

Mr. Asselmeier,

Cross Lutheran Church is requesting a change to our existing special use permit #0804 issues in 2008.


Currently we are planning to change the phase one aspect of this special use permit. The plan now is to locate the phase one area on SP#0804 to the West end of the facility. This is shown on drawing from the design engineer HR Green. We do not plan on building now or in the future the phase one shown on SP#0804 on the North side of the facility adjacent to Ament Road.

This change also reduces the footprint from +/- 15,320 square feet to be only +/- 7,025 square feet on the West end of the facility. This is a reduction of 8,295 square feet.

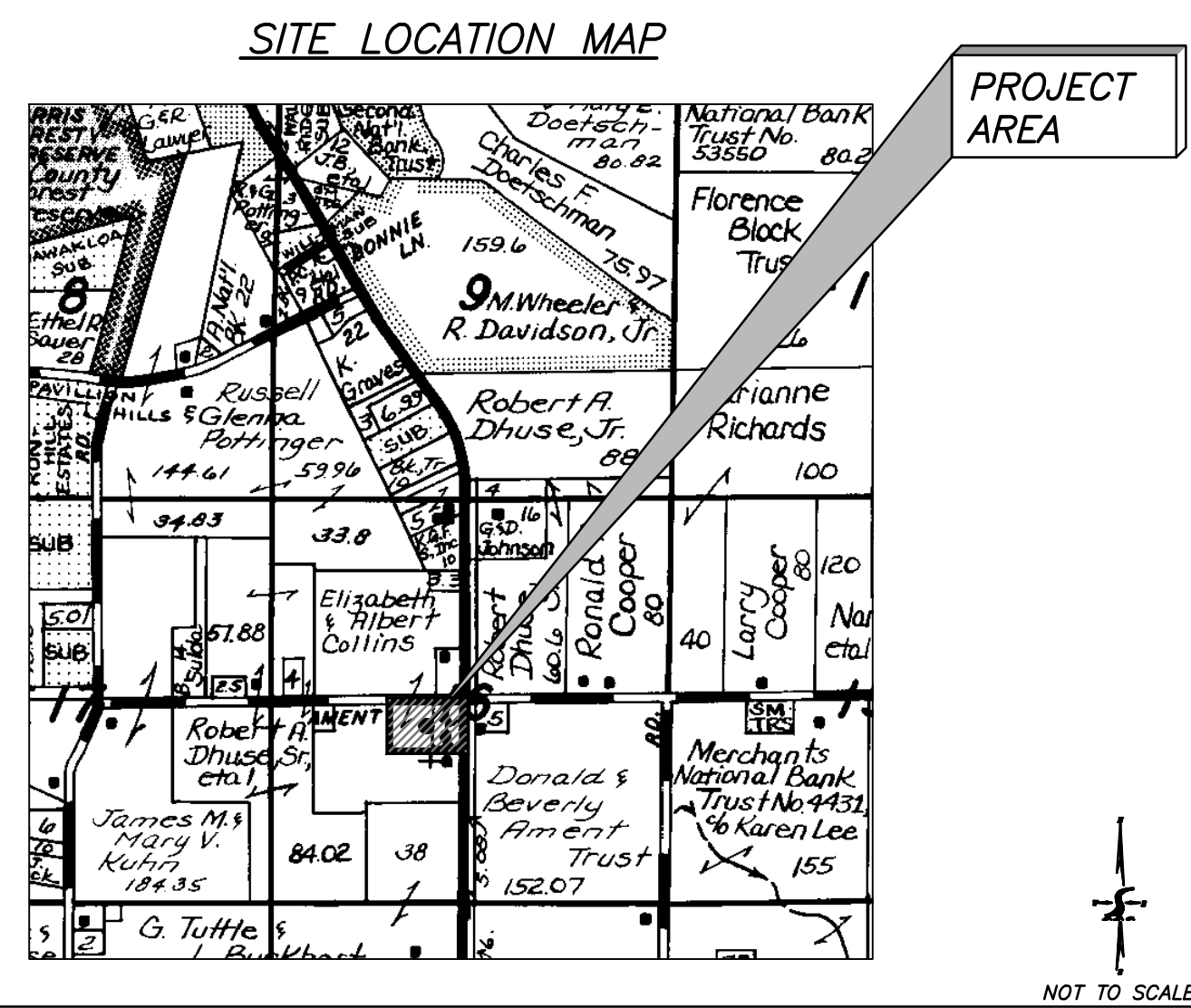
Also, the new design will not require the reconfiguration of the stormwater detention area or change the landscaping plan, that was needed to accommodate the former phase one plan drawing submitted for SP#0804.

Cross is requesting this item to be placed on the agenda for the upcoming March Planning, Building & Zoning meeting.

Thank you for your consideration in advance.


James K. Smiley
Director of Operations

COMP. FILE: 070067-SITE-Revised-0212023.dwg
 PLOT FILE:
 VIEW: 070067-Site-Plan



IMPACT FROM PROPOSED ADDITIONS:

PROPOSED ADDITION	ADDITIONAL STORMWATER DETENTION REQUIRED	ADDITIONAL STORMWATER DETENTION PROVIDED	EXISTING STORMWATER DETENTION	PROPOSED STORMWATER DETENTION
PHASE 1	-0.26 ACRE-FT	0.79 ACRE-FT	2.36 ACRE-FT	3.15 ACRE-FT
PHASE 2	NONE	NONE	3.15 ACRE-FT	NONE
PHASE 3	0.10 ACRE-FT	NONE	3.15 ACRE-FT	NONE

PARKING STALL DATA:

	WEEKEND PARKING REQ'D	WEEKDAY PARKING REQ'D	PARKING PROVIDED
EXISTING	117	30	362
PHASE 1	384	30	379
PHASE 2	384	30	376
PHASE 3	384	30	359

SITE DATA:

- * LOT SIZE: 16.14± ACS.
- * NUMBER OF EXISTING REGULAR PARKING STALLS: 349
- * NUMBER OF EXISTING HANDICAP STALLS: 13
- * TOTAL NUMBER OF EXISTING STALLS: 362
- * TOTAL NUMBER OF STALLS REQUIRED: 384
- * TYPICAL EXISTING PARKING WIDTH 9'
- * TYPICAL EXISTING PARKING LENGTH 18.5'
- * TYPICAL EXISTING ISLE WIDTH 24'

NOTE:
 ULTIMATE SITE CONFIGURATION IS SHOWN ON PLAN.
 PARKING STALL LAYOUT WILL BE ADJUSTED AT
 COMPLETION OF EACH PHASE.

DEVELOPER / OWNER:
 CROSS LUTHERAN CHURCH
 8609 ROUTE 47
 YORKVILLE, IL 60560

DESIGN ENGINEER:
 SEC GROUP, INC.
 651 PRAIRIE POINTE DRIVE
 YORKVILLE, IL 60560

DESIGN ENGINEER:
 HR GREEN, INC.
 2363 SEQUOIA DRIVE
 AURORA, IL 60506

PHASE I ADDITION

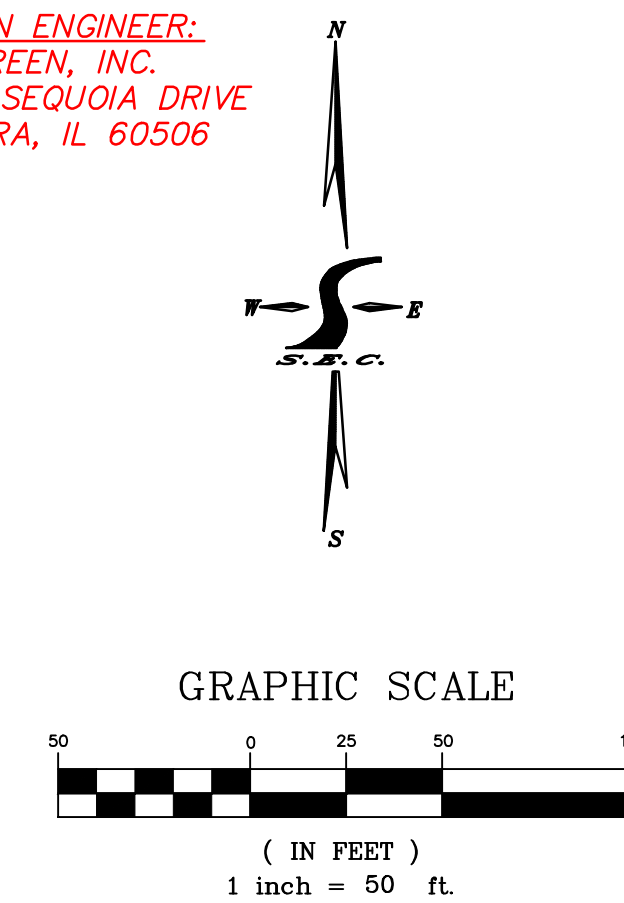
- ONE STORY TWO STORY
- BUILDING FOOTPRINT = ±15,320 S.F. ±7,025 S.F.
- USE: PRESCHOOL CLASSROOMS

PHASE II ADDITION (FUTURE)

- ONE STORY
- BUILDING FOOTPRINT = ±12,643 S.F.
- USE: EXPANDED NARTHEX, MULTIPURPOSE ROOMS

PHASE III ADDITION (FUTURE)

- TWO STORY
- BUILDING FOOTPRINT = ±9,270 S.F.
- USE: MULTIPURPOSE ROOMS, CLASSROOMS, ACCESSIBLE TOILETS



CROSS LUTHERAN CHURCH
 YORKVILLE, ILLINOIS

SITE PLAN

REVISIONS	DWN BY:	INT:	DATE:	PROJECT NO.
1. JGS 11-12-07	JGS	INT:	04-10-07	CROS-070067
2. KMH 01-31-08	DSN BY:	INT:	HORIZ SCALE:	SHEET NO.
3. DRD	CHK BY:	INT:	VERT SCALE:	1
4. SJM			N/A	

ORDINANCE NUMBER 2008 - 08-04

05-16-300-009

GRANTING A SPECIAL USE for
OPERATION OF A CHURCH AND SCHOOL to
CROSS LUTHERAN EVANGELICAL CHURCH

WHEREAS, Cross Lutheran Evangelical Church has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of a Church pursuant to Section 7.01.D.7 and Section 7.01.D.27 of the Kendall County Zoning Ordinance for property located at the southwest corner of Illinois State Route 47 and Ament Road, commonly known as 8609 Illinois State Route 47, in Kendall Township, as legally described in "Exhibit A"; and

WHEREAS, said petition is to allow the operation of a Church and School; and

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, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to The proposed building addition of Phase One off of Ament Road to encroach into the required 150' front yard setback by 31' resulting in a setback of 129'; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to the existing parking on the west end of the property encroaching into the required 50' setback off the property line by 14' resulting in a setback of 36'; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to the primary church structure currently encroaching into the required 150' corner side yard along the northeast corner of the building along Route 47 by 7' resulting in a setback of 143'; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to the two story brick building north of the parking lot encroaching into the 150' required front yard off of Route 47 by 78' resulting in a 72' setback; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to The frame residence structure north of the two story brick building encroaching the 150' required front yard setback off of Route 47 by 67' resulting in a 83' setback; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a

of the Kendall County Zoning Ordinance to the existing parking lot south of the old Church building encroaching the required 150' corner side yard setback off of Route 47 by 57' resulting in a 93' setback. This parking lot also encroaches into the side yard setback requirement of 50' by 22' resulting in a side yard setback of 28'; and

WHEREAS, said variance requests were supported by the Kendall County Regional Plan Commission and approved by the Zoning Board of Appeals; and

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; and


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit per section 7.01.D.7 (A-1 Special Uses-Church) and section 7.01.D.27 (A-1 Special Uses-School) to permit the use indicated in the recitals section of this Ordinance, subject to the following conditions:

1. The property shall be developed in substantial conformance to the Site Plan and Long Range plan attached hereto as "Group Exhibit B"
2. The property shall be developed in substantial conformance to the Landscape Plan attached hereto as "Group Exhibit B" with the exception of the proposed landscaping along the west side of parking area. Installation of 3' evergreen species along the west side of parking area shall be done to screen headlight shine onto adjacent properties. Said installation shall be completed at such time as the adjoining property is approved for residential development or within two years following the completion of the 'Future Phase Three Building Addition' whichever occurs earlier.
3. Prior to the release of any permits (Building, Site Development, Occupancy) the petitioner shall dedicate 35' of R.O.W. along Ament Road
4. All building elevations shall meet the height restrictions of the Kendall County Zoning Ordinance

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 February 19, 2008.

Attest:


Bernetta Mickelson
Kendall County Clerk

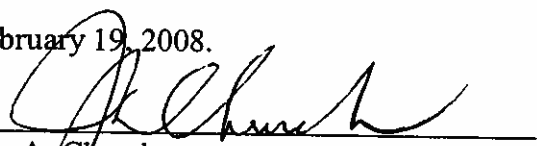

John A. Church
Kendall County Board Chairman

Exhibit "A"

LEGAL DESCRIPTION OF LAND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTHERLY 749.64 FEET OF SAID SOUTHWEST QUARTER, EXCEPTING THE WEST 1644.66 FEET; AND EXCEPT THAT PART GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS BY A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 904163 IN BOOK 289 AT PAGE 237; AND EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES BY A DOCUMENT RECORDED IN BOOK 77 AT PAGE 477, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

n 749.64 sw 1/4
Exc w 1644.66
Exc 100+

IMPACT FROM PROPOSED ADDITIONS:

ADDITIONAL ACTIVITY	ADDITIONAL ACTIVITY PERMITTED	ADDITIONAL ACTIVITY PROHIBITED	ADDITIONAL ACTIVITY PROHIBITED	ADDITIONAL ACTIVITY PROHIBITED
PHASE 1	0.57 ACRES-FT	0.79 ACRES-FT	3.18 ACRES-FT	3.13 ACRES-FT
PHASE 2	NONE	NONE	NONE	NONE
PHASE 3	0.10 ACRES-FT	NONE	3.15 ACRES-FT	NONE

PARKING STALL DATA:

EXISTING	EXISTING PARKING SPOTS	EXISTING PARKING SPOTS	EXISTING PARKING SPOTS	EXISTING PARKING SPOTS
PHASE 1	34	35	37	38
PHASE 2	34	35	37	38
PHASE 3	34	35	37	38

SITE DATA:

- LOT SIZE: 31.46 AC.
- NUMBER OF EXISTING RETAILER PARKING SPOTS: 349
- NUMBER OF EXISTING HANDICAP SPOTS: 13
- TOTAL NUMBER OF EXISTING SPOTS: 362
- TOTAL NUMBER OF SPOTS REQUIRED: 362
- TYPICAL EXISTING PARKING SPOT: 11'6"
- TYPICAL EXISTING PARKING LENGTH: 16'6"
- TYPICAL EXISTING BAY WIDTH: 24'

NOTE: THE SITE CONTOUR IS SHOWN ON PLAN. EXISTING SPOTS WILL BE ADJUSTED AT CONCLUSION OF EACH PHASE.

LOCAL OFFICERS:
 CROSS LUTHERAN CHURCH
 1000 N. WINDY HILL ROAD
 YORKVILLE, ILLINOIS 62458

PHASE I ADDITION:

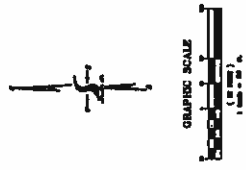
- NEW BAY
- NEW DRIVEWAY - 15' x 10' x 5'
- NEW DRIVEWAY - 15' x 10' x 5'

PHASE II ADDITION - OUTLINE:

- NEW DRIVEWAY - 15' x 10' x 5'
- NEW DRIVEWAY - 15' x 10' x 5'
- NEW DRIVEWAY - 15' x 10' x 5'

PHASE III ADDITION - OUTLINE:

- NEW DRIVEWAY - 15' x 10' x 5'
- NEW DRIVEWAY - 15' x 10' x 5'
- NEW DRIVEWAY - 15' x 10' x 5'



**CROSS LUTHERAN CHURCH
 YORKVILLE, ILLINOIS**

SITE PLAN

NO.	DATE	BY	DESCRIPTION
1	11/14/02	J. W. WILSON	CONCEPT SITE PLAN
2	11/22/02	J. W. WILSON	CONCEPT SITE PLAN
3	12/10/02	J. W. WILSON	CONCEPT SITE PLAN
4	01/08/03	J. W. WILSON	CONCEPT SITE PLAN
5	01/29/03	J. W. WILSON	CONCEPT SITE PLAN
6	02/11/03	J. W. WILSON	CONCEPT SITE PLAN
7	02/27/03	J. W. WILSON	CONCEPT SITE PLAN
8	03/12/03	J. W. WILSON	CONCEPT SITE PLAN
9	03/26/03	J. W. WILSON	CONCEPT SITE PLAN
10	04/09/03	J. W. WILSON	CONCEPT SITE PLAN
11	04/23/03	J. W. WILSON	CONCEPT SITE PLAN
12	05/07/03	J. W. WILSON	CONCEPT SITE PLAN
13	05/21/03	J. W. WILSON	CONCEPT SITE PLAN
14	06/04/03	J. W. WILSON	CONCEPT SITE PLAN
15	06/18/03	J. W. WILSON	CONCEPT SITE PLAN
16	07/02/03	J. W. WILSON	CONCEPT SITE PLAN
17	07/16/03	J. W. WILSON	CONCEPT SITE PLAN
18	07/30/03	J. W. WILSON	CONCEPT SITE PLAN
19	08/13/03	J. W. WILSON	CONCEPT SITE PLAN
20	08/27/03	J. W. WILSON	CONCEPT SITE PLAN
21	09/10/03	J. W. WILSON	CONCEPT SITE PLAN
22	09/24/03	J. W. WILSON	CONCEPT SITE PLAN
23	10/08/03	J. W. WILSON	CONCEPT SITE PLAN
24	10/22/03	J. W. WILSON	CONCEPT SITE PLAN
25	11/05/03	J. W. WILSON	CONCEPT SITE PLAN
26	11/19/03	J. W. WILSON	CONCEPT SITE PLAN
27	12/03/03	J. W. WILSON	CONCEPT SITE PLAN
28	12/17/03	J. W. WILSON	CONCEPT SITE PLAN
29	12/31/03	J. W. WILSON	CONCEPT SITE PLAN
30	01/14/04	J. W. WILSON	CONCEPT SITE PLAN
31	01/28/04	J. W. WILSON	CONCEPT SITE PLAN
32	02/11/04	J. W. WILSON	CONCEPT SITE PLAN
33	02/25/04	J. W. WILSON	CONCEPT SITE PLAN
34	03/11/04	J. W. WILSON	CONCEPT SITE PLAN
35	03/25/04	J. W. WILSON	CONCEPT SITE PLAN
36	04/08/04	J. W. WILSON	CONCEPT SITE PLAN
37	04/22/04	J. W. WILSON	CONCEPT SITE PLAN
38	05/06/04	J. W. WILSON	CONCEPT SITE PLAN
39	05/20/04	J. W. WILSON	CONCEPT SITE PLAN
40	06/03/04	J. W. WILSON	CONCEPT SITE PLAN
41	06/17/04	J. W. WILSON	CONCEPT SITE PLAN
42	06/30/04	J. W. WILSON	CONCEPT SITE PLAN
43	07/14/04	J. W. WILSON	CONCEPT SITE PLAN
44	07/28/04	J. W. WILSON	CONCEPT SITE PLAN
45	08/11/04	J. W. WILSON	CONCEPT SITE PLAN
46	08/25/04	J. W. WILSON	CONCEPT SITE PLAN
47	09/08/04	J. W. WILSON	CONCEPT SITE PLAN
48	09/22/04	J. W. WILSON	CONCEPT SITE PLAN
49	10/06/04	J. W. WILSON	CONCEPT SITE PLAN
50	10/20/04	J. W. WILSON	CONCEPT SITE PLAN
51	11/03/04	J. W. WILSON	CONCEPT SITE PLAN
52	11/17/04	J. W. WILSON	CONCEPT SITE PLAN
53	12/01/04	J. W. WILSON	CONCEPT SITE PLAN
54	12/15/04	J. W. WILSON	CONCEPT SITE PLAN
55	12/29/04	J. W. WILSON	CONCEPT SITE PLAN
56	01/12/05	J. W. WILSON	CONCEPT SITE PLAN
57	01/26/05	J. W. WILSON	CONCEPT SITE PLAN
58	02/09/05	J. W. WILSON	CONCEPT SITE PLAN
59	02/23/05	J. W. WILSON	CONCEPT SITE PLAN
60	03/09/05	J. W. WILSON	CONCEPT SITE PLAN
61	03/23/05	J. W. WILSON	CONCEPT SITE PLAN
62	04/06/05	J. W. WILSON	CONCEPT SITE PLAN
63	04/20/05	J. W. WILSON	CONCEPT SITE PLAN
64	05/04/05	J. W. WILSON	CONCEPT SITE PLAN
65	05/18/05	J. W. WILSON	CONCEPT SITE PLAN
66	06/01/05	J. W. WILSON	CONCEPT SITE PLAN
67	06/15/05	J. W. WILSON	CONCEPT SITE PLAN
68	06/29/05	J. W. WILSON	CONCEPT SITE PLAN
69	07/13/05	J. W. WILSON	CONCEPT SITE PLAN
70	07/27/05	J. W. WILSON	CONCEPT SITE PLAN
71	08/10/05	J. W. WILSON	CONCEPT SITE PLAN
72	08/24/05	J. W. WILSON	CONCEPT SITE PLAN
73	09/07/05	J. W. WILSON	CONCEPT SITE PLAN
74	09/21/05	J. W. WILSON	CONCEPT SITE PLAN
75	10/05/05	J. W. WILSON	CONCEPT SITE PLAN
76	10/19/05	J. W. WILSON	CONCEPT SITE PLAN
77	11/02/05	J. W. WILSON	CONCEPT SITE PLAN
78	11/16/05	J. W. WILSON	CONCEPT SITE PLAN
79	11/30/05	J. W. WILSON	CONCEPT SITE PLAN
80	12/14/05	J. W. WILSON	CONCEPT SITE PLAN
81	12/28/05	J. W. WILSON	CONCEPT SITE PLAN
82	01/11/06	J. W. WILSON	CONCEPT SITE PLAN
83	01/25/06	J. W. WILSON	CONCEPT SITE PLAN
84	02/08/06	J. W. WILSON	CONCEPT SITE PLAN
85	02/22/06	J. W. WILSON	CONCEPT SITE PLAN
86	03/07/06	J. W. WILSON	CONCEPT SITE PLAN
87	03/21/06	J. W. WILSON	CONCEPT SITE PLAN
88	04/04/06	J. W. WILSON	CONCEPT SITE PLAN
89	04/18/06	J. W. WILSON	CONCEPT SITE PLAN
90	05/02/06	J. W. WILSON	CONCEPT SITE PLAN
91	05/16/06	J. W. WILSON	CONCEPT SITE PLAN
92	05/30/06	J. W. WILSON	CONCEPT SITE PLAN
93	06/13/06	J. W. WILSON	CONCEPT SITE PLAN
94	06/27/06	J. W. WILSON	CONCEPT SITE PLAN
95	07/11/06	J. W. WILSON	CONCEPT SITE PLAN
96	07/25/06	J. W. WILSON	CONCEPT SITE PLAN
97	08/08/06	J. W. WILSON	CONCEPT SITE PLAN
98	08/22/06	J. W. WILSON	CONCEPT SITE PLAN
99	09/05/06	J. W. WILSON	CONCEPT SITE PLAN
100	09/19/06	J. W. WILSON	CONCEPT SITE PLAN
101	10/03/06	J. W. WILSON	CONCEPT SITE PLAN
102	10/17/06	J. W. WILSON	CONCEPT SITE PLAN
103	10/31/06	J. W. WILSON	CONCEPT SITE PLAN
104	11/14/06	J. W. WILSON	CONCEPT SITE PLAN
105	11/28/06	J. W. WILSON	CONCEPT SITE PLAN
106	12/12/06	J. W. WILSON	CONCEPT SITE PLAN
107	12/26/06	J. W. WILSON	CONCEPT SITE PLAN
108	01/09/07	J. W. WILSON	CONCEPT SITE PLAN
109	01/23/07	J. W. WILSON	CONCEPT SITE PLAN
110	02/06/07	J. W. WILSON	CONCEPT SITE PLAN
111	02/20/07	J. W. WILSON	CONCEPT SITE PLAN
112	03/06/07	J. W. WILSON	CONCEPT SITE PLAN
113	03/20/07	J. W. WILSON	CONCEPT SITE PLAN
114	04/03/07	J. W. WILSON	CONCEPT SITE PLAN
115	04/17/07	J. W. WILSON	CONCEPT SITE PLAN
116	04/30/07	J. W. WILSON	CONCEPT SITE PLAN
117	05/14/07	J. W. WILSON	CONCEPT SITE PLAN
118	05/28/07	J. W. WILSON	CONCEPT SITE PLAN
119	06/11/07	J. W. WILSON	CONCEPT SITE PLAN
120	06/25/07	J. W. WILSON	CONCEPT SITE PLAN
121	07/09/07	J. W. WILSON	CONCEPT SITE PLAN
122	07/23/07	J. W. WILSON	CONCEPT SITE PLAN
123	08/06/07	J. W. WILSON	CONCEPT SITE PLAN
124	08/20/07	J. W. WILSON	CONCEPT SITE PLAN
125	09/03/07	J. W. WILSON	CONCEPT SITE PLAN
126	09/17/07	J. W. WILSON	CONCEPT SITE PLAN
127	09/30/07	J. W. WILSON	CONCEPT SITE PLAN
128	10/14/07	J. W. WILSON	CONCEPT SITE PLAN
129	10/28/07	J. W. WILSON	CONCEPT SITE PLAN
130	11/11/07	J. W. WILSON	CONCEPT SITE PLAN
131	11/25/07	J. W. WILSON	CONCEPT SITE PLAN
132	12/09/07	J. W. WILSON	CONCEPT SITE PLAN
133	12/23/07	J. W. WILSON	CONCEPT SITE PLAN
134	01/06/08	J. W. WILSON	CONCEPT SITE PLAN
135	01/20/08	J. W. WILSON	CONCEPT SITE PLAN
136	02/03/08	J. W. WILSON	CONCEPT SITE PLAN
137	02/17/08	J. W. WILSON	CONCEPT SITE PLAN
138	03/03/08	J. W. WILSON	CONCEPT SITE PLAN
139	03/17/08	J. W. WILSON	CONCEPT SITE PLAN
140	03/31/08	J. W. WILSON	CONCEPT SITE PLAN
141	04/14/08	J. W. WILSON	CONCEPT SITE PLAN
142	04/28/08	J. W. WILSON	CONCEPT SITE PLAN
143	05/12/08	J. W. WILSON	CONCEPT SITE PLAN
144	05/26/08	J. W. WILSON	CONCEPT SITE PLAN
145	06/09/08	J. W. WILSON	CONCEPT SITE PLAN
146	06/23/08	J. W. WILSON	CONCEPT SITE PLAN
147	07/07/08	J. W. WILSON	CONCEPT SITE PLAN
148	07/21/08	J. W. WILSON	CONCEPT SITE PLAN
149	08/04/08	J. W. WILSON	CONCEPT SITE PLAN
150	08/18/08	J. W. WILSON	CONCEPT SITE PLAN
151	09/01/08	J. W. WILSON	CONCEPT SITE PLAN
152	09/15/08	J. W. WILSON	CONCEPT SITE PLAN
153	09/29/08	J. W. WILSON	CONCEPT SITE PLAN
154	10/13/08	J. W. WILSON	CONCEPT SITE PLAN
155	10/27/08	J. W. WILSON	CONCEPT SITE PLAN
156	11/10/08	J. W. WILSON	CONCEPT SITE PLAN
157	11/24/08	J. W. WILSON	CONCEPT SITE PLAN
158	12/08/08	J. W. WILSON	CONCEPT SITE PLAN
159	12/22/08	J. W. WILSON	CONCEPT SITE PLAN
160	01/05/09	J. W. WILSON	CONCEPT SITE PLAN
161	01/19/09	J. W. WILSON	CONCEPT SITE PLAN
162	02/02/09	J. W. WILSON	CONCEPT SITE PLAN
163	02/16/09	J. W. WILSON	CONCEPT SITE PLAN
164	02/28/09	J. W. WILSON	CONCEPT SITE PLAN
165	03/13/09	J. W. WILSON	CONCEPT SITE PLAN
166	03/27/09	J. W. WILSON	CONCEPT SITE PLAN
167	04/10/09	J. W. WILSON	CONCEPT SITE PLAN
168	04/24/09	J. W. WILSON	CONCEPT SITE PLAN
169	05/08/09	J. W. WILSON	CONCEPT SITE PLAN
170	05/22/09	J. W. WILSON	CONCEPT SITE PLAN
171	06/05/09	J. W. WILSON	CONCEPT SITE PLAN
172	06/19/09	J. W. WILSON	CONCEPT SITE PLAN
173	07/03/09	J. W. WILSON	CONCEPT SITE PLAN
174	07/17/09	J. W. WILSON	CONCEPT SITE PLAN
175	07/31/09	J. W. WILSON	CONCEPT SITE PLAN
176	08/14/09	J. W. WILSON	CONCEPT SITE PLAN
177	08/28/09	J. W. WILSON	CONCEPT SITE PLAN
178	09/11/09	J. W. WILSON	CONCEPT SITE PLAN
179	09/25/09	J. W. WILSON	CONCEPT SITE PLAN
180	10/09/09	J. W. WILSON	CONCEPT SITE PLAN
181	10/23/09	J. W. WILSON	CONCEPT SITE PLAN
182	11/06/09	J. W. WILSON	CONCEPT SITE PLAN
183	11/20/09	J. W. WILSON	CONCEPT SITE PLAN
184	12/04/09	J. W. WILSON	CONCEPT SITE PLAN
185	12/18/09	J. W. WILSON	CONCEPT SITE PLAN
186	01/01/10	J. W. WILSON	CONCEPT SITE PLAN
187	01/15/10	J. W. WILSON	CONCEPT SITE PLAN
188	01/29/10	J. W. WILSON	CONCEPT SITE PLAN
189	02/12/10	J. W. WILSON	CONCEPT SITE PLAN
190	02/26/10	J. W. WILSON	CONCEPT SITE PLAN
191	03/12/10	J. W. WILSON	CONCEPT SITE PLAN
192	03/26/10	J. W. WILSON	CONCEPT SITE PLAN
193	04/09/10	J. W. WILSON	CONCEPT SITE PLAN
194	04/23/10	J. W. WILSON	CONCEPT SITE PLAN
195	05/07/10	J. W. WILSON	CONCEPT SITE PLAN
196	05/21/10	J. W. WILSON	CONCEPT SITE PLAN
197	06/04/10	J. W. WILSON	CONCEPT SITE PLAN
198	06/18/10	J. W. WILSON	CONCEPT SITE PLAN
199	07/02/10	J. W. WILSON	CONCEPT SITE PLAN
200	07/16/10	J. W. WILSON	CONCEPT SITE PLAN
201	07/30/10	J. W. WILSON	CONCEPT SITE PLAN
202	08/13/10	J. W. WILSON	CONCEPT SITE PLAN
203	08/27/10	J. W. WILSON	CONCEPT SITE PLAN
204	09/10/10	J. W. WILSON	CONCEPT SITE PLAN
205	09/24/10	J. W. WILSON	CONCEPT SITE PLAN
206	10/08/10	J. W. WILSON	CONCEPT SITE PLAN
207	10/22/10	J. W. WILSON	CONCEPT SITE PLAN
208	11/05/10	J. W. WILSON	CONCEPT SITE PLAN
209	11/19/10	J. W. WILSON	CONCEPT SITE PLAN
210	12/03/10	J. W. WILSON	

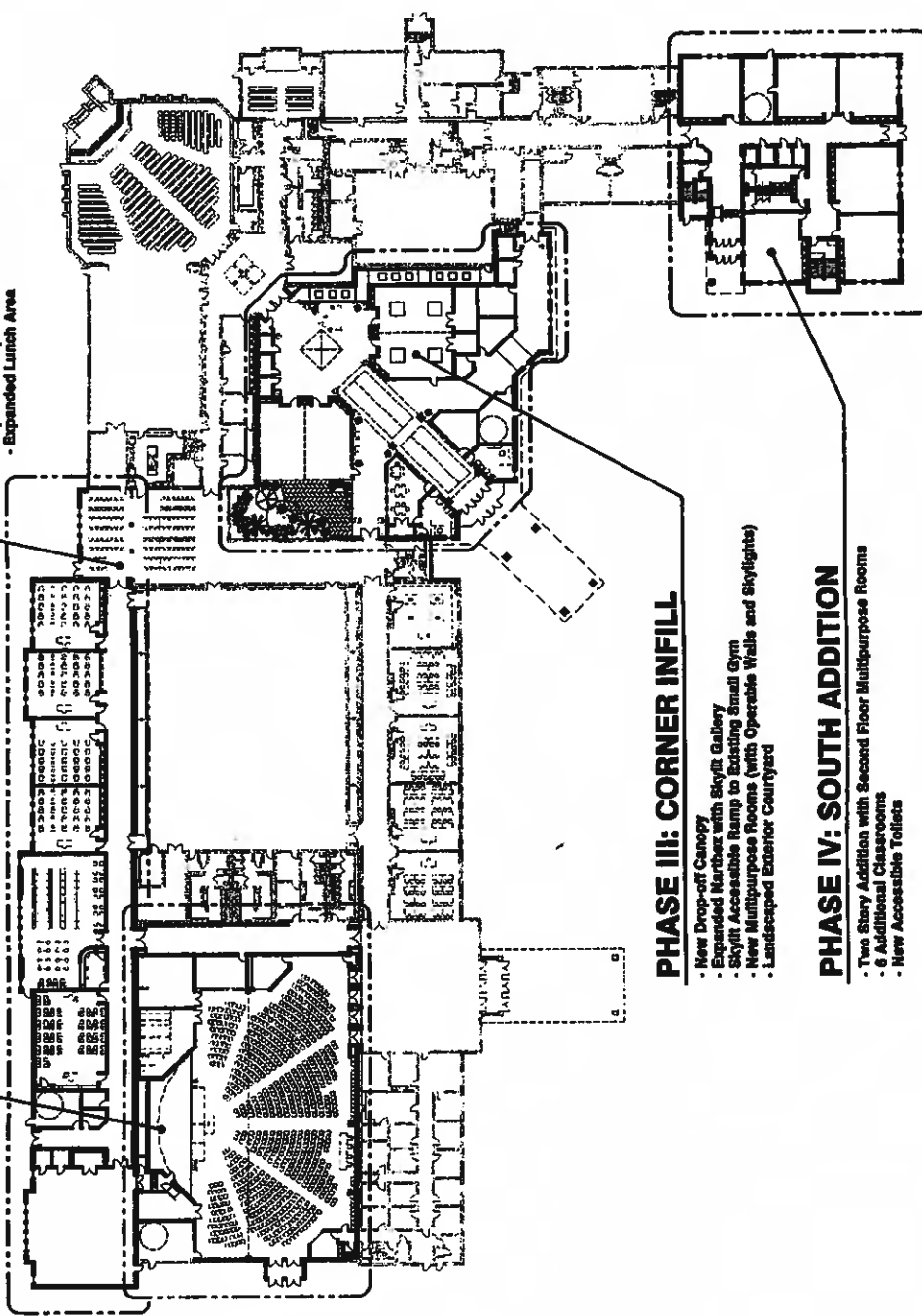
SCHEME G1 - LONG RANGE PLAN

PHASE II: NORTH ADDITION

- 4 New School Classrooms
- New Larger Library and Computer Lab
- Large Multi-purpose Room (with ample storage)
- Improved Loop Circulation Pattern
- Expanded Lunch Area

PHASE I: SHELL BUILD-OUT

- 800 Seat Contemp. Worship / Multi-Purpose Space
- Portable Chancel Platform
- Table/Chair & Platform Storage



PHASE III: CORNER INFILL

- New Drop-off Canopy
- Expanded Narthex with Skylit Gallery
- Skylit Accessible Ramp to Existing Small Gym
- New Multipurpose Rooms (with Operable Walls and Skylights)
- Landscaped Exterior Courtyard

PHASE IV: SOUTH ADDITION

- Two Story Addition with Second Floor Multipurpose Rooms
- 6 Additional Classrooms
- New Accessible Toilets

1 FLOOR PLAN - SCHEME G1

CROSS LUTHERAN CHURCH & SCHOOL	
Project	
Phase	
DATE	
DESIGNED BY	DAVID F. SCHULTZ ASSOCIATES
DRAWN BY	
CHECKED BY	
SCALE	80'-0"

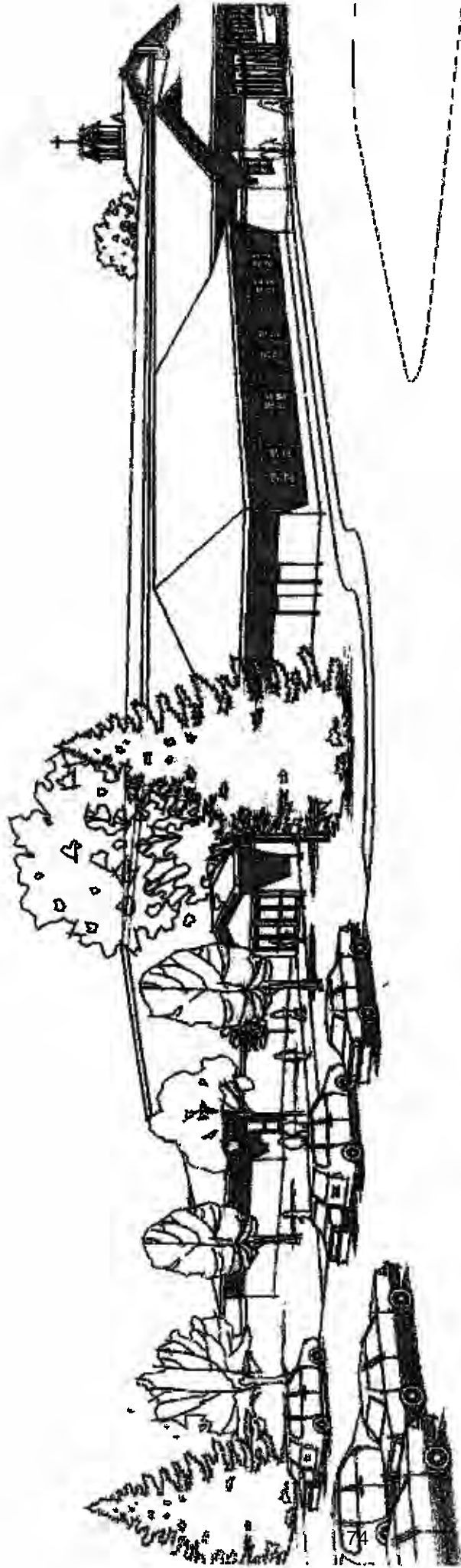
David F. Schultz Associates, Ltd.
 202 South Cook Street
 Suite 201
 Baltimore, MD 21201
 Phone (410) 551-8808

EXHIBIT

Group B (2 of 7)
 DATE _____

SCHEME G1

Southwest Perspective Phase I & II



CROSS LUTHERAN CHURCH & SCHOOL Yorkville, Illinois

DAVID F. SCHULTZ ASSOCIATES, LTD.
202 South Cook Street, Suite 201
Barrington, Illinois 60010

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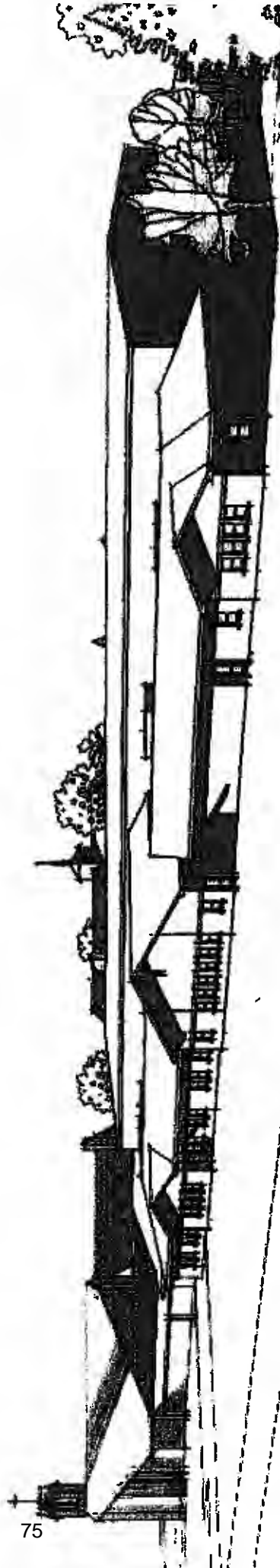
EXHIBIT

Group B (3 of 7)

DATE _____

SCHEME G1

Northwest Perspective Phase II



**CROSS LUTHERAN
CHURCH & SCHOOL**
Yorkville, Illinois

EXHIBIT

Group B (4 of 7)

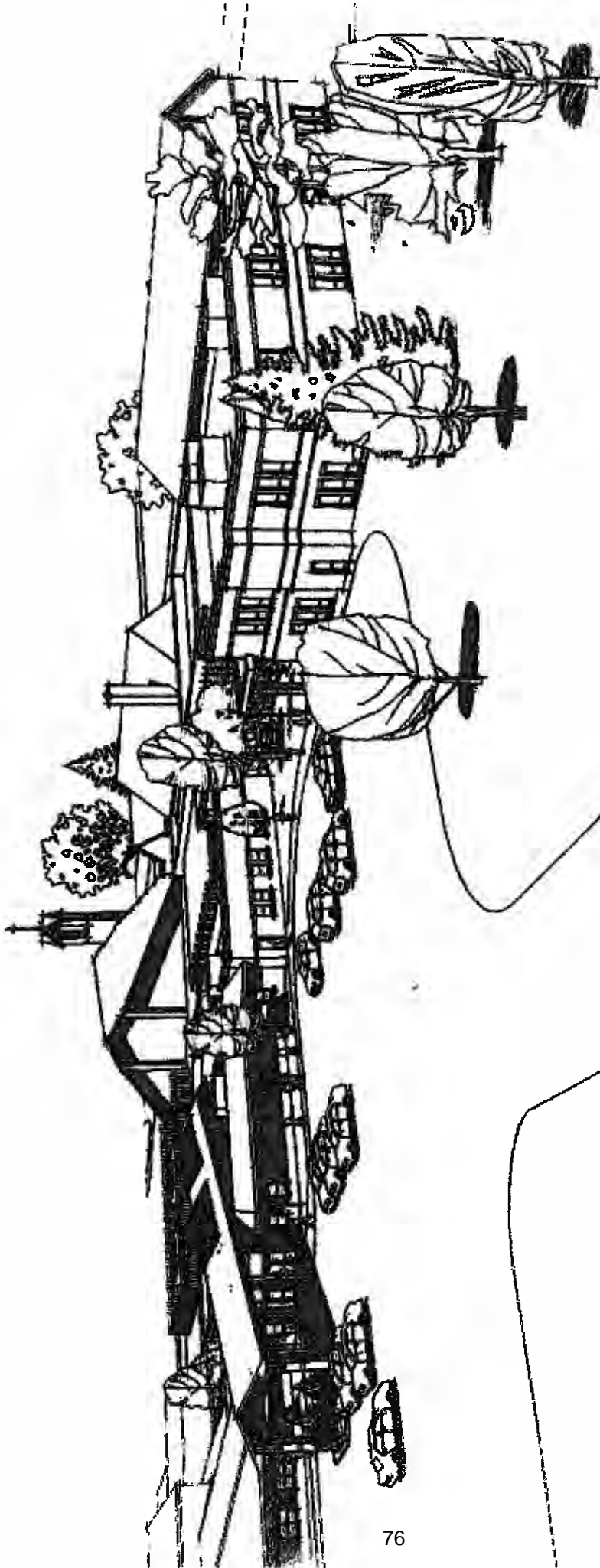
DATE _____

DAVID F. SCHULTZ ASSOCIATES, LTD.
202 South Cook Street, Suite 201
Barrington, Illinois 60010

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SCHEME G1

Southeast Perspective - Phase III & IV



**CROSS LUTHERAN
CHURCH & SCHOOL**
Yorkville, Illinois

DAVID F. SCHULTZ ASSOCIATES, LTD.
202 South Cook Street, Suite 201
Barrington, Illinois 60010

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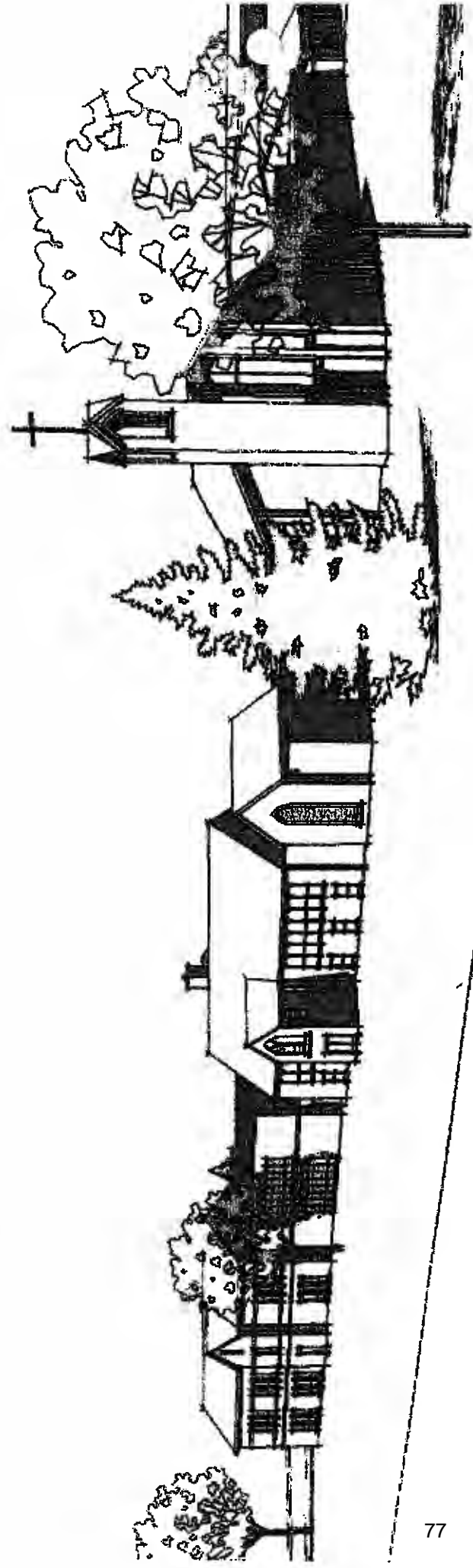
EXHIBIT

Group B (5 of 7)

DATE _____

SCHEME G1

Northeast Perspective - Phase IV



CROSS LUTHERAN CHURCH & SCHOOL Yorkville, Illinois

DAVID F. SCHULTZ ASSOCIATES, LTD.
202 South Cook Street, Suite 201
Barrington, Illinois 60010

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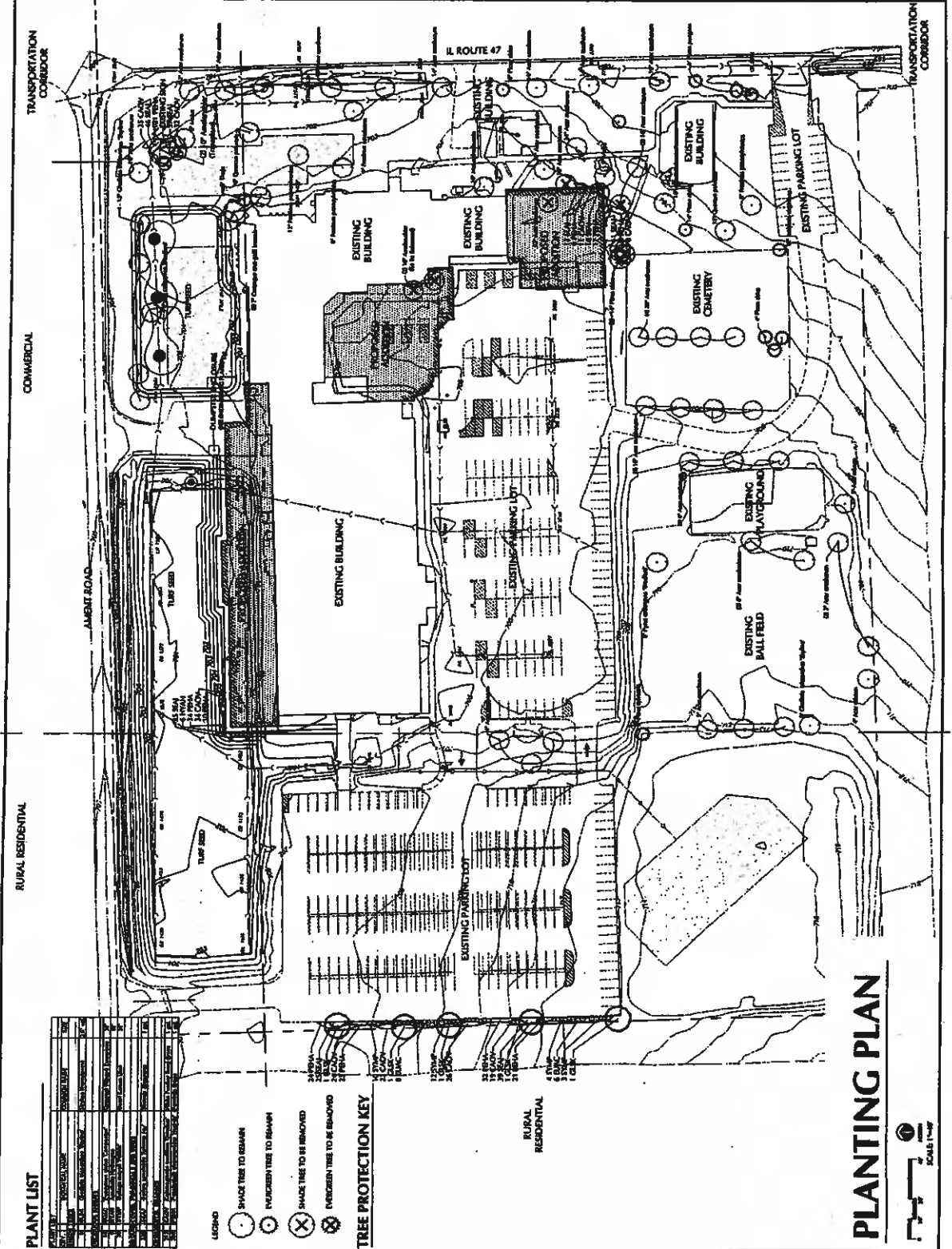
EXHIBIT
Group B (6 of 7)
DATE _____



DESIGNING WITH CARE
FOR THE ENVIRONMENT
AND COMMUNITY
NOT FOR CONSTRUCTION

CROSS LUTHERAN CHURCH
Final Landscape Plan
Yorkville, IL

LP-1
661333-0005
1/1/00



PLANT LIST

NO.	SYMBOL	PLANT NAME	SIZE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

LEGEND
 ○ SHADE TREE TO REMAIN
 ⊙ EVERGREEN TREE TO REMAIN
 ⊗ SHADE TREE TO BE REMOVED
 ⊗ EVERGREEN TREE TO BE REMOVED
 ○ TREE PROTECTION KEY

- 12" DBH x 12' TALL
- 14" DBH x 14' TALL
- 16" DBH x 16' TALL
- 18" DBH x 18' TALL
- 20" DBH x 20' TALL
- 22" DBH x 22' TALL
- 24" DBH x 24' TALL
- 26" DBH x 26' TALL
- 28" DBH x 28' TALL
- 30" DBH x 30' TALL

PLANTING PLAN

SCALE 1"=10'

EXHIBIT
 # Gap B (7 of 7)
 DATE _____

MINOR AMENDMENT TO EXISTING SPECIAL USE

**AMENDING THE SITE PLAN ON PROPERTY LOCATED AT 8609 ROUTE 47 AND
IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 05-16-300-009
IN KENDALL TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; 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 16.5 acres located at the southwest corner of the intersection of Ament Road and Route 47 and addressed as 8609 Route 47 (PIN: 05-16-300-009), in Kendall 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, on February 19, 2008, the Kendall County Board approved Ordinance 2008-04 which granted a special use permit and variances for the operation of a church and school at the subject property; and

WHEREAS, Condition Number 1 of Ordinance 2008-04 stated that the site shall be developed substantially in conformance to an attached site plan; and

WHEREAS, the subject property is currently owned by Cross Evangelical Lutheran Church, as represented by James K. Smiley, and hereinafter shall be referred to as “Petitioner”; and

WHEREAS, on or about March 1, 2023, Petitioner’s representative filed a petition for a minor amendment to Condition Number 1 of Ordinance 2008-04 to reduce the size of the phase 1 building addition from 15,320 square feet to 7,025 square feet and to relocate the phase 1 building addition from the north side of the existing building to the west side of the existing building; and

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

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2008-04.
2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner’s petition for a minor amendment to Condition Number 1 of Ordinance 2008-04 by allowing the phase 1 building addition to be constructed in substantially the size and location outlined in the site plan attached hereto as Exhibit B.
3. This minor amendment only applies to the addition identified as phase 1 on the site plan attached hereto as Exhibit B.
4. The remaining conditions and restrictions outlined in Ordinance 2008-04 shall remain valid and effective.
5. This minor amendment shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 13th day of March, 2023.

Attest:

Kendall County Zoning Administrator
Matthew H. Asselmeier

Kendall County PBZ Committee Chairman
Seth Wormley

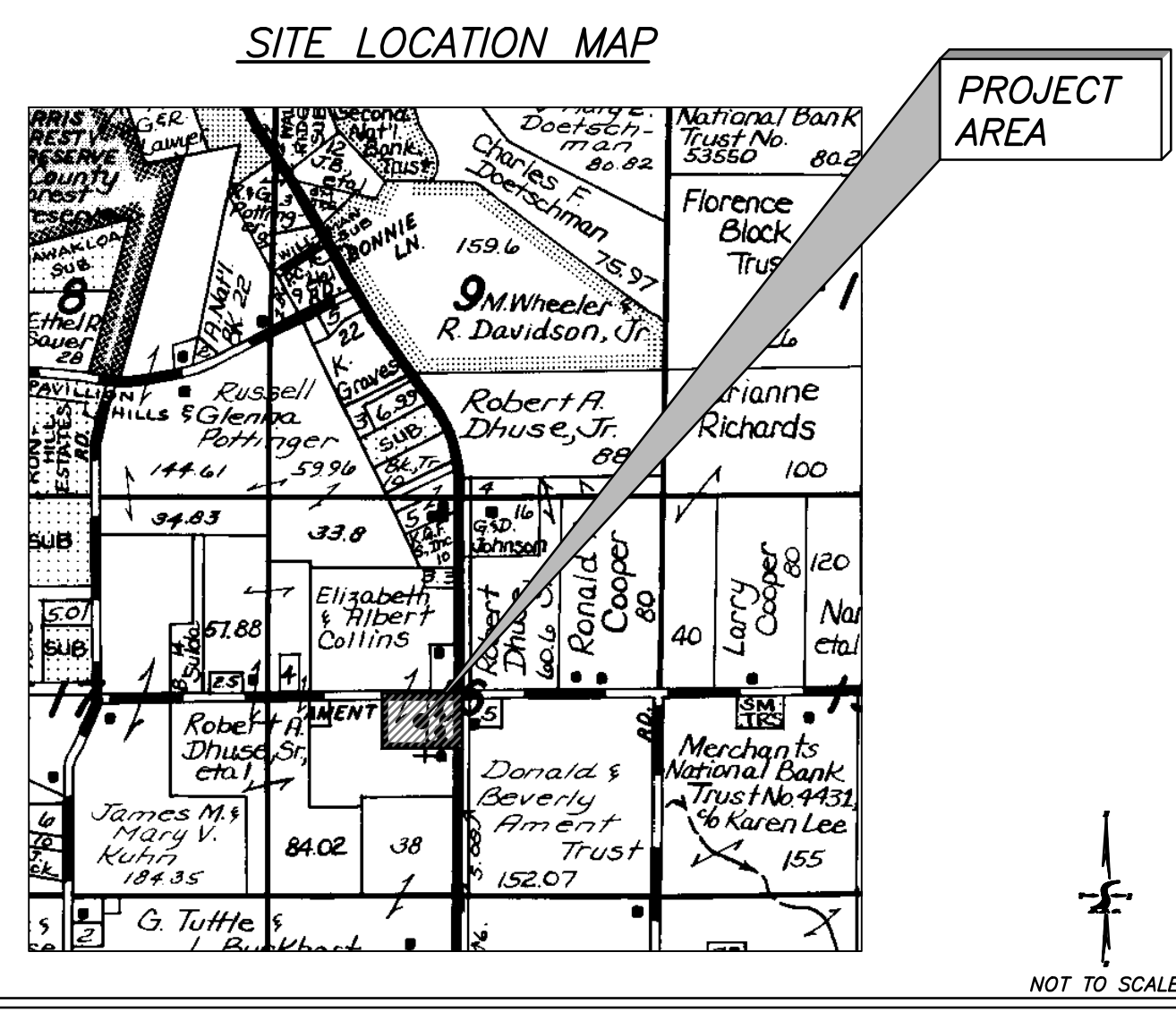
Exhibit "A"

LEGAL DESCRIPTION OF LAND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTHERLY 749.64 FEET OF SAID SOUTHWEST QUARTER, EXCEPTING THE WEST 1644.66 FEET; AND EXCEPT THAT PART GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS BY A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 904163 IN BOOK 289 AT PAGE 237; AND EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES BY A DOCUMENT RECORDED IN BOOK 77 AT PAGE 477, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

n 749.64 sw 1/4
Exc w 1644.66
Exc 100+

COMP. FILE: 070067-SITE-Revised-0212023.dwg
 PLOT FILE:
 VIEW: 070067-Site-Plan



IMPACT FROM PROPOSED ADDITIONS:

PROPOSED ADDITION	ADDITIONAL STORMWATER DETENTION REQUIRED	ADDITIONAL STORMWATER DETENTION PROVIDED	EXISTING STORMWATER DETENTION	PROPOSED STORMWATER DETENTION
PHASE 1	-0.26 ACRE-FT	-0.79 ACRE-FT	2.36 ACRE-FT	3.15 ACRE-FT
PHASE 2	NONE	NONE	3.15 ACRE-FT	NONE
PHASE 3	0.10 ACRE-FT	NONE	3.15 ACRE-FT	NONE

PARKING STALL DATA:

	WEEKEND PARKING REQ'D	WEEKDAY PARKING REQ'D	PARKING PROVIDED
EXISTING	117	30	362
PHASE 1	384	30	379
PHASE 2	384	30	376
PHASE 3	384	30	359

SITE DATA:

- * LOT SIZE: 16.14± ACS.
- * NUMBER OF EXISTING REGULAR PARKING STALLS: 349
- * NUMBER OF EXISTING HANDICAP STALLS: 13
- * TOTAL NUMBER OF EXISTING STALLS: 362
- * TOTAL NUMBER OF STALLS REQUIRED: 384
- * TYPICAL EXISTING PARKING WIDTH 9'
- * TYPICAL EXISTING PARKING LENGTH 18.5'
- * TYPICAL EXISTING ISLE WIDTH 24'

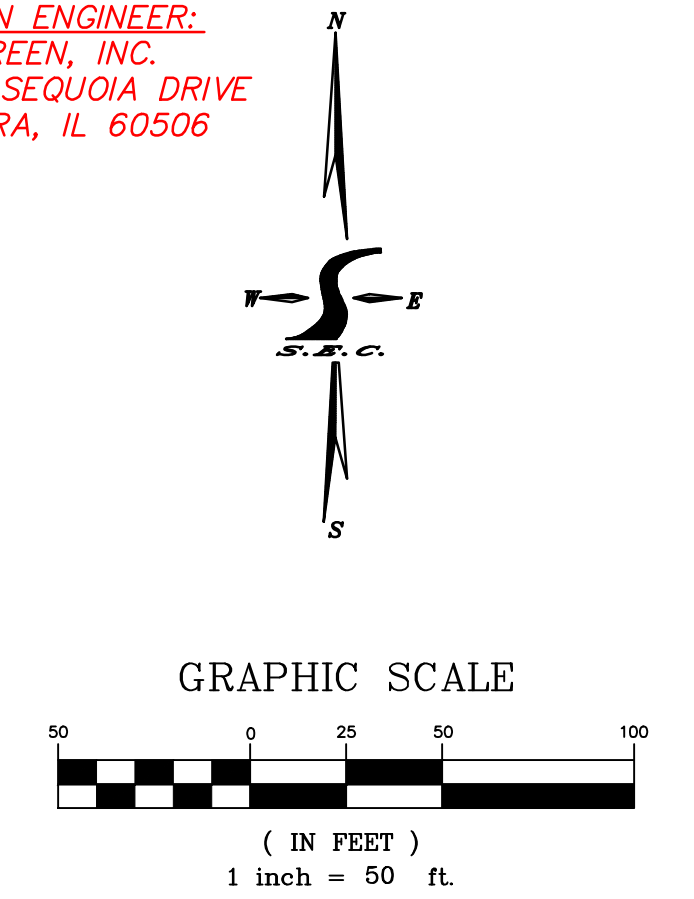
NOTE:
 ULTIMATE SITE CONFIGURATION IS SHOWN ON PLAN.
 PARKING STALL LAYOUT WILL BE ADJUSTED AT
 COMPLETION OF EACH PHASE.

DEVELOPER / OWNER:
 CROSS LUTHERAN CHURCH
 8609 ROUTE 47
 YORKVILLE, IL 60560

DESIGN ENGINEER:
 SEC GROUP, INC.
 651 PRAIRIE POINTE DRIVE
 YORKVILLE, IL 60560

DESIGN ENGINEER:
 HR GREEN, INC.
 2363 SEQUOIA DRIVE
 AURORA, IL 60506

- PHASE I ADDITION**
- ONE STORY TWO STORY
 - BUILDING FOOTPRINT = ±15,320 S.F. ±7,025 S.F.
 - USE: PRESCHOOL CLASSROOMS
- PHASE II ADDITION (FUTURE)**
- ONE STORY
 - BUILDING FOOTPRINT = ±12,643 S.F.
 - USE: EXPANDED NARTHEX, MULTIPURPOSE ROOMS
- PHASE III ADDITION (FUTURE)**
- TWO STORY
 - BUILDING FOOTPRINT = ±9,270 S.F.
 - USE: MULTIPURPOSE ROOMS, CLASSROOMS, ACCESSIBLE TOILETS



**CROSS LUTHERAN CHURCH
 YORKVILLE, ILLINOIS
 SITE PLAN**

REVISIONS	DWN BY:	INT:	DATE:	PROJECT NO.
1. JGS	11-12-07	JGS	04-10-07	CROS-070067
2. KMH	01-31-08	DSN	HORIZ SCALE:	SHEET NO.
3.		DRD	1"=50'	
4.		CHK	VERT SCALE:	1
5.		SJM	N/A	



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: March 6, 2023
Re: Request for Extension for Troy Fire Protection District

On March 15, 2022, the County Board approved Ordinance 2022-08 granting a special use permit for a fire station at 748 Jones Road.

Condition 2.W of Ordinance 2022-08 required the Troy Fire Protection District to submit an escrow payment to the City of Joliet for improvements to Jones Road within one (1) year of the approval of the special use permit. The condition also allowed the Planning, Building and Zoning Committee to extend this deadline.

Condition 2.X of Ordinance 2022-08 required the Troy Fire Protection District to enter into a pre-annexation with the Village of Shorewood within one (1) year of the approval of the special use permit. The condition also allowed the Planning, Building and Zoning Committee to extend the deadline.

On March 1, 2023, Troy Fire Protection District Chief Paul Hertzmann submitted the attached email requesting a six (6) month extension to Condition 2.X.

Per conversations with the Village of Shorewood, the property will likely be annexed using a Chatham annexation on April 11, 2023. Once the agreement is in place, the County's special use permit, including Condition 2.W, will be superseded by the agreement.

Staff believes it is appropriate to extend both deadlines because it does not make sense to issue citations, if the special use permit will be superseded within six (6) months.

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

MHA

Enc.: March 1, 2023 Hertzmann Email

Matt Asselmeier

From: Paul Hertzmann <PHertzmann@troyfpd.com>
Sent: Wednesday, March 1, 2023 12:02 PM
To: Matt Asselmeier
Cc: John Motylinski; Scott Koeppel; Seth Wormley; Paul Hertzmann
Subject: RE: [EXTERNAL] 748 Jones Road

Hi Matt,

We will need to go ahead with the 6-month extension. Our attorney is still researching the Joliet portion. We were all set to have this completed by the 14th, however the village PZC meeting was not going to have a quorum to meet tonight. Because there is no meeting, the Board cannot adopt the annexation on the 14th. The new dates are March 22nd for PZC and April 11 for the full Village Board approval.

Let me know what you need from my end.

Thank you!

Paul Hertzmann, CFO

Fire Chief

Troy Fire Protection District

700 Cottage Street

Shorewood, IL 60404

Main Phone 815-725-2149

Direct Line 815-651-2102

phertzmann@troyfpd.com



Chicken Text Amendments

Amend Section 8:02.A.11 (Permitted Use of Farm Type Animals on R-1 Zoned Property)

- a. On lots less than one (1) acre, no farm-type animals shall be permitted, **except as outlined in this Section.**
- d. Lots at least one (1) acre in size but less than five (5) acres shall be permitted to keep up to twelve (12) chickens. **Lots one (1) acre in size or smaller may keep up to six (6) chickens, provided the conditions contained in Section 8:06.A. are met.**

Amend Section 8:03.F (Permitted Uses on RPD-1, RPD-2, and RPD-3 Zoned Property)

Add the following use to the appropriate place alphabetically in the list of permitted uses:

“Chickens provided that the conditions contained in Section 8:06.A. are met.”

The list of permitted uses is renumbered to reflect this addition.

Amend Section 8:03.H (Special Uses on RPD-1, RPD-2, and RPD-3 Zoned Property)

- 1.h. Farm-type animals, **except hens**, on open space acreage as detailed in an approved special use permit.

Amend Section 8:06.A (Permitted Uses on R-2 Zoned Property)

- 2. Keeping of ~~up to twelve (12)~~ chickens on a zoning lot, provided that:
 - a. **Up to twelve (12) chickens may be kept on The lots is that are** a minimum one (1) acre **and up to six chickens may be kept on lots less than one (1) acre.**
 - b. No roosters shall be kept on any zoning lot.
 - c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property.
 - d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties.
 - e. All confinements shall be located at least **ten feet (10')** from all residentially zoned lots.
 - f. All uncovered fenced enclosures shall be at least four feet **(4')** in height.
 - g. No eggs or chickens shall be offered for sale on the premises.
 - h. All lots where chickens are kept shall be used for single-family residential purposes.**

Amend Section 8:07.A (Permitted Uses on R-3 Zoned Property)

2. Keeping ~~of up to twelve (12)~~ chickens on a zoning lot, provided that the conditions contained in Section 8:06.A. are met.

Amend Section 8:08.A (Permitted Uses on R-4, R-5, R-6, and R-7 Zoned Property)

Add the following use to the appropriate place alphabetically in the list of permitted uses:

“Chickens provided that the conditions contained in Section 8:06.A. are met.”

The list of permitted uses is renumbered to reflect this addition.

Amend Appendix 9 (Table of Uses)

Add Chickens as permitted uses in all residential zoning districts.

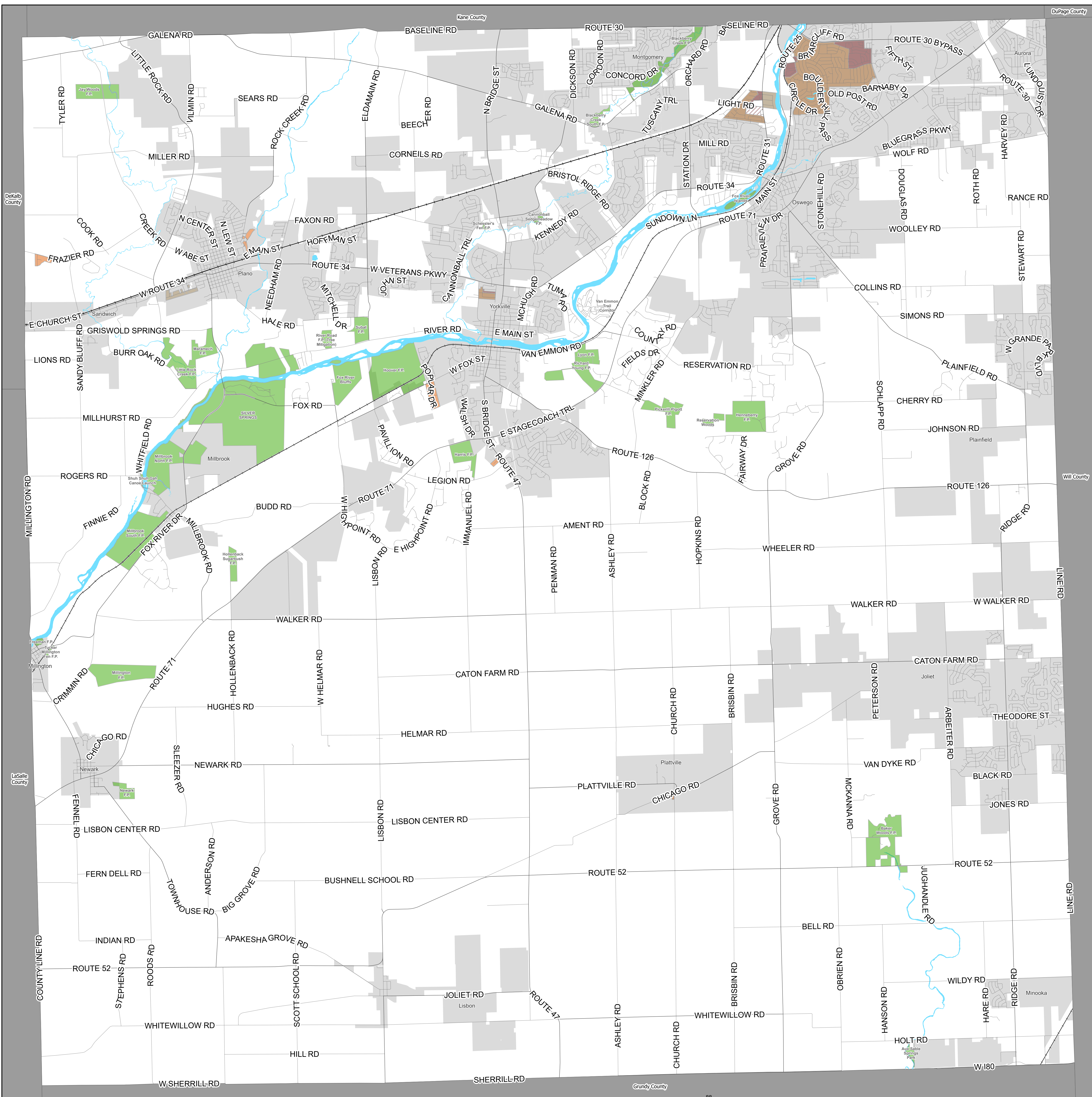
Single-Family Residential Chicken Table

	Maximum Number (Hens)	Minimum Lot Size
Kendall County	12	43,560 Square Feet
LaSalle County	No Cap	No Minimum Lot Size
DeKalb County	Follow Municipal Rules Within 1,000 Feet	Follow Municipal Rules Within 1,000 Feet Otherwise 87,120 Square Feet
Kane County	No Cap	43,560 Square Feet
DuPage County	5	No Minimum Lot Size
Will County	1 Per 2,500 Square Feet	12,500 Square Feet
Grundy County	6 Per 21,780 Square Feet	21,780 Square Feet
Aurora	0	Not Allowed
Joliet	No Cap	217,800 Square Feet
Lisbon	No Cap (Can't Run At Large)	No Minimum Lot Size
Millington	8	No Minimum Lot Size
Minooka	8	No Minimum Lot Size
Montgomery	0	Not Allowed
Newark	8	No Minimum Lot Size
Oswego	6	No Minimum Lot Size
Plainfield	8	No Minimum Lot Size
Plano	Set by Individual Special Use Permit	No Minimum Lot Size
Sandwich	5	No Minimum Lot Size
Shorewood	0	No Allowed
Sugar Grove	4 (Maximum 16 Permits)	No Minimum Lot Size
Yorkville	6	11,000 Square Feet

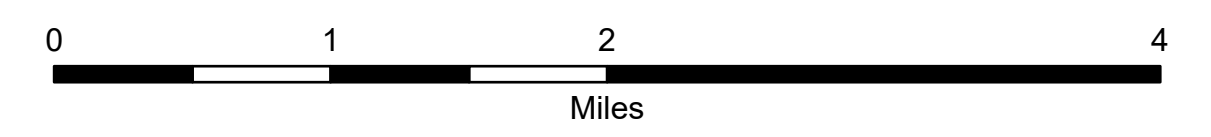
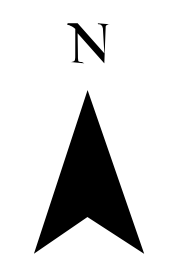
Existing Kendall County Zoning Regulations

- a. The lot is a minimum one (1) acre
- b. No roosters shall be kept on any zoning lot
- c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property
- d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
- e. All confinements shall be located at least 10' from all residentially zoned lots
- f. All uncovered fenced enclosures shall be at least four feet in height.
- g. No eggs or chickens shall be offered for sale on the premises

Properties zoned R-4, R-5, R-6, and R-7



- R4
- R5
- R6
- R7
- R7-SU
- Forest Preserves



Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560
 630.553.4212

Ordinance Rules	Kendall County R-2 & R-3	Oswego Village	Yorkville	Proposed R-6
Lot minimum	1 acre (43,500 sq ft)	No limit	11,000 sq ft	No limit
Roosters allowed	No	No	No	No
Hen maximum	12	6	6	12
Bantam exceptions to hen maximum	No mention	No mention	No mention	Count as half a chicken
Slaughtering	No mention	Only if for humane or religious reasons	No	Only if for humane or religious reasons
Other poultry allowed	No	No	No	No
Eggs/ Hens for sale	No	No mention	No mention	No
Coop Placement	At least 10 ft from property line	Rear Yard On permit application- cannot be within 5 ft of property line	Rear yard	Rear yard At least 5 ft from property line
Coop distance from neighbor structures	No limit	30 ft	30 ft	30 ft
Coop distance from owners structures	No limit	0	0	0
Coop size	No limit	No limit noted in ordinance On permit application- Up to 133 sq ft	Up to 144 sq ft	Minimum of 2 sq ft per hen Maximum of 144 sq ft
Run Size	No limit on run size Most be minimum of 4 ft tall if uncovered	Not less than 32 sq ft	Not less than 32 sq ft	Minimum of 8 sq ft per hen Must be at least 4 ft tall if uncovered
Electrical Service	No limit	Not with an extension cord	Not with extension cord	Not with extension cord
Fencing/ Screening	No limit	No limit	4 ft minimum solid fence	Kept aesthetically pleasing
Noise	No limit	Not loud enough to disturb person of reasonable sensitivity	Not loud enough to disturb person of reasonable sensitivity	Not loud enough to disturb person of reasonable sensitivity
Sanitation	No mention	Maintained in neat and clean manner Free of undue accumulation of waste	Free of undue accumulation of waste	Maintained in neat and clean manner Free of undue accumulation of waste
Feed	No mention	Kept in rodent proof container	Kept in rodent proof container Not scattered on ground	Kept in rodent proof container

Matt Asselmeier

From: Rebecca Paprocki <[REDACTED]>
Sent: Tuesday, December 20, 2022 12:29 PM
To: Matt Asselmeier
Cc: Brian Holdiman
Subject: Re: [External]Warning of violation
Attachments: Amendment for Zone R-6.docx

Hi,

I have attended both the Oswego Township Meeting and the Kendall County Board Meeting and intend to continue the meetings. I have reached out to the Kendall County Board members and have not heard anything back with the exception of Matt Kellogg and his support. I am unsure of what exactly I need to do next to amend the zoning ordinance. I believe I need Kendall County Building and Zoning to do the amendment. But does this go through the zone appeals process or an attorney or something entirely different? You had mentioned that it would take 5 meetings, but I am not sure if those are Kendall County Board meetings or the Zoning meetings.

Thank you for any assistance you can provide,
Rebecca Wintczak

On Mon, Dec 12, 2022 at 4:27 PM Matt Asselmeier <masselmeier@kendallcountyl.gov> wrote:

Rebecca:

You would amend Section 8:10.A to allow chickens in the R-6. The stipulations would be put in Section 8:10.A.

The 1 acre rule which applies to hens in the other residential districts would have to be discussed.

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

Objective: To amend Section 8:10 A (and/or accompanying sections hereto) of the Kendall County Zone Ordinances to allow the possession and care of backyard hens within Zone R-6. Justly, this amendment should be opened equally to all residents of unincorporated Kendall County.

Brief Summary of benefits of backyard hens:

- Backyard hens provide an ethical, economical, environmentally conscious, and sustainable source of eggs.
- Backyard hen keeping may boost the local economy through an enjoyable hobby.
- Keeping hens may provide youth with excellent learning opportunities with food sources as well as provide residents with the opportunity to be involved in 4-H.
- Hens are generally quiet and docile and may make good companions for residents.
- Allowing backyard hens is concurrent with the prevailing increase in appeal to own hens, evident within surrounding communities.

Nearby Communities that allow chickens within city limits:

Aurora	Plainfield
Batavia	St. Charles
Downers Grove	Westmont
Elgin	Naperville
Evanston	Montgomery
Fox Lake	Yorkville

Proposed Amendment (Primary Sources: Kendall County Zone R-2 and Village of Oswego Ordinance 17-26)

Keeping of up to 12 chickens on a zoning lot, provided that:

- a. No roosters shall be kept
- b. No other poultry, including but not limited to geese, ducks, or turkeys shall be kept on the property
- c. All hens shall be confined within a covered enclosure or uncovered enclosure at all times to prevent hens from encroaching onto neighboring properties or coming into contact with wild geese, and other water dwelling birds.
- d. All uncovered enclosures shall have a minimum of 4' in height
- e. No eggs or hens shall be offered for sale from the premises
- f. No person shall slaughter any hens except for humane or religious reasons
- g. The inside enclosure shall have a minimum of 2 sq ft per hen
- h. The outside enclosure shall have a minimum of 8 sq ft per hen
- i. Electric service shall not be provided by an extension cord
- j. Enclosures shall be set back by 25' from adjacent occupied residential structure and at least 5' from adjacent property zones
- k. Bantam and miniature breeds count as ½ of a chicken for the purpose of limitations on chicken keeping
- l. All feed and other items that are associated with the keeping of hens that are likely to attract rodents/vermin/pests/etc. shall be protected in a container with a tightly fitted lid so to prevent these scavengers from gaining access to or coming into contact with them
- m. All hens shall be kept in the rear yard
- n. All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste such as to cause odors detectable on adjacent properties
- o. No person shall allow hens to produce noise loud enough to disturb the peace of person of reasonable sensitivity
- p. No part of a premises may become aesthetically unsightly or unkept with association to the owning of hens

Misconceptions against keeping hens:

Noise- When one imagines noisy chickens, they may be thinking of being woken at dawn by the crowing of a rooster. With rule 'A' in place, there would be no crowing of roosters in the early morning or any time of day. Yet, hens do make some sounds. Hens have what is called an 'egg song' when they lay an egg. This song is not nearly as loud as a rooster crowing nor even a dog barking at a nearby squirrel. Some hens do not sing this song and others may sing for up to a minute. This song takes place within their coop and is quieted by the walls of the coop. The hen may have a longer or louder song the first time they lay an egg because it is a new process for them but they are calmer in subsequent egg laying. The hens may also bawk when a predator is nearby. However, one may recognize this same alert sound from the wild birds around when there is a hawk visibly stalking the vicinity. If the hens are well secured, then predators do not typically waste their time stalking the confined hens nor do they frequently return.

The last sound that you may hear a hen make is when you feed them especially yummy treats like mealworms or yogurt. This sound is full of joy and certainly brings joy to those giving the treats. In summary, hens are generally quiet and peaceful creatures who do not bring chaos or excessive noise to a neighborhood. I have had hens in Boulder Hill for 6 of the 7 years I have lived here (I did not realize initially that they were not allowed per County Ordinances). My neighbors moved in about 4 years ago and did not know we had hens until we told them and gave them eggs sometime after they moved in. If my own direct neighbors who are frequently outside with their children had no idea about the hens next door, I do not believe anyone of reasonable sensitivity would hear, let alone complain of hens in the neighborhood

Farm-like- I can nearly assure you that there will be no giant red barns, noisy tractors, or cows coming to Boulder Hill with the passing of this proposed amendment. With the proposed rules 'P' and 'M,' hens will be out of sight and will not make a difference in the appearance of our neighborhood.

Odor- With every waste producing animal excrement can be expected to have an odor. Like keeping dogs or humans in early development, there needs to be a plan in place for collecting and disposing of anticipated waste. Luckily, hen excrement dries quickly in straw, is easy to compost or safely dispose of, and does not carry the same odor of that of a dog. As with negligent dog owners, there may be opportunity for hen owners to let their waste management go neglected. The proposal of rule 'N' is in place to combat potential negligent owners. As stated, odor from backyard hens would be the result of a negligent owner rather than the mere presence of hens.

Disease- Salmonella and bird disease outbreaks that haunt the imagination occur from poorly kept hens who are in unhealthy and crowded conditions, like those of factory farms. Backyard hen keeping is completely unlike the conditions of mass-producing factory farming. Backyard hens have adequate ventilation, whereas factory farms have poor ventilation which creates moist and dirty environments — environments where viruses and bacteria thrive. Backyard hens are kept in good health whereas factory farming hens are kept profitable. The crowded conditions also enable diseases to spread easier and quicker. With backyard hens living in reasonable numbers, diseases do not transmit the same way they would in a crowded and neglected factory farm. In summary, it would be better for disease prevention to transition away from factory farming to backyard set-ups.

Pests- Where there is food, there are opportune scavengers. As rule 'L' stipulates, food shall be kept in rodent/pest proof containers. These containers are a necessary part of hen keeping.

Distasteful appearances- Hens can be kept in a variety of conditions, some neat, orderly, and appealing and others not so much. Although there is no way to guarantee that all chicken coops will be particularly fashionable. With rule 'P' and 'M,' coops will be out of sight and hopefully blend into our diverse neighborhood. The permit process will also direct hen keepers towards neat permanent coop structures rather than temporary and less appealing structures.

Arguments in favor of hen keeping:

Backyard hens provide an ethical source of eggs- As noted in the arguments above, backyard hen keeping combats unethical factory farm practices.

Backyard hens have more space- In a factory farm, egg laying hens will have less than 1 sq ft of space; they will never touch grass or see the sun. In a backyard, hens are given a minimum of 2 sq ft of coop space and at least 8-10 sq ft of outdoor run space. Backyard hens can stretch their wings and legs.

Backyard hens have access to fresh air and sun- In the backyard, hens can breathe fresh air; they have room to sun bathe. If you have ever seen a dog or cat sunbathe, then you can imagine the meditative state seen in a sunbathing hen.

Backyard hens live more socially- Backyard hens have the privilege to be raised by mama hens. I have never hatched eggs but I have snuck day old chicks under the wing of a broody hen at night. There is nothing like the quiet and loving sounds from a mama hen to who she thinks her babies have hatched. The mom and babies bond immediately and she caters to their every need for many weeks. She shows them how to eat and drink. She protects them from predators and overzealous hens. She keeps them warm and alive. Chicks cannot regulate their body temperature and rely on the mama hen or brooder lights in her absence to stay warm. There is a certain joy when seeing little chick heads pop out in every direction from under the mama hen. Besides 'family' ties, backyard hens can have best friends. These are strong friendships that last many years for chickens. They forage together, watch for predators together, and perch next to each other at night. Before owning hens, I never would have imagined chickens to have such personalities or bonds. Now that I own hens, I don't think I could ever diminish their lives to one that lives in a factory farm.

Hens provide an economical source of eggs- The price of eggs has grown, like everything else recently. Factory-farmed eggs cost \$4.00 per dozen, cage free eggs (which still bring inhumane conditions to hens) cost \$6.00+ per dozen. Backyard eggs cost less than \$1.00 per dozen and even less if your hens eat things other than commercial feed such as kitchen scraps, grass, or bugs.

Backyard hens provide a sustainable source of eggs- During the beginning of the pandemic, store shelves ran out of eggs, but my hens did not care for transportation problems or panic buying. They continue to lay eggs that my family could rely on. They laid enough that I could give them to a friend and neighbors who could not find eggs in the stores. Even in times that eggs were plentiful on shelves, my hens have been generous and we have been able to share with those around us.

Backyard hens provide an environmentally mindful source of eggs- My eggs do not produce emissions from transportation on their way from my backyard to my kitchen. Their eggs are stored in a reusable wire column on my counter and do not use single use cartons. As noted previously, the hens often dispose of kitchen scraps and prevent extra landfill waste. The hens help turn my compost and they take the extra tomatoes off my hands at the end of the season when I have had enough canning and my neighbors have had enough tomatoes.

Backyard hens reduce municipal burden of waste and refuse services- As explained above, backyard hens reduce waste through multi-use egg storage and their productivity turning kitchen scraps into eggs. These small efforts over a large scale could improve municipal and local strain by reducing waste. Less organic waste also means that garbage day will have less odor.

Backyard hens provide companionship- As thoroughly noted above, hens are very social creatures with each other. They are also social with humans. When gardening, my favorite chicken would be beside me, quickly snatching any grubs or worms that surfaced. My son feels a connection to them and loves to pet and feed them mealworms. He squeals with delight when they willingly eat from his hand. You may be aware of a veteran in Montgomery who relied on his chickens to help with his PTSD. These are just a few examples of the joy and companionship that backyard hens bring.

Backyard hens provide more nutritious eggs- Studies have shown that backyard eggs and farm fresh eggs have less cholesterol and saturated fat than those found in a grocery store. They also contain 25% more vitamin E, 75% more beta carotene, and 3-20 times more Omega-3 fatty acids.

Backyard hens provide a connection to our food- Just as one grows fond over the ripening of a tomato, one feels utter delight in their first 'home grown' egg. Backyard eggs taste better and may be better nutritionally. But, I believe the reason it tastes better is because of the hard work you have put into that egg. Of course, chicken keepers are not laying eggs, but we are providing the home and care for those who do.

Backyard hens promote responsibility- Keeping hens will enable Boulder Hill residents to take part in 4-H. 4-H promotes citizenship, leadership, and responsible animal handling. Besides participating in 4-H, general backyard chicken keepers and especially children will learn and grow through this opportunity. My son, who is about 2 years old, enjoys letting the chickens out first thing in the morning and pouring their water (all with supervision). He takes pride in helping us and the hens. Providing excellent animal welfare brings value to our lives and helps us grow as individuals.

Backyard hens are inclusive and equitable for all- People from many walks of life benefit from keeping hens. Backyard hens are not only for farmers in rural areas. They are for vets suffering from PTSD, the family trying to make ends meet, the environmentally conscious, the lonely, the young, the elderly, or those who just want something new.

Backyard hens in Boulder Hill would align with values of all other surrounding communities- Although Boulder Hill is unincorporated, we have stricter ordinances on keeping hens than surrounding cities. We are a part of the Oswego Township and while Oswego Village residents enjoy their hens, we cannot. It does not make sense that chickens are allowed within city limits but not outside city limits, where ordinances are typically less tightened. The Village of Oswego voted to allow hens in 2017 after the Village's Environmentally Conscious Oswego Commission encouraged the city to follow the trends of other communities. They also heard from the University of Illinois Extension Campus who further supported backyard hens.

Nearby communities that allow backyard hens:

Aurora	Westmont
Batavia	Naperville
Downers Grove	Montgomery
Elgin	Oswego
Evanston	Yorkville
Fox Lake	
Plainfield	
St. Charles	

In conclusion, I hope you will find that backyard hens would bring countless benefits to the residents in Kendall County and especially those within Boulder Hill. Please consider incorporating backyard hens into unincorporated Kendall County. Thank you for your time in reading this proposal and for your consideration.

Sincerely,

Rebecca Wintczak



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: March 6, 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: The property verbally stated that they would like to do a voluntary revocation of the special use permit. There was a death in the property owners' family which has prevented the property owner from submitting the necessary paperwork.
2. 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 April 2023.
3. 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: Matter is closed.
4. 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: There has been difficulty contacting the property owners. Staff is waiting until Spring 2023, when the business reopens, to attempt to contact the property owners.
5. 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: Passed inspection on February 28, 2023, and the matter is closed.

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



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: March 6, 2023

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.

At their meeting in January 2023, the Planning, Building and Zoning Committee gave the property owner a deadline for the end of March for the issuance of a stormwater management permit.

In February 2023, the property owner submitted the attached application, but requested that the application not be processed until March 2023 because they would like to appeal having to obtain the permit.

Staff would like to note that no calculations were provided and that the plat was dated 2015.

Staff requests guidance as to how to proceed.

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

MHA

Enc.: Complaint Information
Stormwater Permit Application Material



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: [REDACTED]

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.

[REDACTED] 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

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION # _____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to the Countywide Stormwater Management Ordinance and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name GLENN DILLER, JR.
Owner Address [REDACTED]
Phone [REDACTED]
Agent: Name SELF
Address _____
Phone _____
Site: Address or Location 8150 S. Schlapp
Tax Parcel # _____
Zoning/Land Use/Acres A-7

Proposed Development:
Berm - 12 feet in height

Attachments: Plat _____ Construction Plans _____
Soils CLAY & BLACK DIRT Landscaping _____
Grading _____ Phasing _____
Other _____

Fees \$50.00 Processing Fee (\$50.00)
\$1200.00 Engineering Review Deposit (\$1,200.00 or 2% of estimated cost of the proposed improvements, whichever is greater.)
TOTAL \$ 1250.00 One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the County Stormwater Management Ordinance. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application. The applicant attests that they are free of debt or current on all debts owed to Kendall County as of the application date.

Owner's Signature (Including Middle Initial) [REDACTED] Date 3/13/23

Agent's Signature (Including Middle Initial) _____ Date _____

Parcels

- Kendall County Zoning
- Labeled Addresses
- Condo Buildings
- Condo Developments
- Lots
- Subdivisions
- Incorporated Areas
- Soils
- Cemeteries
- Current Land Use
- Kendall County LRMP
- Historic Preservation
- Wetlands
- Flood Hazard Areas
- Kendall County FEMA FIRM Panels
- Boundary Agreements
- 2018 Contours Display

Search

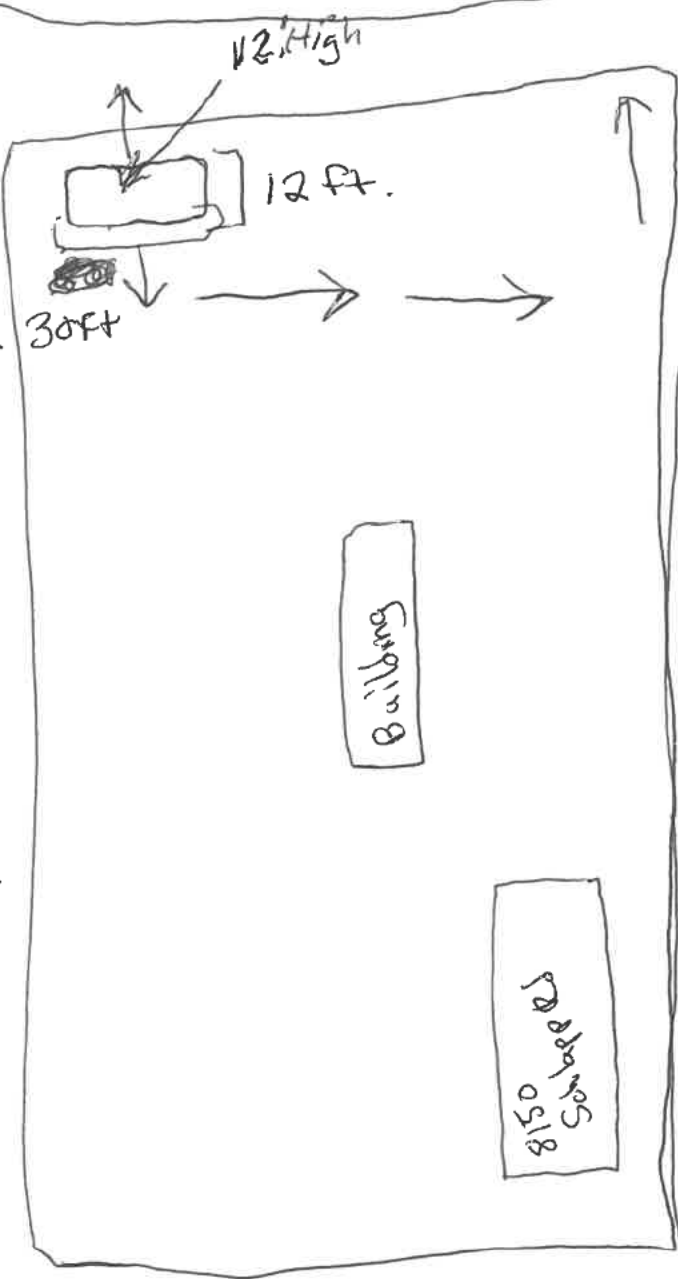
8150 SCHILAPP ROAD

Flood Hazard Areas

Esri Symbology

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

WATER FROM NORTH RUNOFF WILL BE PITCHED TO
the ditch then goes to creek.
WATER FROM SOUTH RUNOFF WILL GO DIRECTLY TO CREEK.



Schlapp Rd

Little slough creek

Rt 126

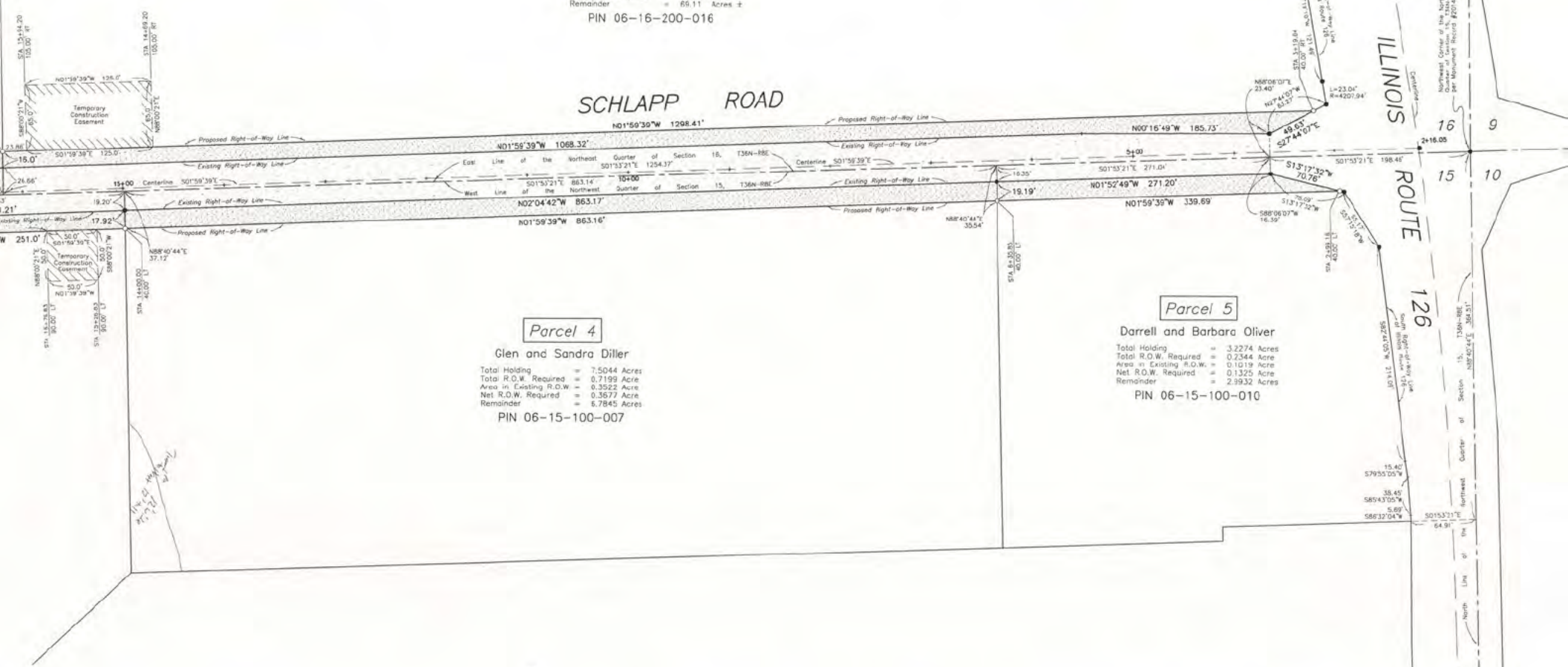
NE1/4 SECTION 16, T36N-R8E, 3rd PM

Parcel 3

Robert J. Smits, et al

Total Holding = 76.38 Acres ±
 Total R.O.W. Required = 1.2722 Acres
 Area in Existing R.O.W. = 0.7888 Acre
 Net R.O.W. Required = 0.4834 Acre
 Remainder = 65.11 Acres ±
 PIN 06-16-200-016

SCHLAPP ROAD



Parcel 4

Glen and Sandra Diller

Total Holding = 7.5044 Acres
 Total R.O.W. Required = 0.7199 Acre
 Area in Existing R.O.W. = 0.3522 Acre
 Net R.O.W. Required = 0.3677 Acre
 Remainder = 6.7845 Acres
 PIN 06-15-100-007

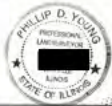
Parcel 5

Darrell and Barbara Oliver

Total Holding = 3.2274 Acres
 Total R.O.W. Required = 0.2344 Acre
 Area in Existing R.O.W. = 0.1019 Acre
 Net R.O.W. Required = 0.1325 Acre
 Remainder = 2.9932 Acres
 PIN 06-15-100-010

NW1/4 SECTION 15, T36N-R8E, 3rd PM

Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., certifies that I have surveyed the depicted tracts as shown by the plat hereon drawn which is a representation of a survey. This professional service conforms to the current Illinois minimum standard for a boundary survey.



NAME	SCHLAPP ROAD
FILE	15098A
DATE	11/05/2015

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

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630) 510-7580

SCALE
 1"=50'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- ▭ Indicates Existing ROW
- ▨ Indicates Net ROW Required



KENDALL COUNTY HIGHWAY DEPARTMENT
 RIGHT OF WAY PLAT

SCHLAPP ROAD

NE1/4 SECTION 16, T36N-R8E, 3rd PM
 NW1/4 SECTION 15, T36N-R8E, 3rd PM
 NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILL.

SCALE: 1"=50'

SHEET No. 1

NE1/4 SECTION 16, T36N-R8E, 3rd PM

Parcel 1

Robert J. Smits, et al

Total Holding = 15.0000 Acres
 Total R.O.W. Required = 0.1714 Acre
 Area in Existing R.O.W. = 0.1104 Acre
 Net R.O.W. Required = 0.0610 Acre
 Remainder = 14.8386 Acres

PIN 06-16-200-012

SCHLAPP ROAD

Parcel 2

Susan O'Donovan Maya

Total Holding = 25.0046 Acres
 Total R.O.W. Required = 0.2529 Acre
 Area in Existing R.O.W. = 0.1414 Acre
 Net R.O.W. Required = 0.1115 Acre
 Remainder = 24.7517 Acres

PIN 06-15-100-005

NW1/4 SECTION 15, T36N-R8E, 3rd PM

County of Illinois }
 City of Kendall } SS

Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., certifies that I have surveyed the depicted tracts as shown by the plot hereon drawn which is a representation of a survey. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Surveyed on 11/05/2015

Phillip D. Young
 Professional Land Surveyor No. [REDACTED] (Expires 11/30/16)



15098
SCHLAPP ROAD
150988
DATE 11/05/2015

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

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630) 519-5880

SCALE
 1"=50'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- ▭ Indicates Existing ROW
- ▭ Indicates Net ROW Required



KENDALL COUNTY HIGHWAY DEPARTMENT
 RIGHT OF WAY PLAT

SCHLAPP ROAD

NE1/4 SECTION 16, T36N-R8E, 3rd PM
 NW1/4 SECTION 15, T36N-R8E, 3rd PM
 NA-AU-SAY TOWNSHIP, KENDALL COUNTY, IL

SCALE: 1"=50'

SHEET No.

**PRE VIOLATION REPORT
2023**

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
1/10/2023	03-05-432-001	3 Durango Rd Montgomery	Boulder Hill	Grass Parking/Inoperable Vehicle	1/13/2023	Inoperable vehicle in grass	2/17/2023	2/16/2023
1/10/2023	03-05-277-022	8 Bereman Rd Montgomery	Boulder Hill	Boat	1/13/2023	Boat in FY setback & non approved surface	3/20/2023	
1/10/2023	03-09-102-008	41 Cayman Dr Montgomery	Boulder Hill	Grass Parking/Inoperable Vehicle	1/13/2023	Vehicle not present		1/17/2023
1/17/2023	01-01-301-003	1700 Little Rock Rd Plano	Synder	Addition - No Permit & Feral Animals		15 Day Inspection request	3/20/2023	
1/18/2023	07-23-100-023	13625 Ajakasha Rd, Newark		New Ag Buildings - No permits	2/1/2023	No New Structures observed		2/2/2023
1/20/2023	03-18-326-001	150 Osage Ct Oswego	Owners 2nd	Addition to Acc Bldg - No Permit				3/6/2023
1/20/2023	03-18-403-009	85 Osage Ct Oswego	The Highlands	Shed - No Permit				3/6/2023
1/20/2023	03-18-401-002	118 Osage Ct Oswego	Owners 2nd	Addition - No Permit				3/6/2023
1/23/2023	09-09-100-008	13100 Mckama Rd Minooka		Pool - no Permit	GIS	30 Day Warning Notice Reg & Cert	2/23/2023	1/31/2023
1/26/2023	03-12-204-005	26 Gastville St Aurora	Gastville	Landscape business - debris - large trucks	2/1/2023		4/3/2023	
1/26/2023	03-12-203-011	29 Gastville St Aurora	Gastville	Landscape bus - Stormwater-pallet business	2/1/2023		4/3/2023	
1/26/2023	03-12-203-013	39 Gastville St Aurora	Gastville	Landscape business - debris - large trucks			4/3/2023	
1/26/2023	03-12-201-001	3 Council Ave Aurora	Gastville Resub	Landscape business - debris - large trucks			4/3/2023	
1/31/2023	03-04-407-030	130 Beauwick Dr Montgomery	Boulder Hill	Junk & Debris	2/1/2023	30 Day Warning Notice Reg & Cert	3/3/2023	3/6/2023
2/7/2023	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Multiple Violations				
2/15/2023	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations			4/3/2023	

**PRE VIOLATION REPORT
2022**

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/P	Closed
12/2/2021	09-13-200-006	195 Route 52 Mintooka		Inoperable Vehicles & pile of dirt	12/13/2021			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	Ag Building - Backfill per MA		12/20/2021
12/6/2021	03-04-378-039	43 Sauatuck Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	Truck in setback - trailer removed		
12/7/2021	03-04-152-013	22 Greenhorst Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	30 Day Warning Notice Reg & Cert	4/3/2023	
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	Improvement/5/4/22 Junk&Debris & Trailer removed	6/3/2022	6/8/2022
12/13/2021	03-05-430-019	42 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	1/25 Warning Notice Reg & Cert.	8/22/2022	9/15/2022
12/16/2021	06-13-176-003	Anderson Tree Farm	Boulder Hill	Multiple Violations	10/7/2022	30 day warning 1/24/2022	2/24/2022	3/9/2022
12/16/2021	03-05-429-031	37 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	Requesting Meeting	3/13/2023	
12/16/2021	02-35-381-004	5879 Daniele Lane Yorkville	Fields of Farm Colony	3 trailers in front yard setback	1/6/2022	Trailer removed		2/8/2022
12/16/2021	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	30 day warning 1/13/2022		2/18/2022
12/20/2021	06-02-177-003	7 Cherokee Dr. Oswego	Oswego Plains	Building w/ permit	12/20/2021	30 day warning 1/24/2022		3/9/2022
12/20/2021	03-18-402-003	19 N. Cherry Dr. Oswego	Owners 2nd Sub	Junk & Debris	1/6/2022, 1/23/2022	BP applied for #04-2022-029		1/5/2022
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	3/21/2022	9/30/2022
12/28/2021	03-04-406-004	49 Wmrock 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 Wyntham Dr. Montgomery	Boulder Hill	Junk & Debris	1/6/2022	Debris has been removed		1/19/2022
1/5/2022	03-09-152-019	14 Ridgfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	Burnt car / trailer		4/14/2022
1/5/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	1/6/2022	Gravel Drive Grandfathered in		1/19/2022
1/5/2022	02-34-204-004	80 Riverside St. Yorkville	Fox River Gardens	Tent	12/21/2021	Forwarded to Matt A for response		1/19/2022
1/6/2022	02-35-380-006	7796 Madeline Dr. Yorkville	FOFC	RV parked in front yard since 12/10/2021	1/5/2021	RV still driveway - f/y setback	1/21/2022	1/21/2022
1/11/2022	03-04-253-010	44 Ingheshire Rd. Montgomery	Boulder Hill	Junk & Debris	1/23/2022	House seems empty	4/12/2022	4/12/2022
1/11/2022	02-18-226-006	5703 Fields Dr. Yorkville	FOFC	Trailer in front yard setback	2/28/2022	Removed		3/7/2022
1/13/2022	05-15-226-002	8115 E. Highpoint Rd.		Trucking Business	1/23/2022	Several Trucks Parked	2/3/2022	3/8/2022
1/14/2022	05-03-200-027	8250 Route 71 Yorkville		Drive Lane not hard surface per SU approval	1/18/2022	Forwarded to Matt A for response	4/3/2023	
1/18/2022	01-19-200-009	17660 Sedgewick Rd. Sandwiche		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 1 & D		1/20/2022
1/26/2022	03-05-401-003	81 Boulder Hill Pass	Boulder Hill	Occupying a structure w/o C of O	2/9/2022	No Debris or Garbage observed		1/27/2022
2/4/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	Applied for Permit		3/8/2022
2/7/2022	03-04-256-020	51 Hunter Dr. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No RV on site		3/9/2022
2/7/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop	4/13/2022	2/15/2022
2/7/2022	03-04-378-019	83 Pueblo Rd. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	Tow vehicle, trailers, cars, hauler	4/13/2022	4/13/2022
2/16/2022	02-24-228-001	8 Riverview Ct. Oswego	Riverview Heights	Remodel bathroom w/o permit	2/18/2022	No Evidence of auto shop	2/15/2022	2/15/2022
2/22/2022	05-03-200-027	8250 Route 71 Yorkville		Driveway not asphalted per Ord. 2014-21		No Evidence of violation		2/18/2022
2/24/2022	02-35-301-003	339 Austin Ct. Yorkville	Fields of Farm Colony	Box truck	3/7/2022	MA	5/1/2023	4/14/2022
2/24/2022	03-08-202-008	54 Circle Dr. W. Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	30 day warning		3/9/2022
2/24/2022	03-05-453-007	141 Boulder Hill Pass Montgomery	Boulder Hill	POD in driveway	3/9/2022	No RV on site		3/9/2022
2/28/2022	02-36-300-014	5625 Minkler Rd. Yorkville	Squaw Valley	Trailer in setback	3/7/2022	No violation		3/7/2022
3/1/2022	02-21-151-005	30 Patricia Ln. Yorkville	Richard Blackberry Estates	Inoperable Vehicle-green truck	3/7/2022		4/13/2022	4/13/2022
3/7/2022	03-04-154-002	37 Woodridge Rd. Montgomery	Boulder Hill	Junk & Debris	3/9/2022	30 day warning		4/12/2022
3/2/2022	02-28-403-005	804 McHugh Rd. Yorkville		Multiple Violations	3/7/2022	Moved from setback and used for family time	4/8/2022	4/14/2022
3/2/2022	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations	3/9/2022	30 day warning	4/12/2022	5/18/2022
3/9/2022	03-04-351-001	25 Hampton Rd. Montgomery	Boulder Hill	Illegal POD in driveway	5/23/2022	Removed	4/10/2022	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	3/16/2022
3/11/2022	07-07-200-022	13297 Fennel Rd. Newark		Possible barn/dormitorium	3/15/2022	Single family home BP# 01-00-160		Closed
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	02-15-302-001	3 Wembley Rd. Montgomery	Boulder Hill	Trailer Parking	4/12/2022	Not enough evidence	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 Obrien Rd Minooka		Possible Landscaping business	4/12/2022	Not enough evidence	8/27/2022	8/12/2022
4/1/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	Multiple Violations	4/13/2022	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

PRE VIOLATION REPORT
2022

4/12/2022	09-35-200-005	17045 Ridge Rd. Minooka	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	06-08-101-011	52 Sonora Dr. Montgomery	Boulder Hill	Ambulance parked in driveway	4/12/2022	Removed	5/12/2022	4/25/2022
4/20/2022	03-04-303-029	7126 Roberts Ct. Oswego	Grove Estates	Zoning Violation - Airbnb	4/13/2022	MA - 30 day warning	5/16/2022	4/19/2022
4/25/2022	01-16-201-003	15416 Miller Rd. Plano	Boulder Hill	Unsafe Structure	4/22/2022	No Property Maintenance Code	4/22/2022	4/28/2022
4/25/2022	04-13-277-005	8450 W Highpoint Rd. Yorkville	Cotswold FEN	Multiple Violations	4/27/2022	Not enough evidence	8/3/2022	8/3/2022
4/26/2022	04-13-226-004	61 Cotswold Dr. Yorkville	Cotswold FEN	Junk & Debris	5/4/2022	Onsite meeting 5/17/22	8/1/2022	8/3/2022
4/27/2022	06-02-177-001	73 Oswego Plains Dr. Oswego	Oswego Plains	Inoperable Vehicle	4/27/2022	Can't prove inoperable	5/27/2022	4/28/2022
4/27/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	2 Horses	5/3/2022	No Horses	5/3/2022	5/3/2022
5/3/2022		Fernwood Rd. Montgomery	Boulder Hill	Fence debris after storm	5/3/2022	No violation	5/3/2022	5/3/2022
5/4/2022	05-08-403-002	12 Ronhill Rd. Yorkville	Ronhill	Semi tractor trailer	5/6/2022	Using to move	5/9/2022	5/9/2022
5/5/2022	03-04-378-039	43 Saugatuck Rd. Montgomery	Boulder Hill	Pool - No fence	5/10/2022	BP 12-2022-092 in progress	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	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy Dept	5/10/2022	5/10/2022
5/9/2022	03-05-430-031	9 Seneca Dr. Montgomery	Boulder Hill	Trailer in F-yard setback	5/10/2022	No violation	5/10/2022	5/10/2022
5/10/2022	04-16-351-005	8942 Wilcox Ct. Millbrook	Estates of Millbrook	Fence in ROW	5/17/2022	Deferred to Osw Twin Hwy Dept	5/24/2022	5/24/2022
5/10/2022	01-18-300-017	Brisbin Rd. Minooka	Estates of Millbrook	Pool encroachment	5/16/2022	Pool is min. 5' from property line	5/16/2022	5/16/2022
5/10/2022	09-10-301-003	1700 Little Rock Rd. Plano	Snyder	Illegal dumping	Several	Removed	6/1/2022	6/1/2022
5/11/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	Banquet Facility	5/10/2022	No Evidence - Neighbor will monitor	7/11/2022	7/11/2022
5/18/2022	03-04-180-002	115 Fernwood Rd. Montgomer	Boulder Hill	RV parked in F-yard setback	5/31/2022	30 Day warning notice	5/31/2022	5/31/2022
5/18/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Driveway - No Permit	5/25/2022	No violation	5/25/2022	5/25/2022
5/18/2022	03-09-152-019	14 Ridgely Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/25/2022	ZBA allowed parking on gravel	7/7/2022	7/7/2022
5/18/2022	03-05-404-009	118 Boulder Hill Pass	Boulder Hill	Trailer Parking	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	RV Parked in grass	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	Landscape business in R-6 zoning	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/18/2022	03-04-305-025	20 Wvndham Dr. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice	1/9/2023	1/17/2023
5/19/2022	03-08-227-032	15 Old Post Rd. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice	8/12/2022	8/12/2022
5/20/2022	03-04-408-035	112 Longbeach Rd. Montgomery	Boulder Hill	Driveway-no permit	5/26/2022	Driveway permit not required	10/7/2022	10/20/2022
5/20/2022	03-04-252-003	55 Ingleshire Rd. Montgomery	Boulder Hill	Inoperable Vehicle	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	Possible remodel w/o permit	5/25/2022	30 Day warning notice	10/5/2022	10/5/2022
5/24/2022	03-17-102-011	2245 Route 31. Oswego	Herrens Riverview Add	Commercial Vehicle	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	Commercial Vehicle parking	5/25/2022	30 Day warning -wrong address	6/8/2022	6/8/2022
5/24/2022	03-04-180-004	121 Fernwood Rd. Montgomery	Boulder Hill	Seacoating business	5/23/2022	Met w/owner - Horne Occupation	6/23/2022	6/24/2022
5/24/2022	03-04-256-026	138 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	03-04-376-039	50 Sierra 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	03-04-428-011	162 Heathgate 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	03-05-380-001	7796 Madeline Dr. Yorkville	FOFC	Junk & Debris	Multiple	30 Day warning notice	6/23/2022	6/23/2022
5/24/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	RV Parked in F/Y setback	5/23/2022	30 Day warning notice	6/23/2022	6/23/2022
5/26/2022	03-04-478-005	51 Springdale Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	5/25/2022	30 Day warning notice	6/8/2022	6/8/2022
5/31/2022	08-11-227-002	13205 Church Rd. Minooka	Platville	Mechanic Shop	8/3/2022	Site visit w/owner-business not operational	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 violation found	6/9/2022	6/9/2022
5/31/2022	05-09-300-015	7789 Route 47 Yorkville	Walz	Investigate per June	6/14/2022	No evidence found of auto repair	8/19/2022	9/27/2022
5/31/2022	03-05-432-010	24 Seneca Dr. Montgomery	Boulder Hill	Remodel & Change of Occup w/o permit	5/25/2022	Met w/owner-Prop for sale	7/1/2022	7/1/2022
5/31/2022	03-05-476-020	15 Codorus Rd. Montgomery	Boulder Hill	Trailer 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	Boulder Hill	Boat in F-yard setback	8/3/2022	30 Day warning notice	9/4/2022	9/13/2022
5/31/2022	08-12-103-001	6986 Chicago Rd. Minooka	Boulder Hill	Junk & Debris	8/3/2022	30 Day warning notice	1/20/2023	Citation coming

112
Cibola

PRE VIOLATION REPORT
2022

6/1/2022	03-04-378-039	43 Saugatuck Rd. Montgomery	Boulder Hill		Junk & Debris	5/25/2022	30 Day warning notice	2/21/2023	F U 5/13/23
6/2/2022	03-04-479-023	113 Saugatuck Rd. Montgomery	Boulder Hill		Landscap 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	7/9/2022	8/25/2022
6/6/2022	02-28-301-002	207 Georgiana St. Yorkville	Courtyardside		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. Minnooka	Boulder Hill		Fill / Debris	6/14/2022	Dirt fill placed-SW permit not required		6/15/2022
6/10/2022	03-04-377-010	65 Sierra Rd. Montgomery	Boulder Hill		Chickens/Rooster in R-6	6/21/2022	2nd notice 7/27/2022	8/27/2022	8/2/2022
6/12/2022	03-17-102-011	2245 Route 31 Oswego	Herrns Riverview Add		Fire - 2 apartments & out building	6/13/2022	Letter to contact for Fire Rest. Permit	1/9/2023	1/17/2023
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		Closed
6/16/2022	02-21-178-001	3416 N Route 47 Yorkville			Tall grass		Referred to Bristol Township		6/17/2022
6/24/2022	05-02-101-002	324 Austin Ct. Yorkville	FOFC		Pool- fence still not finished	6/27/2022	Fence being installed		6/28/2022
6/23/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill		Sheds - No Permit	6/24/2022	30 Day Warning	7/23/2022	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	9/12/2022
7/1/2022	03-23-277-004	3428 Roth Rd. Oswego	Vil of Millbrook		Condition 10 Special Use	8/3/2022	Letter to discuss conditions	4/3/2023	8/2/2022
7/1/2022	04-16-129-001	8 N Hudson St. Millbrook			Repair-Used car business	7/19/2022	Vehicle operable/RV not occupied	8/19/2022	8/21/2022
7/1/2022	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill		Landscap Business	7/26/2022	30 Day warning notice	8/27/2022	7/7/2022
7/1/2022	03-09-153-015	31 Pickford Rd. Montgomery	Boulder Hill		Grass Parking	7/7/2022	No grass parking observed	8/11/2022	8/2/2022
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		Closed
7/1/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill		Landscap Business	7/7/2022	30 Day warning notice	8/11/2022	8/12/2022
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	8/12/2022
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		7/8/2022
7/6/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill		Landscap business in R-6 zoning	7/7/2022	No evidence		11/28/2022
7/8/2022	03-04-306-005	59 Circle Dr. E. Montgomery	Boulder Hill		Multiple Violations	7/13/2022	30 Day Warning Notice	8/15/2022	8/12/2022
7/11/2022	05-02-102-002	317 West St. Yorkville	FOFC		Trailer in F-yard setback	7/11/2022	Not able to find evidence of rooster		7/11/2022
7/11/2022	02-16-228-012	43 Fields St. Bristol			Roosters in Barn		A-1 Home occupation-see notes		10/28/2022
7/11/2022	09-15-300-016	14565 Jughandle Rd. Minnooka			Residence in Barn				Closed
7/11 & 01/31/2022	09-22-200-016/ 030	2325 Bell Rd. Minnooka	Fran-Shir Acres		Tree Business - R-1 zoning	10/28/2022	Incorrect PIN#	12/1/2022	10/28/2022
7/12/2022	09-22-200-004	15100 Jughandle Rd. Minnooka	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	1/17/2023
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	8/31/2022
7/12/2022	03-05-404-018	136 Boulder Hill Pass Montgomery	Boulder Hill		Boat in F-yard setback	7/20/2022	30 Day warning notice	8/27/2022	8/31/2022
7/13/2022	03-08-303-007	105 Dolores St. Oswego	Shore Heights		Fire on 7/12/2022	7/15/2022	Remodel - cosmetic only		10/25/2022
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	11/29/2022
7/18/2022	02-35-301-001	330 Austin Ct. Yorkville	FOFC		Trailer in F-yard setback	7/28/2022	30 Day warning notice	8/27/2022	8/21/2022
7/20/2022	09-27-200-004	2511 Wilder Rd. Minnooka			Fill in Floodplain	7/19/2022	Mart- email - Brian notes	8/20/2022	V22-012
7/20/2022	03-04-306-027	44 Hampton Rd. Montgomery	Boulder Hill		Business - Tarnite stand	7/20/2022	KCHHD is investigating		7/20/2022
7/20/2022	03-04-305-022	14 Wynndham 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			Closed
7/20/2022	03-04-326-005	52 Marrel Rd. Montgomery	Boulder Hill		Commercial Vehicle - Semi	9/22/2022			9/22/2022
7/20/2022	03-04-329-019	45 Whitney Way Montgomery	Boulder Hill		Commercial Vehicle - Semi	9/22/2022			9/22/2022
7/20/2022	03-04-308-003	106 Teahood Rd. Montgomery	Boulder Hill		Commercial Vehicle - Semi	9/22/2022	Not on site		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	11/15/2022
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	11/5/2022	11/15/2022
7/20/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill		Trailer in F/Yard setback	7/26/2022	30 Day warning notice	8/27/2022	8/2/2022
7/25/2022	03-02-400-003	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	10/9/2022	9/23/2022
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	8/31/2022
7/26/2022	07-21-300-001	15919 Route 52 Newark			Multiple Violations	10/21/2022	Removed all violations		10/21/2022
7/26/2022	04-31-452-008	11850 Fox River Dr. Newark			Poss residence in portable home	8/8/2022	30 Day warning notice	1/20/2023	F/U Coming

**PRE VIOLATION REPORT
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	7/26/2022
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	Business in R-3 Zoning	9/6/2022	10/20/2022
8/1/2022	05-02-202-002	6018 Audrey Ave. Yorkville	Rosshill	Structure roofed - pergola	8/2/2022	15 day notice to contact office	11/5/2022	10/20/2022
8/1/2022	03-04-404-016	132 Boulder Hill Pass Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	9/22, 9/27/2022	30 Day Warning Notice Reg & Cert	11/5/2022	11/15/2022
8/1/2022	03-18-428-005	39 Surrey Rd. Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	7/29, 9/22, 9/27	30 Day Warning 2 addresses - Reg & Cert	9/10/2022	10/4/2022
8/3/2022	03-04-151-010	5200 US Hwy 34 Oswego	Owners	Multiple Violations	8/4/2022	30 Day warning - reg & cert	8/2/2022	8/31/2022
8/3/2022	01-35-100-003	62 Fernwood Rd. Montgomery	Boulder Hill	Fence	8/2/2022	Fence - debris	9/5/2022	8/31/2022
8/4/2022	03-07-428-003	13524 C Hiale Rd. Plano	Shore Heights	Building w/o permit	8/5/2022	30 Day warning notice-reg & cert	9/5/2022	8/31/2022
8/5/2022	03-12-204-005	168 Dolores St. Oswego	Shore Heights	Auto Repair business	8/8/2022	Unable to confirm business	9/5/2022	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	8/8/2022
8/16/2022	01-16-476-004	31 Chatham Pl. Montgomery	Boulder Hill	Chickens	8/8/2022	Unable to confirm chickens	9/5/2022	8/29/2022
8/16/2022	06-02-222-001	31 S. Linden Dr. Plano	Meyerbrook	Poss Garage reno to living quarters	8/29/2022	Did not observe any PBZ violations	9/16/2022	9/16/2022
8/22/2022	01-16-427-001	1210 Plainfield Rd. Oswego	County Clerks	Dirt Piles	8/29/2022	Void-not a violation of stormwater	8/29/2022	8/29/2022
8/23/2022	03-07-403-006	N Linden Dr. Plano	Meyerbrook	Multiple Violations	8/31/2022	Did not observe any PBZ violations	8/31/2022	8/31/2022
8/23/2022	03-07-428-003	177 Dolores St. Oswego	Shore Heights	Semi tractor trailer	8/30/2022	Did not observe any PBZ violations	9/30/2022	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	11/21/2022	11/23/2022
8/23/2022	03-05-429-004	23 Coffman Ln. Plano	Boulder Hill	Poss Business & Building w/o permit	8/30/2022	Met w/ owner-agreed to apply BP & HO	9/30/2022	9/6/2022
8/24/2022	01-35-430-005	10 Greenfield Rd. Montgomery	Blackhawk Springs	Boat in FY & on non approved surface	8/29/2022	30 Day Warning Notice Reg & Cert	9/30/2022	8/29/2022
8/24/2022	01-35-429-002	64 Blackhawk Springs Dr. Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations	9/30/2022	8/29/2022
8/24/2022	03-08-280-032	70 Blackhawk Springs Dr. Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations	9/30/2022	8/29/2022
8/25/2022	03-16-176-006	14 Barclay Ct. Montgomery	Boulder Hill	Shed - Remodel to living qtrs	8/30/2022	Determined not be a violation	9/30/2022	9/22/2022
8/26/2022	03-04-306-001	Wolfs Crossing Rd. Oswego	Fox Bend Estates	Construction	8/26/2022	Did not observe any PBZ violations	8/30/2022	8/30/2022
8/29/2022	01-29-101-003	51 Circle Drive E Montgomery	Boulder Hill	Trash	9/14/2022	Referred to HHS	9/14/2022	9/14/2022
9/7/2022	03-05-280-017	6111 Audrey Ave Yorkville	Sugar Brook	Building w/o permit	9/14/2022	No Evidence of construction	9/8/2022	9/8/2022
9/7/2022	No address - bltn	12 Greenbriar Rd. Montgomery	Rosehill	Dump Truck, trailer & bobcat in FY & junk		Not a violation	9/8/2022	9/8/2022
9/7/2022	03-20-400-018	Braeburn Montgomery	Boulder Hill	Junk & Debris	9/14/2022	Removed	10/16/2022	10/20/2022
9/7/2022	05-09-154-001	3842 Grove Rd. Oswego	Boulder Hill	Illegal Pool Business	9/8/2022	30 Day Warning Notice Reg & Cert	10/16/2022	10/20/2022
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	10/20/2022
9/8/2022	03-04-307-001	9513 Walker Rd. Yorkville	Boulder Hill	Inoperable Vehicle		Cars not parked in ROW	1/13/2023	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	9/27/2022
9/12/2022	06-04-400-005	16 Wyndham Dr. Montgomery	Boulder Hill	Trucking Business	9/27/2022	Requesting Meeting	1/13/2023	9/27/2022
9/13/2022	05-09-152-001	6909 Schlappe Rd. Oswego	Williams	Possible AirBnb	9/27/2022	MA	10/26/2022	9/23/2022
9/13/2022	03-04-351-006	33 Bonnie Lane Yorkville	Boulder Hill	Commercial Vehicle	9/22/2022	30 Day Warning Notice Reg & Cert	10/26/2022	10/28/2022
9/14/2022	06-07-129-007	39 Hampton Rd. Montgomery	Whitetail Ridge	No Silt fence or Vegetation filter	9/22/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-07-228-007	5753 Whitetail Ridge Dr.	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-07-130-019	7386 Fairview Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-217-004	7102 Golfview Ct. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-227-005	7372 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-06-450-004	7221 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-004	5537 Whitetail Ridge Dr.	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-003	7509 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-002	7485 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	03-04-451-015	7461 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	03-04-307-001	7437 Clubhouse Dr. Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/19/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	08-19-300-005	62 Circle Dr. E Montgomery	Boulder Hill	Inoperable Vehicle	10/7 & 10/18	30 Day Warning Notice Reg & Cert	10/23/2022	10/23/2022
9/15/2022	05-02-201-005	Route 52-Lisbon Rd Newark	Boulder Hill	Stormwater - MA	9/7/2022	30 Day Warning Notice Reg & Cert	10/23/2022	10/25/2022
9/16/2022	03-05-229-004	6111 Audrey Ave Yorkville	Rosehill	Multiple Violations	9/19/2022	30 Day Warning Notice Reg & Cert	10/23/2022	10/25/2022
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	10/25/2022
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	10/25/2022
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	12/21/2022
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	2/7/2023
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	10/28/2022

PRE VIOLATION REPORT
2022

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	11/14/2022	10/14/2022
9/19/2022	02-35-380-006	5703 Fields Dr. Yorkville	FOC	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 Floodplain&wetlands-No Permit	9/16/2022	MA 30 Day Warning Notice Reg & Cert	3/1/2023	10/4/2022
9/19/2022	03-04-456-004	4160 Steam Mill Ct. Oswego	Boulder Hill	Possible remodel w/o permit		No permit required at this time		10/4/2022
9/20/2022	03-08-201-012	82 Saugetuck Rd. Montgomery	Boulder Hill	Junk & Debris	9/22/2022	30 Day Warning Notice Reg & Cert	10/26/2022	9/23/2022
9/20/2022	02-45-251-006	63 Circle Dr W Montgomery	Boulder Hill	Inoperable Vehicle	9/22/2022	Debris has been removed	10/27/2022	10/28/2022
9/21/2022	01-23-200-028	23 N Royal Oaks Dr. Bristol	Woods of Blackberry oaks	Construction w/o permit	9/22/2022	30 Day Warning Notice Reg & Cert	10/27/2022	10/28/2022
9/21/2022	06-04-400-005	13349 A Faxon Rd. Plano		Trucking Business	9/27/2022	Addtion added 2014-16-A6 Exempt - No Violation		9/22/2022
9/21/2022	06-09-400-004	6909 Schlapp Rd. Oswego		Site Dev - Fill - No permit	9/27/2022	15 day notice to contact office	11/28/2022	11/28/2022
9/21/2022	03-08-227-036	E. Schoolhouse Rd.	Boulder Hill	Trailer in F/Y setback & non approved surface	9/27/2022	MA - 30 day warning	11/5/2022	9/27/2022
9/21/2022	03-04-456-001	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	9/27/2022	No Violation present	11/5/2022	11/15/2022
9/22/2022	03-04-429-001	3 Wendish Rd. 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	23 Sonora Dr. Montgomery	Boulder Hill	Multiple Violations	9/27/2022	30 Day Warning Notice Reg & Cert	1/16/2023	11/15/2022
9/23/2022	03-08-278-010	162 Heathgate Rd. 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	102 Circle Drive W Montgomery	Boulder Hill	Semi tractor trailer	9/26/2022	30 Day Warning Notice Reg & Cert	11/5/2022	11/15/2022
9/26/2022	03-04-306-028	59 Circle Dr. E. 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	46 Hampton Rd. Montgomery	Boulder Hill	Commercial Veh. Inoper Veh & Junk & Debris	9/27/2022	30 Day Warning Notice Reg & Cert	1/13/2023	11/15/2022
9/28/2022	02-34-151-005	39 Seneca Dr. Montgomery	Nelson J Quinsey	Abandoned property- junk & debris	9/30/2022	30 Day Warning Notice Reg & Cert	1/13/2023	10/5/2022
9/29/2022	04-27-100-003	82-84 Quinsey Lane Yorkville		Storage Business & Billboard	9/30/2022	Certified letter sent 10/20/2022- MA		11/21/2022
9/29/2022	01-14-177-001	14886 Walker Rd. Newark	Schomer Estates	Landscaping Business	9/30/2022	30 Day Warning Notice Reg & Cert	11/19/2022	11/23/2022
9/29/2022	02-13-478-007	8 Schomer Ln. Plano	Riverview Heights	Construction Equipment in Front yard	10/21/2022	Excavator removed		10/21/2022
9/29/2022	03-08-227-006	20 Center Dr. Oswego	Boulder Hill	RV parked in Front yard setback	10/17/2022	30 Day Warning Notice Reg & Cert	11/12/2022	11/17/2022
9/29/2022		58 Codorus Rd. Montgomery	Fields of Farm Colony	Construction - fill behind houses	9/30/2022	Septic Repair per HHS		10/4/2022
9/30/2022	03-22-400-002	Audrey Ave Yorkville		Landscape business	10/7/2022	No Business		10/7/2022
10/3/2022	03-04-376-040	2292 Woolley Rd. Oswego	Boulder Hill	Container in Front yard setback	10/7/2022	30 Day Warning Notice Reg & Cert	4/1/2023	11/17/2022
10/3/2022	03-05-428-013	52 Sierra 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	6 Hampton Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/7/2022	30 Day Warning Notice Reg & Cert		Closed
10/4/2022	03-04-451-015	46 Hampton Rd. Montgomery	Boulder Hill	Inoperable vehicle being used as shed				Closed
10/6/2022	03-05-430-046	13 Pomeroy Dr. Montgomery	Boulder Hill	Multiple Violations	9/27/2022	30 Day Warning Notice Reg & Cert	11/18/2022	12/11/2022
10/6/2022	06-13-300-007	39 Seneca Dr. Montgomery	Boulder Hill	Auto Repair business	10/7/2022	Requesting Meeting	11/30/2022	11/28/2022
10/6/2022	06-13-300-004	547 Wheeler Rd. Plainfield	Boulder Hill	Parking Lot - No Permit	10/7/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/28/2022
10/12/2022	03-04-378-019	609 Wheeler Rd. Plainfield	Boulder Hill	Property Damage Inspection	10/13/2022	Tree Ordinance does not exist	2/1/2023	2/3/2023
10/12/2022	03-04-251-029	37 S Bereman Rd. Montgomery	Boulder Hill	Auto Repair business	10/18/2022	30 Day Warning Notice Reg & Cert	wrong address	10/27/2022
10/13/2022	03-09-120-008	200 Fernwood Rd. Montgomery	Boulder Hill	RV Parking	10/18/2022	30 Day Warning Notice Reg & Cert		12/12/2022
10/13/2022	06-18-200-011	51 Old Post Rd. Montgomery	Boulder Hill	Boat in Front yard setback	10/18/2022	Boat is parked in permitted location	2/22/2023	10/21/2022
10/14/2022	03-04-326-004	5022 Route 126 Yorkville	Boulder Hill	Landscare Business w/o Spec Use - MA	10/18/2022	30 Day Warning Notice Reg & Cert		11/18/2022
10/14/2022	03-04-325-010	44 Ingleshire Rd. Montgomery	Boulder Hill	Fire - Structure	10/17/2022	No Access - Not habitable		11/18/2022
10/18/2022	03-05-404-046	43 Greenfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/18/2022	30 Day Warning Notice Reg & Cert		11/28/2022
10/18/2022	03-03-377-007	29 Surrey Rd. Montgomery	Boulder Hill	Inoperable Vehicle				Closed
10/20/2022	04-27-100-003	14886 Walker Rd. Newark	Boulder Hill	Inoperable Vehicle	10/21/2022	30 Day Warning Notice Reg & Cert		11/17/2022
10/20/2022	03-04-278-024	112 Heathgate Rd. Montgomery	Boulder Hill	Billboard and storage business	9/30/2022	Certified letter sent MA	11/21/2022	Closed MA
10/20/2022	03-04-277-023	2 Afton Dr. Montgomery	Boulder Hill	Construction Business	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/26/2022	03-09-152-016	8 Ridgfield Rd. Montgomery	Boulder Hill	Trailer parked in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert	various	1/17/2023
10/26/2022	03-09-152-017	10 Ridgfield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert		11/28/2022
10/26/2022	03-09-452-019	14 Ridgfield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback/Inop Veh	10/21/2022	30 Day Warning Notice Reg & Cert		11/29/2022
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	1/13/2023	2/7/2023
10/26/2022	02-22-426-002	19 Timberview Ln Yorkville	Timber Ridge	Pool being drained into retention area	10/26/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/28/2022	02-13-479-003	19 Center Dr Oswego	Riverview Heights	Storing Vehicles, Junk & debris& tall grass	2/1/2022	Not a Violation of KC Ordin. Civil matter		10/26/2022
10/28/2022	09-24-100-010	15200 Ridge Rd. Minooka		Possible business-landscaping or lumber	11/2/2022	No Change	4/3/2023	
10/31/2022	06-13-176-003	Anderson Tree Farm		Requesting Onsite meeting	11/9/2022	MA 30 Day Warning Notice Reg & Cert	2/4/2023	

**PRE VIOLATION REPORT
2022**

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	03-04-478-018	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	30 Day Warning Notice Reg & Cert	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	30 Day letters req meeting reg & ce	4/1/2023	
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		11/23/2022
11/3/2022	09-15-200-005	14021 Arbeiter Rd Minnoka		Building-No Permit/Business in A-1	11/9/2022	30 Day Warning Notice Reg & Cert	1/13/2023	Citation Coming
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	2/7/2023
11/10/2022	03-09-156-000	306 Boulder Hill Pass, Montgomery	Boulder Hill	Building w/o Permit	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	12/8/2022
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	12/21/2022
11/14/2022	03-04-478-012	65 Springdale Rd, Montgomery	Boulder Hill	Trailer in Front yard setback	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	12/21/2022
11/15/2022	02-31-477-005	4 Poplar Rd, Yorkville	Boulder Hill	Rooster & chickens	11/17/2022	30 Day Warning Notice Reg & Cert	12/21/2022	12/21/2022
11/16/2022	09-21-100-009	3527 Bell Rd, Minnoka	Foxlawn	Possible building without permit	11/23/2022	Email		11/28/2022
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	4/3/2023	12/14/2022
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	
11/23/2022	03-04-151-008	58 Fernwood Rd, Montgomery	Boulder Hill	Chickens	11/29/2022	30 Day Warning Notice Reg & Cert	4/3/2023	
11/23/2022	03-08-227-006	58 Codorus Rd, Montgomery	Boulder Hill	Chickens			4/3/2023	
11/23/2022	03-05-427-003	9 S Greenbriar Rd, Montgomery	Boulder Hill	Chickens			4/3/2023	
11/23/2022	03-04-304-025	28 Spring Garden Dr, Montgomery	Boulder Hill	Chickens		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	11/29/2022	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	12/9/2022	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	4/3/2023	
12/7/2022	03-04-326-006	54 Marnel Rd, Montgomery	Boulder Hill	Semi tractor trailer	12/9/2022	30 Day Warning Notice Reg & Cert	3/6/2023	Closed
12/7/2022	03-05-430-004	12 S Berenian Rd, Montgomery	Boulder Hill	Trailer parking	12/9/2022	Not enough evidence		12/14/2022
12/7/2022	06-15-100-007	8150 S Schlapp Rd, Plainfield		Piles of Dirt - MA		Owner spoke with MA	4/3/2023	
12/9/2022	03-28-100-004	3601 Plainfield Rd, Oswego		Building w/o Permit	12/20/2022	30 Day Warning Notice Reg & Cert	3/2/2023	3/6/2023
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	Not enough evidence	1/13/2023	1/17/2023
12/21/2022	03-19-180-001	5951 Route 71 Oswego		Large construction sign	12/28/2022	Exempt from permit		12/28/2022
12/27/2022	03-04-155-016	2 Surrev Rd, Montgomery	Boulder Hill	Trailer parking on non-approved surface	1/13/2023	30 Day Warning Notice Reg & Cert	2/17/2023	3/6/2023
12/27/2022	03-03-352-001	132 Saugatauck Rd, Montgomery	Boulder Hill	Commercial Vehicle	1/13/2023	30 Day Warning Notice Reg & Cert	2/17/2023	2/16/2023

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
Accessory Buildings	2	\$4,600	\$250	\$0
Remodeling	2	\$72,232	\$620	\$0
Barns/Farm Buildings	1	\$30,000	\$0	\$0
Decks	1	\$0	\$200	\$0
Change in Occupancy	1	\$0	\$200	\$0
Generator	1	\$10,814	\$110	\$0
Solar	5	\$192,309	\$1,450	\$0
	13	\$309,955	\$2,830	\$0

Feb 2022 - 2 House
20 Total Permits

YTD 2022 - 3 Houses
37 Total

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
Accessory Buildings	3	\$6,600	\$450	\$0
Remodeling	2	\$72,232	\$620	\$0
Barns/Farm Buildings	3	\$80,000	\$0	\$0
Decks	1	\$0	\$200	\$0
Electrical Upgrades	2	\$24,000	\$300	\$0
Change in Occupancy	1	\$0	\$200	\$0
Generator	4	\$42,048	\$440	\$0
Solar	10	\$315,673	\$2,750	\$0
	26	\$540,553	\$4,960	\$0

02/01/2023 Thru 02/28/2023

Permit Approval Date Report
Kendall County

Page 1 of 1
 03/06/2023 10:58:19 AM

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/10/2023	032023027 03 Accessory Buildings	02-35-312-002 VOIRIN TIMOTHY L & CRISTINA V	7768 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
2/8/2023	032023024 03 Accessory Buildings	06-16-300-007 JAGOW KRISTIAN J & TREAT HEATHER M	3805 WHEELER RD YORKVILLE, IL 60560-		
2/16/2023	052023030 05 Remodeling	03-24-201-011 HULVA GREG A & PEREZ CYNTHIA GARCIA	12 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	BMF REMODELING LLC
2/14/2023	172023023 17 Change in Occupancy	03-18-403-015 MERCHANTS NATIONAL BANK/CHICAGO TITLE	5375 ROUTE 34 OSWEGO, IL 60543-		
2/15/2023	232023029 23 Generator	06-05-393-007 BAGEANIS GUS JR & ARELIS	4695 WAAKEESHA DR YORKVILLE, IL 60560-	HEARTLAND IN YORKVILLE UNIT 2	BAKER ELECTRIC & GENERATORS
2/1/2023	242023022 24 Solar	03-05-276-003 GRAEBER SHARON	44 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	REVOLUTION SOLAR, INC.
2/9/2023	242023025 24 Solar	05-08-301-001 WOODWARD JOHN	7595 E HIGHPOINT RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES
2/14/2023	242023028 24 Solar	03-04-406-003 HURST CAREN L	47 WINROCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR
2/9/2023	242023026 24 Solar	02-36-400-006 PIEPER RONALD R & KAREN E	6520 RESERVATION RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES

PLANNING BUILDING & ZONING RECEIPTS 2023

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	\$4,380.00	\$50.00	\$3,162.98	\$1,000.00	\$8,592.98	\$24,647.04	\$11,644.18	\$43,766.42
February	\$1,930.00	\$50.00	\$0.00	\$0.00	\$1,980.00	\$26,627.04	\$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	\$12,077.80	\$1,366.00	\$11,183.24	\$2,000.00	\$26,627.04			