



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, September 11, 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 August 7, 2023, Meeting (Pages 3-13)

PUBLIC COMMENT:

EXPENDITURE REPORT (Discussion): Review of Expenditures from Prior Month (Pages 14-20)
Planning, Building and Zoning Department Quarterly
Expenditure Update (Pages 21-23)

PETITIONS (Recommendation) (Roll Call):

1. **Petition 23 – 24 – Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner) and Pulte Home Corporation (Billboard Owner) (Pages 24-79)**
Request: Renew the Special Use Permit Granted by Ordinance 2004-43 and Renewed by Ordinance 2021-17 Allowing the Placement of an Outdoor Advertising Sign (Billboard) at the Subject Property
PIN: 03-01-127-006
Location: Northeast Corner of the Intersection of U.S. Route 34 and Hafenrichter (Farnsworth) in Oswego Township
Purpose: Petitioner Wishes to Renew Special Use Permit for Billboard; Property is Zoned M-2

2. **Petition 23 – 28 – Troy M. and Ashley L. Williams (Pages 80-127)**
Request: Approval of a Plat of Vacation of Two Five Foot Drainage and Utility Easements
PIN: 05-12-276-011
Location: 7557 and 7583 Clubhouse Drive (Lots 100 and 101 in Whitetail Ridge Subdivision), Yorkville, in Kendall Township
Purpose: Petitioner Wishes to Vacate the Easements in Order to Construct One House Straddling the Common Lot Line of Lots 100 and 101 of Whitetail Ridge Subdivision; Property is Zoned RPD-2

NEW BUSINESS (Final Action) (Roll Call):

1. Approval of a Request from Peter and Laurie Pasteris on Behalf of the Peter J. Pasteris Jr. Revocable Declaration of Living Trust to Allow for Events to be Held from April 8th through November 30th and Allowing the Temporary Tent to be Erect During the Same Time Frame at the Banquet Facility at the Subject Property for 2024 at 1998 Johnson Road (PINs: 06-11-100-004 and 06-11-100-008) in Na-Au-Say Township (Pages 128-141)

OLD BUSINESS (Recommendation) (Roll Call):

1. Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year at a Cost Not to Exceed \$175 Per Hour (Pages 142-157)

REVIEW VIOLATION REPORT (Discussion) (Pages 152-153):

REVIEW PRE-VIOLATION REPORT (Discussion) (Pages 154-161):

UPDATE FROM HISTORIC PRESERVATION COMMISSION (Discussion):

REVIEW PERMIT REPORT (Discussion) (Pages 162-187):

REVIEW REVENUE REPORT (Discussion) (Page 188):

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 August 7, 2023 – Unofficial until Approved

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, Brooke Shanley, and Seth Wormley

Committee Members Absent: None

Also Present: Matt Asselmeier (Director), Laura Gay, Karen Milroy, Jeff Milroy, and Jesse Sexton

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Shanley, to approve the minutes of the July 10, 2023, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from July 2023. Mr. Asselmeier noted that the Department was getting a new iPhone and the final payment to WJE Associates for the historic structure survey of Kendall and Bristol Townships was include in the invoices. The presentation for the structure survey was planned for the September Committee of the Whole meeting.

PETITIONS

Petition 23 – 27 Laura L. Gay

Mr. Asselmeier summarized the request.

On November 19, 2019, the Kendall County Board approved Ordinance 2019-33, granting a special use permit for a kennel at 3587 (formerly 3601) Plainfield Road in Oswego Township. On March 22, 2022, the Kendall County Board approved Ordinance 2022-09, amending the site plan at the subject property.

On July 1, 2023, the Petitioner submitted an application adding a fence and gate around the fire lane, adding a fence and gate on the north side of the building, and rotating the sign. The fence would be six feet (6') in height and would be vinyl. An additional fence around the electrical equipment and water heater was added.

Prior to submitting the application, the Oswego Fire Protection District was consulted and their comments were provided. They had no concerns regarding the change, provided the fence was unlocked.

Petition information was sent to Oswego Township, the Village of Oswego, and the Oswego Fire Protection District on July 18, 2023.

Assuming Oswego Township, the Village of Oswego, and the Oswego Fire Protection District have no additional comments, Staff recommended approval of the requested minor amendment.

The draft minor amendment was provided.

Member Rodriguez made motion, seconded by Member Shanley, to approve the minor amendment with the conditions proposed by Staff.

Member Koukol felt the facility looked nice.

Chairman Wormley agreed that the facility was beautiful. He encouraged the Petitioner to keep the Fire District happy.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

NEW BUSINESS

Approval of a Request from Michael Isadore to Renew the Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano

Mr. Asselmeier summarized the request.

In 1982, the Kendall County Board granted a special use permit for swimming lessons at 15331 Burr Oak Road (Ordinance 1982-2). Restriction #1 of this special use permit required annual renewal by the County Board/Committee.

On July 10, 2023, the property owner, Michael Isadore, submitted an email requesting the special use permit be renewed.

Member Koukol noted that the Committee explored giving the Petitioner longer periods between renewals, but an amendment to that effect would be costly and take time to complete.

Member Koukol made a motion, seconded by Member Shanley, to approve the renewal as requested.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None

Absent (0): None

The motion carried.

NPDES Survey Results

Mr. Asselmeier summarized the results.

The County sent the NPDES survey to the townships at the end of June. 2023 was the fifth time the County sent the survey.

Four (4) townships responded compared to four (4) townships in 2022, 2021, and 2020, and five (5) townships in 2019. Kendall Township responded for the first time. Little Rock Township responded for the first time since 2019. Lisbon Township and Oswego Township responded every year.

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

The Townships generally do not use the stormwater information on the County's website.

Over the years, respondents have not utilized volunteer information on the County's website and that remained true in 2023.

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

There were no illicit discharges in any of the responding townships.

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

Townships historically felt that the County does an adequate job of inspecting soil erosion and sediment control at construction sites and this remained true with in the 2023 survey.

2023 was the second year with the question regarding good housekeeping. Only Kendall Township felt that they had a clear understanding of good housekeeping in 2023.

Historically, the question regarding adequate resources for training on stormwater pollution prevention practices have been mixed. This was again true in 2023.

2023 was the first year where the majority of responding townships felt the County was taking the necessary steps to reduce flooding. This was the first time that Lisbon Township responded yes to this question; Oswego Township continued to respond no to this question.

The survey composite and comparison of the previous survey responses were provided.

Mr. Asselmeier will contact Chairman Kellogg to schedule the annual Stormwater Management Oversight Committee hearing.

Approval to Change the September 2023 Planning, Building and Zoning Committee Meeting Date and Time

Mr. Asselmeier will not be in attendance at the September 11th meeting.

Given the probable light agenda, the consensus of the Committee was to keep the meeting at the same date and time as originally scheduled.

Update on Planning, Building and Zoning Department Staffing

Mr. Asselmeier reported the Department hopes to interview five (5) candidates for the Economic Development Coordinator position with the hope to have someone hired by the end of the September or beginning of October.

The Department interviewed or will interview three (3) candidates for the second part-time Administrative Assistant position.

An offer has been extended to someone for the part-time Code Enforcement Officer position. The HR Department was conducting background checks. The plan was to have this person onboard by the end of August.

OLD BUSINESS

Discussion of Capital Projects

Replacement of 2008 Ford Pickup

Historic Structure Survey

At the July Planning, Building and Zoning Committee meeting, the Committee requested additional information on replacing the Department's 2008 Ford pickup truck and the historic structure survey.

Brian Holdiman researched trucks on the State bid and, based on the information provided, a replacement Ford F150 would cost Sixty Thousand Dollars (\$60,000). Mr. Holdiman felt a truck would better serve the Department's need compared to other vehicles.

Member Koukol made motion, seconded by Member Flowers to include the new truck purchase in the budget request.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The cost to conduct historic structure surveys in unincorporated Na-Au-Say and Seward Townships was Forty Thousand Dollars (\$40,000). The cost to survey one (1) of the above townships was Twenty-Two Thousand Dollars (\$22,000). The surveys would only be conducted if the County received a Certified Local Government Grant. These types of grants fund seventy percent (70%) of project costs. The scope of work for the survey was provided.

Chairman Wormley noted the importance of the funding in relation to the purpose of the Historic Preservation Commission.

Member Koukol favored seeing federal taxpayers money spent in Kendall County.

Member Shanely noted the pace of growth in Na-Au-Say and Seward Townships.

Member Flowers made motion, seconded by Member Shanley, to include the historic structure survey in the budget request.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

Discussion of Host Agreement Between Kendall County and Milroy Farms, LLC Regarding the Composting Facility at 1270 E. Beecher Road (PIN: 02-08-100-006) in Bristol Township; Committee Could Vote to Refer the Proposal to the State's Attorney's Office

Mr. Asselmeier summarized the issue.

At the July Planning, Building and Zoning Committee meeting, the Committee had questions regarding how much was hauled into the facility, how much was hauled out of the facility, how much composting materials were onsite, and what types of materials were ground at the property. The response email was provided.

On March 19, 2014, the Kendall County Board approved a special use permit and host agreement allowing the operation of composting facility at 1270 E. Beecher Road.

Per both the special use permit and host agreement, the owner of the subject property was required to submit an application for renewal by July 1, 2023. On June 30, 2023, the owner submitted an application for renewal of both documents.

The special use permit application will go through the review process in August 2023.

Staff has several proposed changes to the host agreement; the existing host agreement was provided.

1. In the first paragraph, the agreement will be between Kendall County and Milroy Farms, LLC. Green Organics, Inc. is no longer associated with the property.
2. In the first Whereas, the property will be thirty-nine point eight-seven (39.87) acres instead of fifty-eight (58) acres. The requested special use permit and host agreement only applies to the property outside of the city limits of Yorkville.
3. In the first Whereas, the only PIN# impacted is 02-08-100-006.
4. In the first Whereas, the reference to Bristol Ventures, LLC will be deleted.
5. A Whereas will be added after the fourth (4th) Whereas to incorporate the special use permit ordinance that was approved in 2014.
6. The fifth (5) Whereas will be adjusted to reflect the current application for special use permit.
7. In Article 1.4, the expiration date will be changed to December 1, 2033. The deadline to

apply for renewal shall be changed to June 30, 2033.

8. In Article 5.1, the reference to Section 7.01.D.15 of the Kendall County Zoning Ordinance will be deleted and replaced with “the applicable sections of the Kendall County Zoning Ordinance pertaining to composting of landscape waste and food waste.”
9. In Article 8.1, the Planning, Building and Zoning Department’s Attention will be changed to the Director.
10. In Article 8.1, the “To the Company” information will be changed from Green Organics, Inc. to Milroy Farms, LLC, Attention Jeff Milroy. The address will also be updated.
11. Attachment A will be updated to reflect the correct Legal Description.
12. Attachment B should be updated to reflect a new fee schedule. Staff proposed the fee to be Ninety Cents (\$0.90) upon the effective date of the new special use permit ordinance, Ninety-Five Cents (\$0.95) on December 1, 2026, and One Dollar (\$1.00) on December 1, 2029.

The previous host fee schedules were as follows:

2000-\$0.60

September 1, 2003 - \$0.65

September 1, 2006 - \$0.70

March 19, 2014 - \$0.75

December 1, 2016 - \$0.80

December 1, 2019 - \$0.85

The Kendall County Health Department collects the host fees. Fees for recent years were as follows:

2018 – \$28,583.47

2019 – \$31,429.00

2020 – \$27,138.83

2021 – \$789.21

2022 – \$1.79

If the Committee approves the above changes and/or any additional changes, Staff will prepare a redlined version of the agreement.

Staff requested that the redlined agreement be forwarded to the State’s Attorney’s Office for review.

The plan is to have the special use permit and final host agreement go the Planning, Building and Zoning Committee and County Board at the same time.

Member Koukol asked for a history lesson for the facility. Jesse Sexton explained the history of the property since 1999. He explained the change in the management in the facility over years.

Member Koukol asked what types of materials are brought into the facility. Mr. Sexton said the County gets paid the host fee based on the amount of material coming into the facility. No scale was located at the facility; the calculation was made based on truck loads. Very little material has come into the facility recently; this was the reason the amount paid was minimal. Brush, leaves, and anything that a landscapers work in terms of yard waste with can be brought to the facility. No garbage was brought onto the facility. Materials were run through a grinder and put in windrows. The windrows would be a maximum eight feet (8') in height. The end product was used by farmers and landscapers.

Milroy Farms, LLC owns the property.

Mr. Sexton explained the seasonality of the business. Most of the product comes from the local area.

Discussion occurred regarding dust and odor complaints. These items would be addressed by the special use permit.

Mr. Asselmeier outlined the timeline for review and approval of the special use permit. The plan was to have the special use permit approval and host agreement approval at the County Board at the same meeting. Mr. Asselmeier noted that the proposed site plan that was submitted with the special use permit application did not match the site plan on file with the Illinois Environmental Protection Agency.

Member Koukol made motion, seconded by Member Rodriguez, to forward the redlined proposal to the State's Attorney's Office.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal will be forwarded to the State's Attorney's Office.

Approval of an Intergovernmental Agreement Between Kendall County and Oswego Township for the TransUnion TLOxp Program for a Period of Two Years at a Cost of \$600 Annually Paid by Kendall County to Oswego Township

Mr. Asselmeier summarized the issue.

At the July Planning, Building and Zoning Committee meeting, the Committee heard information regarding the TransUnion TLOxp Program and requested that the State's Attorney's Office prepare an intergovernmental agreement with Oswego Township for use of the program.

The draft intergovernmental agreement was provided.

The proposal is effective for two (2) years. Oswego Township is required to maintain the license for the duration of the agreement. The County shall pay Oswego Township Six Hundred Dollars (\$600) annually on November 1st after Oswego Township submits an invoice to the County. Both parties may terminate the agreement after thirty (30) days notice.

Oswego Township has not reviewed the proposal.

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

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal will go the County Board on August 15, 2023, on the consent agenda.

Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year a Cost Not \$175 Per Hour; Committee Could Refer the Matter to the State's Attorney's Office

Mr. Asselmeier summarized the issue.

Teska Associates, Inc. has been Kendall County's Planning Consultant for the last twenty (20) years. They served the County when the Senior Planner/Director position was vacant and/or in a backup capacity.

The proposed contract would continue this practice for the next year. Teska Associates, Inc. would answer general zoning questions and provide staff for various committees in the absence of the Planning, Building and Zoning Director. The contract would be valid for one (1) year. Teska Associates, Inc. would bill the County on a bi-weekly basis when services are rendered.

Staff requested that the contract be forwarded to the State's Attorney's Office for review.

Member Koukol made motion, seconded by Member Flowers, to forward the proposal to the State's Attorney's Office.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal will be forwarded to the State's Attorney's Office.

OLD BUSINESS

None

REVIEW VIOLATION REPORT

The Committee reviewed the report.

Chairman Wormley noted that the violation at 8150 Schlapp Road would be issued shortly. The consensus of the Committee was the property owners had been given time to comply.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

Mr. Asselmeier provided an update on the enforcement of the new chicken regulations.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Historic Preservation Commission had its summer meeting on July 17, 2023, at the Harris Forest Preserve. Ken Itle discussed the historic structure survey of unincorporated Kendall and Bristol Townships.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

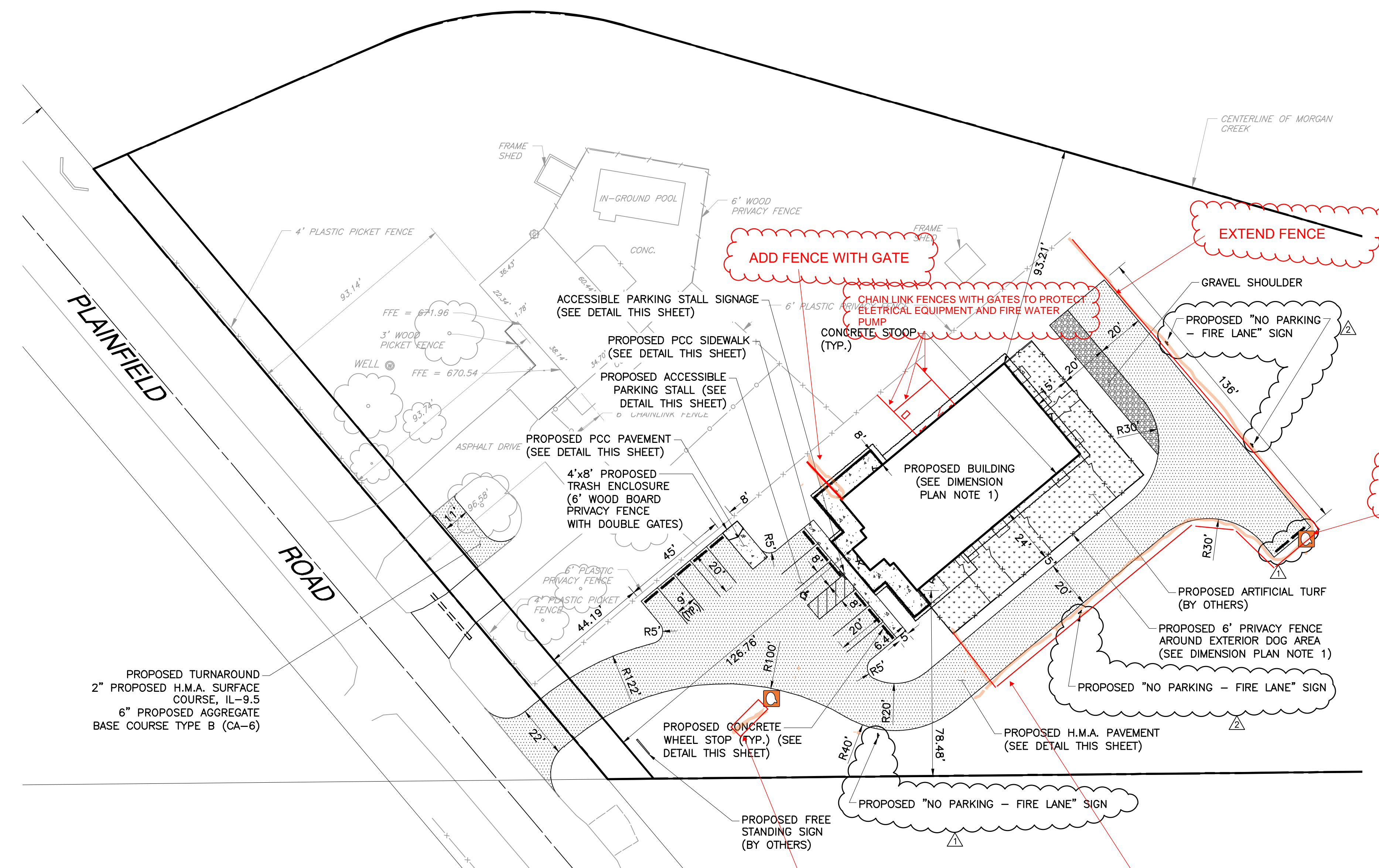
None

ADJOURNMENT

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

Chairman Wormley adjourned the meeting at 7:16 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, CFM, Director



- DIMENSION PLAN NOTES:**
- REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED BUILDING INFORMATION (BUILDING/PORCH DIMENSIONS, PRIVACY FENCE DETAILS, ETC.)
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO PAVEMENT LINES.
 - UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING MATERIALS SHALL BE YELLOW PAINT. LINES SHALL BE 4 INCHES WIDE.
 - A PROPOSED WOOD TRASH ENCLOSURE HAS BEEN LOCATED SOUTHWEST OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

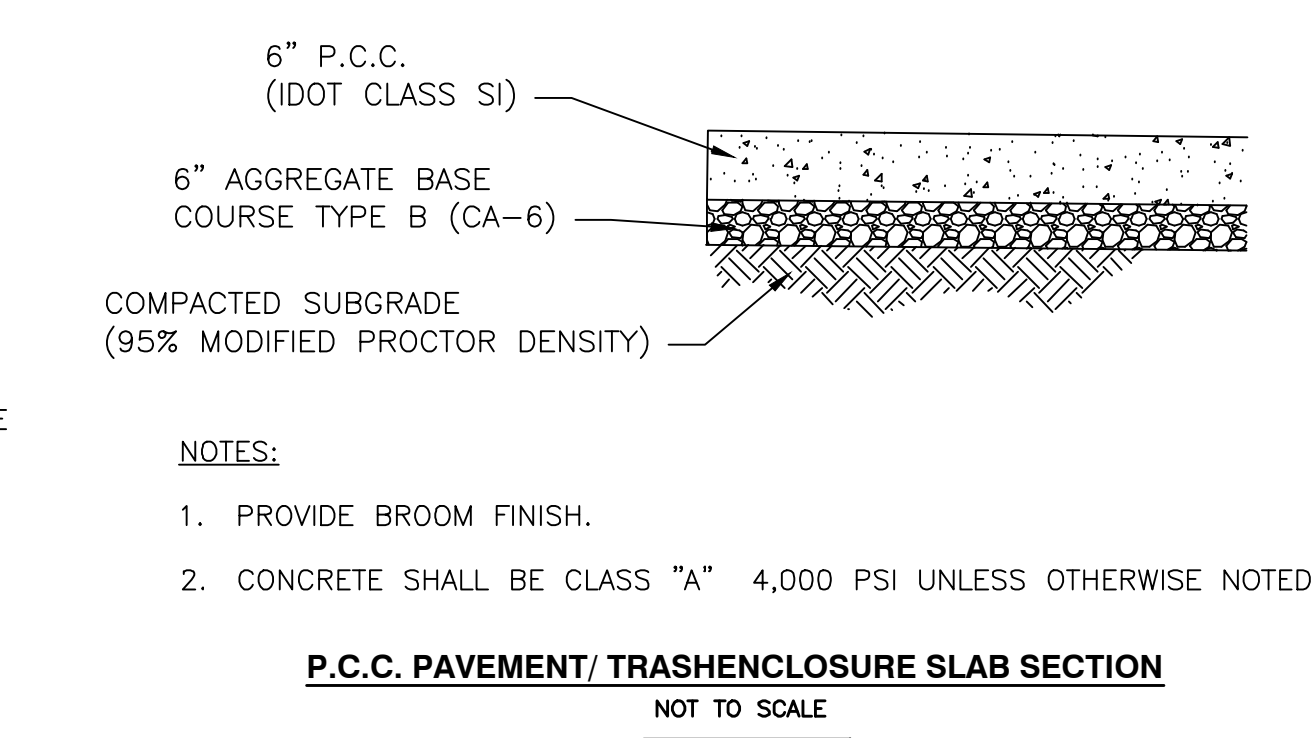
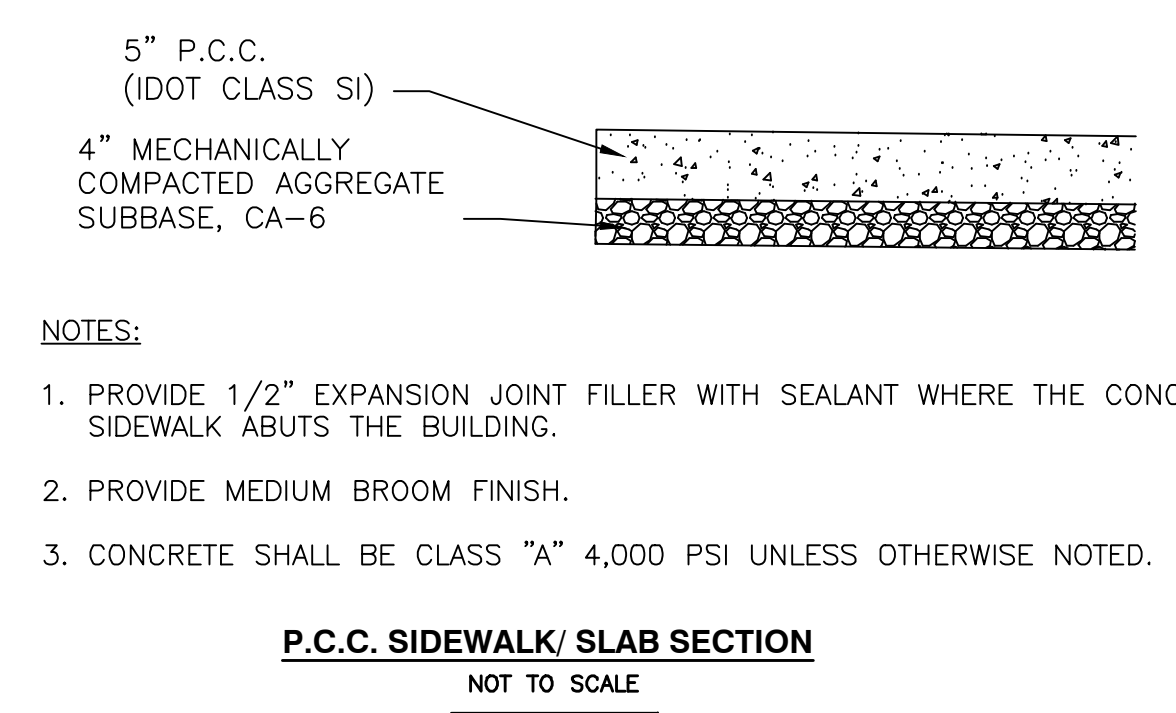
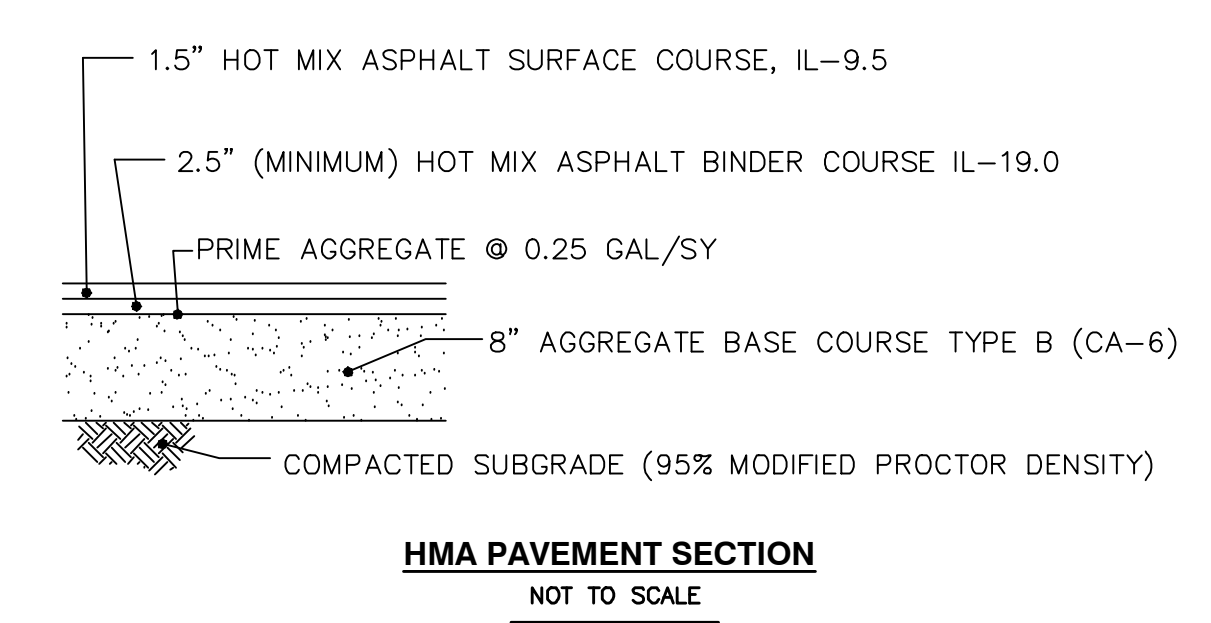
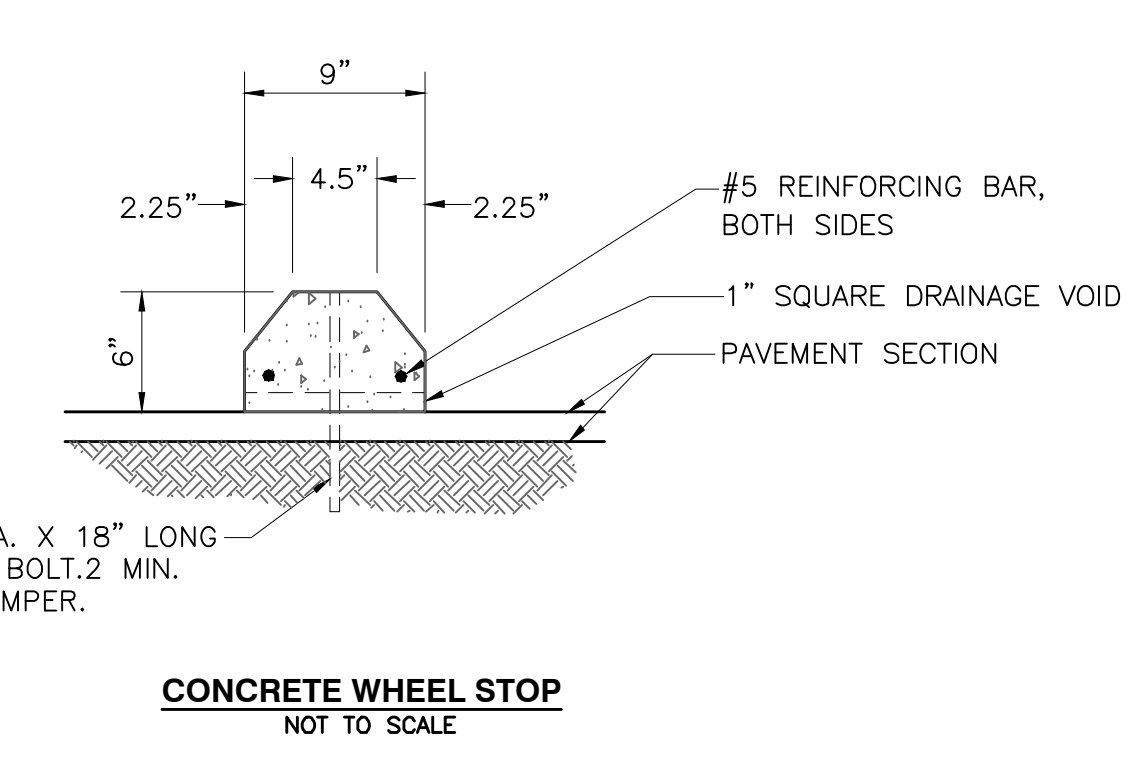
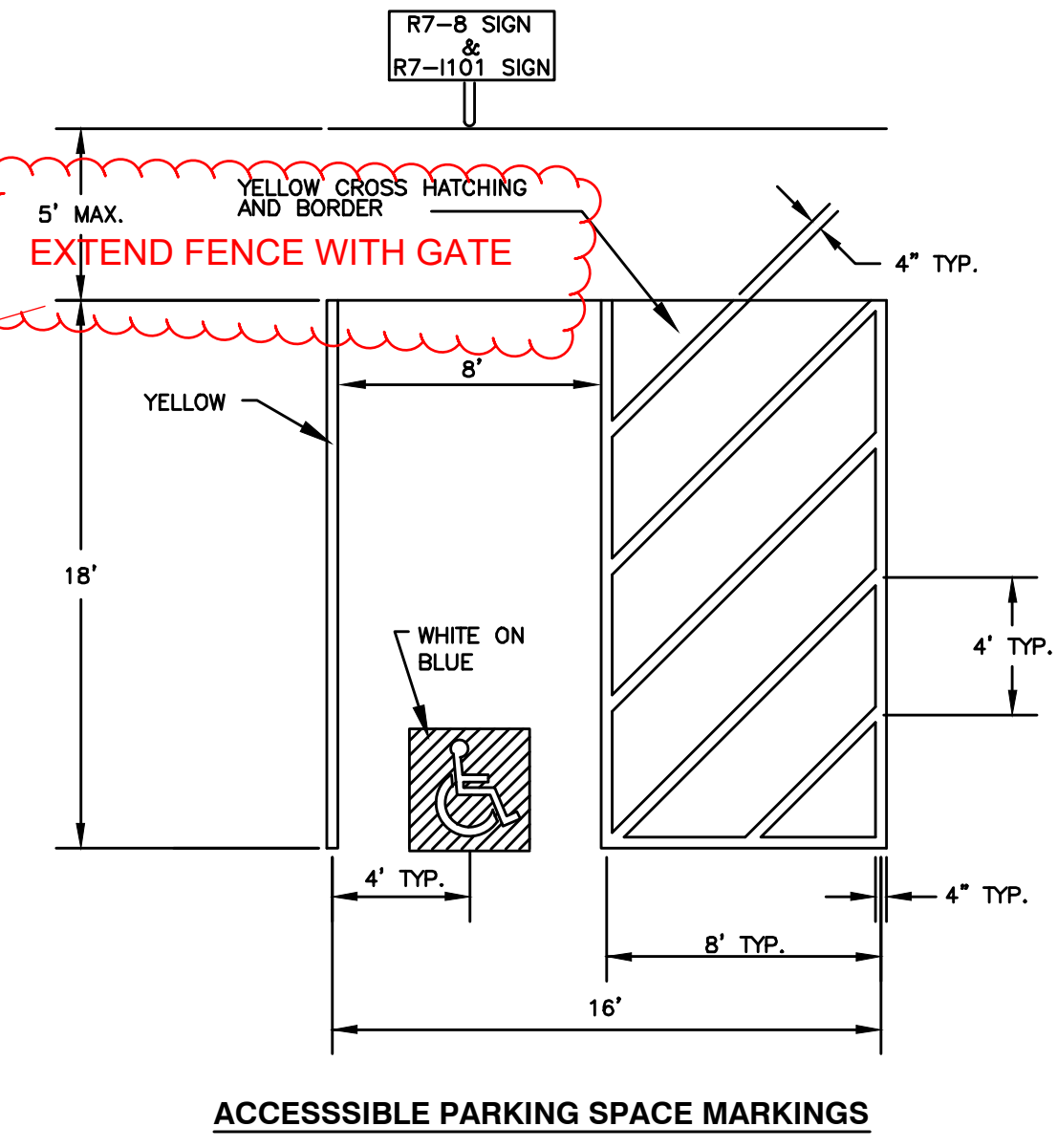
SITA DATA

GROSS BOUNDARY:	207,901 S.F.	(4.773 AC.)
15' R.O.W. DEDICATION:	5,123 S.F.	(0.118 AC.)
NET BOUNDARY:	202,778 S.F.	(4.655 AC.)
P.I.N.	03-28-100-004	
EXISTING PERVIOUS AREA	197,828 S.F.	95.2%
EXISTING IMPERVIOUS AREA	10,073 S.F.	4.8%
AGGREGATE IMPERVIOUS AREA (EXISTING + PROPOSED)	31,644 S.F.	
DISTURBED AREA	65,571 S.F.	(1.51 AC.)
PARKING REQUIRED (THROUGH SPECIAL USE APPLICATION):		
REGULAR SPACES	10 SPACES	
HANDICAP SPACES	1 SPACE	
TOTAL	11 SPACES	
PARKING PROVIDED:		
REGULAR SPACES=	10 SPACES	
HANDICAP SPACES=	1 SPACE	
TOTAL SPACES PROVIDED=	11 SPACES	
EXTERIOR FENCED IN DOG AREA ADJACENT TO BUILDING	3,230± S.F.	

OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING SPACES REQUIRED

TOTAL OFF STREET PRKG. SPACES REQUIRED	ACCESSIBLE PRKG. SPACES REQ'D. MIN. # OF
1 TO 20	1
21 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000

- NOTES FOR HANDICAP PARKING STALLS:**
- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
 - HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
 - PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
 - IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.



ACCESSIBLE PARKING STALL SIGNAGE



REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/19/2022	REVISION PER COUNTY REVIEW LTR DATED 03/03/2022
2	03/03/2022	REVISION PER FIRE DEPT REVIEW COMMENT

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cechinc.com

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

DIMENSION PLAN

DATE:	01/19/2022	DRAWN BY:	MAJ
DWG SCALE:	1" = 30'	CHECKED BY:	TJG
PROJECT NO.:	313-348	APPROVED BY:	*TJG

P:\1710-2021\1710-2021-3481-C400\Drawings\DWG\1710-2021-3481-C400-Dimension.dwg (1/19/2022 2:46 PM) - (iprivy) - LP: 2/2/2022 2:46 PM

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Friday, August 4, 2023 9:06 AM
To: Matt Asselmeier
Cc: Brian Holdiman; Seth Wormley; Latreese Caldwell
Subject: RE: [External]C800.pdf

Morning Matt,

Not sure how that is protecting anything or why there is a need to create two additional fenced in areas, but as long as it all remains accessible and not locked, we shall adapt.

Alec

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Friday, August 4, 2023 8:16 AM
To: Alec Keenum <akeenum@oswegofire.com>
Cc: Brian Holdiman <BHoldiman@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Latreese Caldwell <LCaldwell@kendallcountyil.gov>
Subject: FW: [External]C800.pdf

Captain Keenum:

Any concerns with the attached site plan that Laura Gay submitted this morning?

It appears that she added a chain link fence with gates to protect the fire water pump on the north side of the building.

Thanks,

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

Kendall County



PBZ 08072023

CLERK: pherber BATCH: 3707

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	JULY 2023	081523	296.58	.00	.00	296.58	1099:
CASH	000008	2023/09	INV 08/07/2023	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 08/07/2023	DESC:PBZ TRUCK FUEL					
CONDITIONS THAT PREVENT POSTING INVOICE 1153/43876									

* Invoice must be approved or voided to post.

1849	00001	VERIZON	9940117831	081523	84.28	.00	.00	84.28	1099:
CASH	000008	2023/09	INV 08/07/2023	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 08/07/2023	DESC:BUILDING DEPT CELL PHONES					
CONDITIONS THAT PREVENT POSTING INVOICE 1849/43880									

* Invoice must be approved or voided to post.

1849	00001	VERIZON	9940117831-1	081523	24.92	.00	.00	24.92	1099:
CASH	000008	2023/09	INV 08/07/2023	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 08/07/2023	DESC:ZONING CELL PHONE					
CONDITIONS THAT PREVENT POSTING INVOICE 1849/43881									

* Invoice must be approved or voided to post.

1928	00000	WBK ENGINEERING, 24365		081523	600.00	.00	.00	600.00	1099:
CASH	000008	2023/09	INV 08/07/2023	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 08/07/2023	DESC:34 Riverside Application					
CONDITIONS THAT PREVENT POSTING INVOICE 1928/43872									

* Invoice must be approved or voided to post.

1928	00000	WBK ENGINEERING, 24377		081523	437.50	.00	.00	437.50	1099:
CASH	000008	2023/09	INV 08/07/2023	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 08/07/2023	DESC:34 Riverside Drainage Inves					
CONDITIONS THAT PREVENT POSTING INVOICE 1928/43874									

* Invoice must be approved or voided to post.

Kendall County



PBZ 08072023

CLERK: pherber BATCH: 3707

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 24366				800.00	.00		.00
CASH 000008 2023/09 INV 08/07/2023	SEP-CHK: Y		DISC: .00		11001902 63630		800.00 1099:
ACCT 1Y210 DEPT 19 DUE 08/07/2023	DESC:34 Riverside Summary Memo						
CONDITIONS THAT PREVENT POSTING INVOICE 1928/43875							
* Invoice must be approved or voided to post.							
2063 00000 RUNCO OFFICE SUP 911904-0				114.96	.00		.00
CASH 000008 2023/09 INV 08/07/2023	SEP-CHK: Y		DISC: .00		11001902 62000		114.96 1099:
ACCT 1Y210 DEPT 19 DUE 08/07/2023	DESC:OFFICE SUPPLIES						
CONDITIONS THAT PREVENT POSTING INVOICE 2063/43877							
* Invoice must be approved or voided to post.							
3883 00000 MAVER PLUMBING L JULY 2023				700.00	.00		.00
CASH 000008 2023/09 INV 08/07/2023	SEP-CHK: Y		DISC: .00		11001902 63610		700.00 1099:
ACCT 1Y210 DEPT 19 DUE 08/07/2023	DESC:JULY 2023 PLUMBING INSPECTIONS						
CONDITIONS THAT PREVENT POSTING INVOICE 3883/43879							
* Invoice must be approved or voided to post.							
8 PENDING UNPAID INVOICES				TOTAL	3,058.24		

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

Kendall County



ZONING 08172023

CLERK: pherber BATCH: 3740

NEW INVOICES

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

PENDING UNPAID INVOICES

4432	00000	ADRIANA GUZMAN	SP 21-03	083123	430.00	.00	.00	430.00	1099:
CASH	000008	2023/09	INV 08/17/2023	SEP-CHK: Y	DISC: .00	180119 63150	21-03	-REFUND	-003
ACCT	1Y210	DEPT 19	DUE 08/17/2023	DESC:REFUND - 83 S LINDEN					
CONDITIONS THAT PREVENT POSTING INVOICE 4432/44187									
* Invoice must be approved or voided to post.									

4433	00000	JOSE DEJESUS	Pet 21-29	083123	547.15	.00	.00	547.15	1099:
CASH	000008	2023/09	INV 08/17/2023	SEP-CHK: Y	DISC: .00	180119 63150	21-29	-REFUND	-003
ACCT	1Y210	DEPT 19	DUE 08/17/2023	DESC:SW Permit 12830 Ashley Rd					
CONDITIONS THAT PREVENT POSTING INVOICE 4433/44188									
* Invoice must be approved or voided to post.									

4434	00000	FOUR SEASONS STO	Pet 19-39	083123	3,065.83	.00	.00	3,065.83	1099:
CASH	000008	2023/09	INV 08/17/2023	SEP-CHK: Y	DISC: .00	180119 63150	19-39	-REFUND	-003
ACCT	1Y210	DEPT 19	DUE 08/17/2023	DESC:SW Permit Four Seasons Storage					
CONDITIONS THAT PREVENT POSTING INVOICE 4434/44189									
* Invoice must be approved or voided to post.									

4435	00000	JOSE & SILVIA MA	Pet 22-01	083123	100.00	.00	.00	100.00	1099:
CASH	000008	2023/09	INV 08/17/2023	SEP-CHK: Y	DISC: .00	180119 63150	22-01	-REFUND	-003
ACCT	1Y210	DEPT 19	DUE 08/17/2023	DESC:SW PERMIT 1038 HARVEY RD					
CONDITIONS THAT PREVENT POSTING INVOICE 4435/44190									
* Invoice must be approved or voided to post.									

4436	00000	TROY FIRE PROTEC	PET 22-03	083123	1,200.00	.00	.00	1,200.00	1099:
CASH	000008	2023/09	INV 08/17/2023	SEP-CHK: Y	DISC: .00	180119 63150	22-03	-REFUND	-003
ACCT	1Y210	DEPT 19	DUE 08/17/2023	DESC:SW PERMIT 748 JONES ROAD					
CONDITIONS THAT PREVENT POSTING INVOICE 4436/44191									

Kendall County



ZONING 08172023

CLERK: pherber BATCH: 3740

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
* Invoice must be approved or voided to post.							
4437	00000 TZ LANDSCAPING, SP 20-02		083123	174.07	.00	.00	
CASH 000008	2023/09 INV 08/17/2023	SEP-CHK: Y	DISC: .00		180119 63150		
ACCT 1Y210	DEPT 19 DUE 08/17/2023	DESC:SW PERMIT 276 ROUTE 52			20-02	-MISC	-003
CONDITIONS THAT PREVENT POSTING INVOICE 4437/44192							
* Invoice must be approved or voided to post.							
4438	00000 BEST BUDGET TREE PET 22-10		083123	600.00	.00	.00	
CASH 000008	2023/09 INV 08/17/2023	SEP-CHK: Y	DISC: .00		180119 63150		
ACCT 1Y210	DEPT 19 DUE 08/17/2023	DESC:SW PERMIT 2195 ROUTE 52			22-10	-REFUND	-003
CONDITIONS THAT PREVENT POSTING INVOICE 4438/44193							
* Invoice must be approved or voided to post.							
4439	00000 GARY HEAP SP 20-07		083123	204.82	.00	.00	
CASH 000008	2023/09 INV 08/17/2023	SEP-CHK: Y	DISC: .00		180119 63150		
ACCT 1Y210	DEPT 19 DUE 08/17/2023	DESC:SW PERMIT 4819 ROUTE 52			20-07	-REFUND	-003
CONDITIONS THAT PREVENT POSTING INVOICE 4439/44194							
* Invoice must be approved or voided to post.							
4440	00000 DTG PROPERTIES PET 20-05		083123	397.50	.00	.00	
CASH 000008	2023/09 INV 08/17/2023	SEP-CHK: Y	DISC: .00		180119 63150		
ACCT 1Y210	DEPT 19 DUE 08/17/2023	DESC:SW PERMIT 3485 ROUTE 126			20-05	-REFUND	-003
CONDITIONS THAT PREVENT POSTING INVOICE 4440/44195							
* Invoice must be approved or voided to post.							
4441	00000 JOLIET PARK DIST SP 20-01		083123	713.79	.00	.00	
CASH 000008	2023/09 INV 08/17/2023	SEP-CHK: Y	DISC: .00		180119 63150		
ACCT 1Y210	DEPT 19 DUE 08/17/2023	DESC:JOLIET PARK DISTRICT			20-01	-REFUND	-003
CONDITIONS THAT PREVENT POSTING INVOICE 4441/44196							
* Invoice must be approved or voided to post.							

Kendall County



PBZ 08182023

CLERK: pherber BATCH: 3745

NEW INVOICES

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

PENDING UNPAID INVOICES

1508 00000 PARADISE CAR WAS 224748 083123 29.00 .00 .00
 CASH 000008 2023/09 INV 08/18/2023 SEP-CHK: Y DISC: .00 11001902 62170 29.00 1099:
 ACCT 1Y210 DEPT 19 DUE 08/18/2023 DESC:PBZ truck wash

CONDITIONS THAT PREVENT POSTING INVOICE 1508/44242

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 24532 083123 765.00 .00 .00
 CASH 000008 2023/09 INV 08/18/2023 SEP-CHK: Y DISC: .00 180119 63150 765.00 1099:
 ACCT 1Y210 DEPT 19 DUE 08/18/2023 DESC:ANR PLAO SUB CLASS REVIEW
 23-01 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/44243

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 24524 083123 130.49 .00 .00
 CASH 000008 2023/09 INV 08/18/2023 SEP-CHK: Y DISC: .00 180119 63150 130.49 1099:
 ACCT 1Y210 DEPT 19 DUE 08/18/2023 DESC:2025 SIMONS
 20-06 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/44244

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 24523 083123 100.00 .00 .00
 CASH 000008 2023/09 INV 08/18/2023 SEP-CHK: Y DISC: .00 180119 63150 100.00 1099:
 ACCT 1Y210 DEPT 19 DUE 08/18/2023 DESC:SP2307 HANSON (OBRIEN ROAD)
 23-07 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/44245

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 24519 083123 400.00 .00 .00
 CASH 000008 2023/09 INV 08/18/2023 SEP-CHK: Y DISC: .00 180119 63150 400.00 1099:
 ACCT 1Y210 DEPT 19 DUE 08/18/2023 DESC:16901 OBRIEN ROAD
 23-05 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/44246

* Invoice must be approved or voided to post.

Kendall County



PBZ 08182023

CLERK: pherber BATCH: 3745

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WTRE
1928 00000 WBK ENGINEERING, 24522				500.00			
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y		DISC: .00		180119 63150		1099:
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:1270 E BEECHER				23-26	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/44248							
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24516				250.00			
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y		DISC: .00		180119 63150		1099:
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:1426 CREEK ROAD				23-04	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/44249							
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24515				198.31			
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y		DISC: .00		180119 63150		1099:
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:R&S LANDSCAPE				23-19	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE 1928/44250							
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24533				600.00			
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y		DISC: .00		11001902 63630		1099:
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:KENDALL COUNTY REVIEW SERVICES						
CONDITIONS THAT PREVENT POSTING INVOICE 1928/44251							
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24521				1,239.58			
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y		DISC: .00		11001902 63630		1099:
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:EAST OF 7 DIVISION ST WETLAND						
CONDITIONS THAT PREVENT POSTING INVOICE 1928/44253							
* Invoice must be approved or voided to post.							

Kendall County



PBZ 08182023

CLERK: pherber BATCH: 3745

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 24517				083123	419.20	.00	.00
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:1920 ROUTE 52						
CONDITIONS THAT PREVENT POSTING INVOICE	1928/44254						
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24518				083123	205.52	.00	.00
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:34 RIVERSIDE APPLICATION						
CONDITIONS THAT PREVENT POSTING INVOICE	1928/44255						
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24520				083123	100.00	.00	.00
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:34 RIVERSIDE SUMMARY MEMO						
CONDITIONS THAT PREVENT POSTING INVOICE	1928/44256						
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 24498				083123	197.59	.00	.00
CASH 000008 2023/09 INV 08/18/2023	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 08/18/2023	DESC:RIVERSIDE STREET INVESTIGATION						
CONDITIONS THAT PREVENT POSTING INVOICE	1928/44257						
* Invoice must be approved or voided to post.							
14 PENDING UNPAID INVOICES				TOTAL	5,134.69		

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2023 13

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJUSTM	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
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11001902 41180	Building Fee / P	-80,000	0	-80,000	-76,555.89	.00	-3,444.11	95.7%*
11001902 41190	PBZ - Recording	-1,200	0	-1,200	-773.00	.00	-427.00	64.4%*
11001902 41200	Zoning Fee	-10,000	0	-10,000	-6,242.00	.00	-3,758.00	62.4%*
11001902 41450	2012 NRA Source	-10	0	-10	.00	.00	-10.00	.0%*
11001902 51030	Salaries - Cleri	31,590	10,842	42,432	21,409.95	.00	21,022.00	50.5%
11001902 51070	Salaries - Manag	76,301	21,482	97,783	63,131.83	.00	34,651.17	64.6%
11001902 51080	Salaries - Compl	74,197	11,252	85,449	52,779.88	.00	32,669.12	61.8%
11001902 51090	Salaries - ZBA P	3,300	0	3,300	1,650.00	.00	1,650.00	50.0%
11001902 62000	Office Supplies	3,000	0	3,000	2,839.43	.00	-839.43	142.0%*
11001902 62010	Postage	1,500	0	1,500	1,412.71	.00	87.29	94.2%
11001902 62030	Dues	775	0	775	813.00	.00	-38.00	104.9%*
11001902 62040	Conferences	1,200	0	1,200	530.00	.00	670.00	44.2%
11001902 62050	Mileage	50	0	50	.00	.00	50.00	.0%
11001902 62060	Training	1,200	0	1,200	12.00	.00	1,188.00	1.0%
11001902 62070	Cellular Phones	2,200	0	2,200	973.19	.00	1,226.81	44.2%
11001902 62090	Legal Publicatio	1,300	0	1,300	950.46	.00	349.54	73.1%
11001902 62160	Equipment	600	0	600	146.53	.00	453.47	24.4%*
11001902 62170	Vehicle Maintena	2,945	0	2,945	4,571.49	.00	-1,626.49	155.2%*
11001902 63610	Plumbing Inspect	14,000	0	14,000	9,240.00	.00	4,760.00	66.0%
11001902 63630	Consultants	13,500	0	13,500	11,124.88	.00	2,375.12	82.4%
11001902 63670	NPDES Permit Fee	1,100	0	1,100	1,000.00	.00	100.00	90.9%
11001902 63700	Recording Fees	1,200	0	1,200	1,222.00	.00	-22.00	101.8%*
11001902 63800	Regional Plan Co	500	0	500	88.66	.00	411.34	17.7%
11001902 63810	Zoning Board of	500	0	500	500.00	.00	500.00	.0%
11001902 63830	Historical Prese	500	0	500	396.96	.00	103.04	79.4%
11001902 63840	Ad Hoc Zoning	500	0	500	.00	.00	500.00	.0%
11001902 63850	Refunds	50	0	50	.00	.00	50.00	.0%
TOTAL Planning, Building and Zoning		139,798	43,576	183,374	90,722.08	.00	92,651.87	49.5%
TOTAL General Fund		139,798	43,576	183,374	90,722.08	.00	92,651.87	49.5%
TOTAL REVENUES		-91,210	0	-91,210	-83,570.89	.00	-7,639.11	
TOTAL EXPENSES		231,008	43,576	274,584	174,292.97	.00	100,290.98	



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, Director

Date: September 1, 2023

Re: Third Quarter Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on August 31, 2023.

Tanglewood Trails	\$32,582.00 (On Going) (Punchlist on File)
Fox Metro O&M Building	\$0.00 (Closed)
ANR Pipeline-Burr Oak and Griswold Springs	\$0.00 (Closed)
2884 Route 126 (O'Donovan)	\$1,200.00 (No Permit)
13039 McKanna Road	\$0.00 (Kept Because of Potential Investigations)
Four Seasons Storage	\$0.00 (Closed)
NE Corner of Ridge and Bell	\$835.68 (This Was Closed 1/12/2022)
Joliet Park District	\$0.00 (Closed)
276 Route 52 (TZ Landscaping)	\$0.00 (Closed)
3485 Route 126	\$0.00 (Closed)
Go Pro Baseball	\$577.15 (Permit 11/6/2020)
2025 Simons (Paul Yearsley)	\$0.00 (Permit 11/23/2020)
4819 Route 52 (Heap)	\$0.00 (Closed)
McKanna Road Barn (Barrios)	\$546.56 (Closed 6/8/2023)
9000 Route 34 (Mark Cox)	\$473.57 (Permit 4/28/2021)
SW Corner of E. Beecher and Galena	\$877.50 (Permit Not Issued)
12830 Ashley Road (Gutierrez)	\$0.00 (Closed)
9025 Chicago Road (Clow Pond)	\$206.25 (Permit 11/1/2021)
83 S. Linden (Guzman)	\$0.00 (Closed)
10744 Route 47 (Always Faithful)	\$1,315.00 (Permit 6/13/2023)
Central Limestone	\$795.90 (Permit 1/10/2022)
TMF Plastic Solutions	\$201.78 (Permit 1/3/2022)
Troy Fire Protection (748 Jones)	\$0.00 (Pre-Annexed to Shorewood)
3601 Plainfield Road	\$882.96 (Permit 3/15/2022)
Justin Swenson (Route 52 and Lisbon RD)	\$900.00 (No Permit)
Yorkville Sewer Interceptor on Corneils RD	\$753.46 (Permit 2/15/2023)
Best Budget Tree (North of 2190 Route 52)	\$0.00 (No Permit)
Schlapp Road Banquet Center (Ramirez)	\$2,588.39 (Permit 9/22/2022)
Bender Pond at 12961 Sleezer Road	\$149.00 (No Permit, On Hold)
1038 Harvey Road	\$0.00 (No Permit)
Yogi Bear Campground	\$1,200.00 (No Permit)
ANR Pipeline-Sandwich Compressor	\$1,422.50 (Permit 3/10/2023)
Santoro Farms	\$1,000.00 (No Permit)
Landscaping Business 5022 Route 126	\$2,364.19 (Permit 5/19/2023)
8150 Schlapp (Diller)	\$1,200.00 (No Permit)
1426 Creek Road (Wade)	\$150.00 (Permit 5/26/2023)
16901 O'Brien Road (Medows)	\$400.00 (No Permit)
34 Riverside (Mund/Studler)	\$600.00 (Permit 7/3/2023)
South of 16901 O'Brien (Hansen)	\$1,100.00 (No Permit)

1270 E. Beecher	\$500.00 (No Permit)
NICOR Project 08-14-300-005	\$1,200.00 (No Permit)

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

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

The balance in the Henneberry Woods account was \$117,125.99. The funds are to be used for "park improvements."

The balance in the Ravine Woods account was \$9,516.12. The funds are to be used to construct a bike path on the east side of Ravine Court towards Jeremy Lane.

The balance in the Land Cash account was \$420,334.55.

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

MHA



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-24

**Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner)
and Pulte Home Corporation (Billboard Owner)**

M-2 Special Use – Renewal of a Special Use Permit for an Off-Premise Advertising Sign at the Northeast Corner of Route 34 and Hafenrichter (Farnsworth)

INTRODUCTION

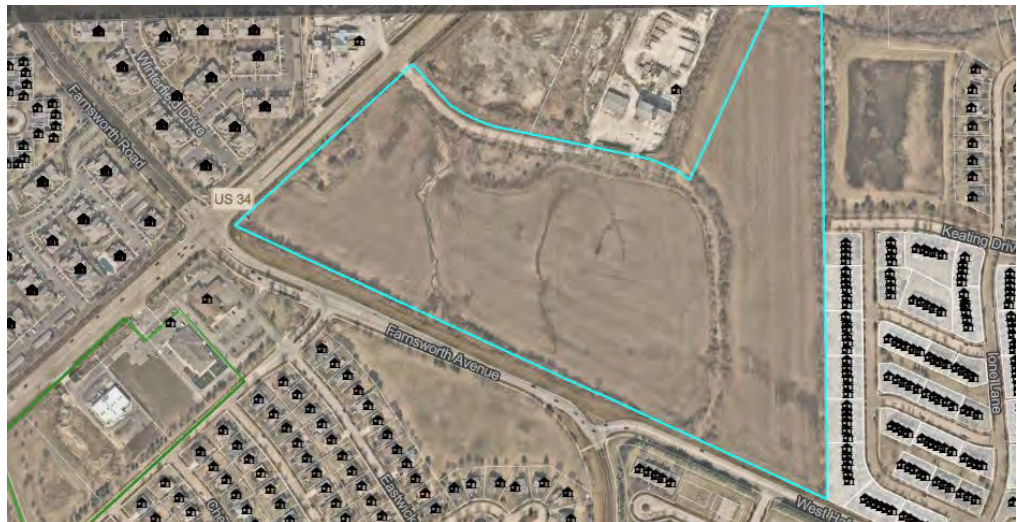
In December 2004, through Ordinance 2004-43, the Kendall County Board approved a special use permit for the placement of an off-premise advertising sign at the subject property. The special use permit was renewed in 2017 through Ordinance 2017-14. The special use was renewed again in 2019 through Ordinance 2019-22. The special use was renewed again in 2021 through Ordinance 2021-17 Restriction Number 2.C of the 2021 special use permit renewal and Section 12:06.A.4 require the owner to either remove the sign or to renew the special use permit every two (2) years.

SITE INFORMATION

PETITIONER Dave Hamman on Behalf of KEKA Farms, LLC and Pulte Home Corporation

ADDRESS No Address Has Been Assigned to the Sign

LOCATION Northeast Corner of Route 34 and Hafenrichter (Farnsworth)



TOWNSHIP Oswego

PARCEL # 03-01-127-006

LOT SIZE 42.89 acres (Sign is on the southwest corner.)

EXITING LAND USE Agricultural

ZONING M-2 Heavy Industry District with a Special Use Permit (Off-Premise Sign)

LRMP	Land Use	County: Commercial and Suburban Residential (Max 1 DU/Acre) City of Aurora: Commercial
	Roads	Route 34 is maintained by IDOT Hafenrichter/Farnsworth is a Local Road Maintained by Oswego Township.
	Trails	Aurora has a trail planned along Hafenrichter.
	Floodplain/ Wetlands	There are no wetlands or floodplain on the property.

REQUESTED ACTION Renewal of the Special Use Permit Awarded by Ordinance 2004-43 Granting a Special Use Permit for an Off-Premise Advertising Sign at the Subject Property

APPLICABLE REGULATIONS Section 12:06.A – Signs – General Standards

Section 12:12 – Signs – Special Use Signs: Commercial off-premise advertising structures may be permitted via a special use only in the M-2 and M-3 Manufacturing Districts.

Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Industrial	M-2 SU	Low Density Residential (0-5 du/acre) (Aurora)	Aurora, Kane County, DuPage County and M-2 SU in Unincorporated Kendall County
South	Commercial/Residential	Aurora (B-2(S), R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Commercial (Aurora)	Aurora and R-3 in Unincorporated Kendall County
East	Agricultural/Residential	Aurora (R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Medium Density Residential (6-10 du/acre) (Aurora)	Aurora and Will County
West	Residential	Aurora (R-5(S))	Commercial, Light Industrial and Industrial (Aurora)	Aurora, A-1, M-1 SU, and B-3 in Unincorporated Kendall County

PHYSICAL DATA

ENDANGERED SPECIES REPORT

Not Required

NATURAL RESOURCES INVENTORY

Not Required

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on June 21, 2023.

CITY OF AURORA

Petition information was sent to the City of Aurora on June 21, 2023. The property owner has been in annexation negotiations with the City of Aurora. The sign will likely be removed if the property is annexed.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was sent to Oswego Fire Protection District on June 21, 2023.

ZPAC

ZPAC reviewed the proposal at their meeting on July 5, 2023. ZPAC recommended approval of the renewal by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the meeting are included as Attachment 7.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on July 26, 2023. The Kendall County Regional Planning Commission recommended approval of the renewal by a vote of six (6) in favor, zero (0) in opposition, one (1) in abstention, and three (3) absent. The minutes of the meeting are included as Attachment 8.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on August 28, 2023. Nobody from the public testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the renewal by a vote of six (6) in favor and zero (0) in opposition, with one (1) absent. The minutes of the hearing are included as Attachment 9.

GENERAL INFORMATION

The sign is twelve feet by sixteen feet (12' X 16') in size. There will be fourteen feet (14') from the ground to the top of the sign. Renderings of the sign and the petitioner's application (including lease, findings of fact, and site plan) are included as Attachment 1.

The petitioner desires to renew the special use permit awarded by Ordinance 2004-43 and renewed by Ordinance 2017-14 with no changes in restrictions. Ordinance 2004-43 is included as Attachment 2, Ordinance 2017-14 included as Attachment 3, Ordinance 2019-22 is included as Attachment 4, and Ordinance 2021-17 is included as Attachment 5.

The restrictions imposed by Ordinance 2021-17 include:

1. The sign shall look substantially in the form as shown in the attached Exhibit.
2. The sign shall be located substantially in the location depicted on the attached Site Plan.
3. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
4. The sign will not be illuminated.

5. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
6. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
7. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Pursuant to Section 12:06.A.4, real estate and development signs may be located offsite for a period not to exceed two (2) years, provided a special use permit is issued.

A picture of the sign is included as Attachment 6.

BUILDING CODES

Since the sign is pre-existing, a building permit would not be required.

ACCESS

Not Applicable

TRAILS

A trail is planned along Hafenrichter. However, the City of Aurora has not previously requested a right-of-way dedication.

PARKING

Not Applicable

LIGHTING

The sign will not be illuminated.

SIGNAGE

Not Applicable

SCREENING

Not Applicable

STORMWATER

No portion of the property is in a flood area and no wetlands exist on the property. No stormwater issues are anticipated by the proposal.

EASEMENTS

No easements are believed to be impacted by the proposed sign.

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 sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.***

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. True, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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 special use shall conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.

RECOMMENDATION

If approved, Staff recommends the following conditions be included in the approving special use ordinance:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
6. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance is included as Attachment 10.

ATTACHMENTS

1. Application (Including Renderings, Site Plan, and Applicant's Findings of Fact)
2. Ordinance 2004-43
3. Ordinance 2017-14
4. Ordinance 2019-22
5. Ordinance 2021-17
6. Picture of Sign
7. July 5, 2023, ZPAC Minutes (This Petition Only)
8. July 26, 2023, Kendall County Regional Planning Commission Minutes
9. July 31, 2023, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
10. Draft Ordinance



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)		
Taylor Scott		
CURRENT LANDOWNER/NAME(s)		
Dave Hamman		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 42.39	SE corner of Hafenrichter and Route 34	PIN 03-01-127-006
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	M2	
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.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Taylor Scott	████████████████████	████████████████████
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
██████████	██████████	██████████
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
N/A	N/A	N/A
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
N/A	N/A	N/A
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT	DocuSigned by: ████████████████████ C211884E8E31MD8	DATE 5/31/2023

FEE PAID:\$ _____
CHECK #: _____

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

14' TO TOP OF SIGN

12'



LINCOLN CROSSING

TWO-STORY SINGLE FAMILY HOMES
FROM THE **LOW \$400'S**

MODELS OPEN

LOCATED ON WOLF'S CROSSING NEAR EOLA

Join the Interest List

Pulte.com/LincolnCrossing



10" X 64" MDO PRICE PATCH
WHITE VINYL COPY ON
BACKGROUND PAINTED
RONAN DARK BLUE

16" X 16" MDO INFO PATCH
WHITE VINYL COPY ON
BACKGROUND PAINTED RED

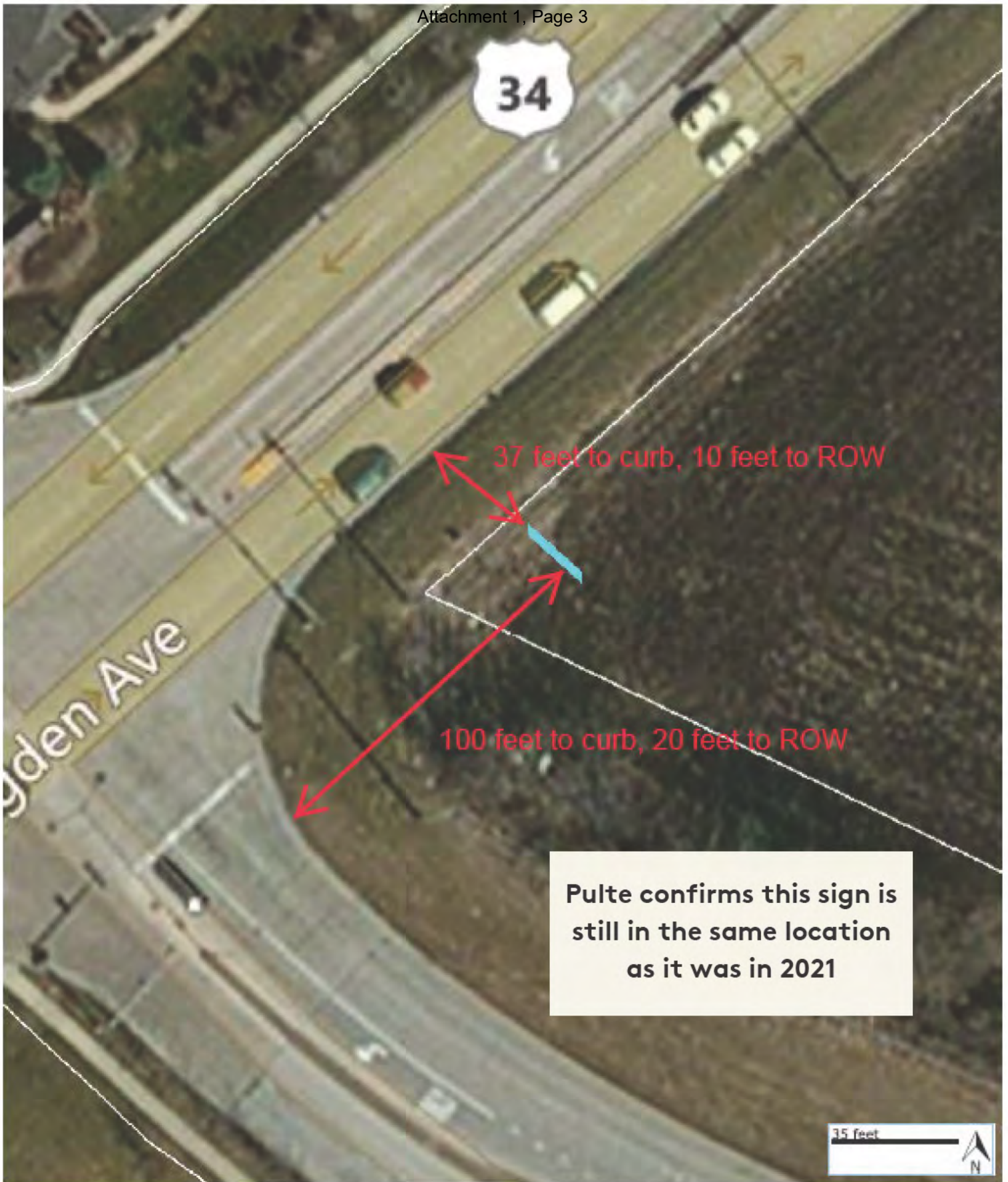
**LINCOLN CROSSING: 12' X 16' DOUBLE-SIDED INFORMATIONAL BILLBOARD REFACE
3/8" MDO W/ VINYL COPY & DIGITALLY PRINTED DETAIL
BACKGROUND PAINTED RONAN DARK BLUE- MOUNTED TO EXISTING WOOD COLUMNS
LOCATED AT FARNSWORTH & OGDEN (FORMERLY READING "MEADOW RIDGE")**



426 W. FIFTH AVENUE
NAPERVILLE, IL 60563

PH: 630-357-2300
FAX: 630-357-3977

30 DATE: FEBRUARY 26, 2022
signs@signsnownaperville.com



BILLBOARD LEASE AGREEMENT

Lessee:

Pulte Home Corporation

1900 E. Golf Road, Suite 300

Schaumburg, IL 60173

Contact: Heather Lawson, Director of Marketing

Ph: 847.230.5400 (main) ext. 5334

Fax: 847.969.9395

Lessor:

NGH Farms, LLC

Attn: Dave Hamman

[Redacted]

Ph: [Redacted]

Fax 1: [Redacted]

Fax 2: [Redacted]

Sign Location: Northeast Corner of Farnsworth and Ogden avenues, in unincorporated Kendall County, Illinois

Sign Information: 12' X 16' double face sign

Terms of Contract

1. Sign owner to maintain sign structure.
2. Contract term of 12 months from the date of signed contract. Renewable for additional time as needed and agreed upon by Lessee and Lessor.
3. Advertiser and property owner have a mutual cancellation policy with 30 days written notice.
4. Rent: \$800.00 per month payable monthly for double face sign. Installation and maintenance of faces shall be the sole responsibility of Lessee during the duration of the lease agreement. Agreement is null & void if sign location is deemed illegal.

I HAVE READ AND UNDERSTAND THE LEASE AGREEMENT STATED ABOVE

AUTHORIZED SIGNATURES

DocuSigned by:
 [Redacted]
 F3FDFF3993FB4ED
 Signature of Pulte Home Corporation

11/2/2022

Date

[Redacted]
 Signature of Lessor

Date

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

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

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

The sign will not impact the items listed above or any adjacent uses. Note: the sign is not and will never be illuminated.

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

Not applicable for the sign.

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

To the best of my knowledge, the special use for the sign does conform to regulations.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

To the best of my knowledge, the special use for the sign is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

May 31, 2023

KEKA Farms, LLC
Dave Hamman



Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Planning, Building & Zoning Department:

On behalf of KEKA Farms LLC, I am writing this letter to grant permission/approval to Pulte Homes to renew the special use permit for the sign located on my property at Hafenrichter and Route 34 (PIN 03-01-127-006).

Sincerely,



Dave Hamman, Manager

03-01-127-006

03-01-200-012

03-01-127-004

Zoning Petition #0457

State of Illinois
County of Kendall

ORDINANCE NUMBER 2004 - 43
GRANTING SPECIAL USE
SOUTHEAST CORNER OF HAFENRICHTER AND ROUTE 34

WHEREAS, Centex Homes filed a petition for a Special Use within the M-2 district, for property generally located at the intersection of Hafenrichter and Route 34 in Oswego Township; and

WHEREAS, said petition is to allow an off-premise advertising sign, as provided in Sections 12.11 and 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned M-2: Manufacturing; and

WHEREAS, said property is legally described as follows:

Part of the north half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township Kendall County Illinois

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

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

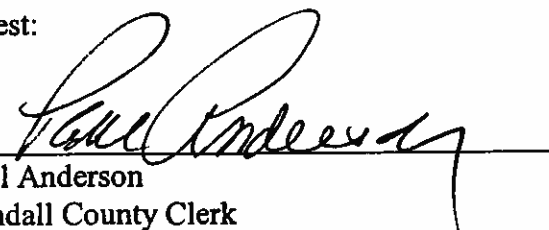
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a SPECIAL USE PERMIT to permit an off-premise advertising sign on the subject parcel as depicted in Group Exhibits "A" and "B" attached hereto and made a part hereof, subject to the following conditions:

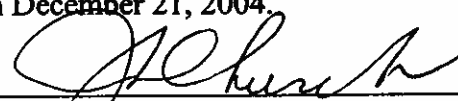
1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
2. The sign will not be illuminated; and
3. The advertising on the sign is restricted to Centex Homes' developments.

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

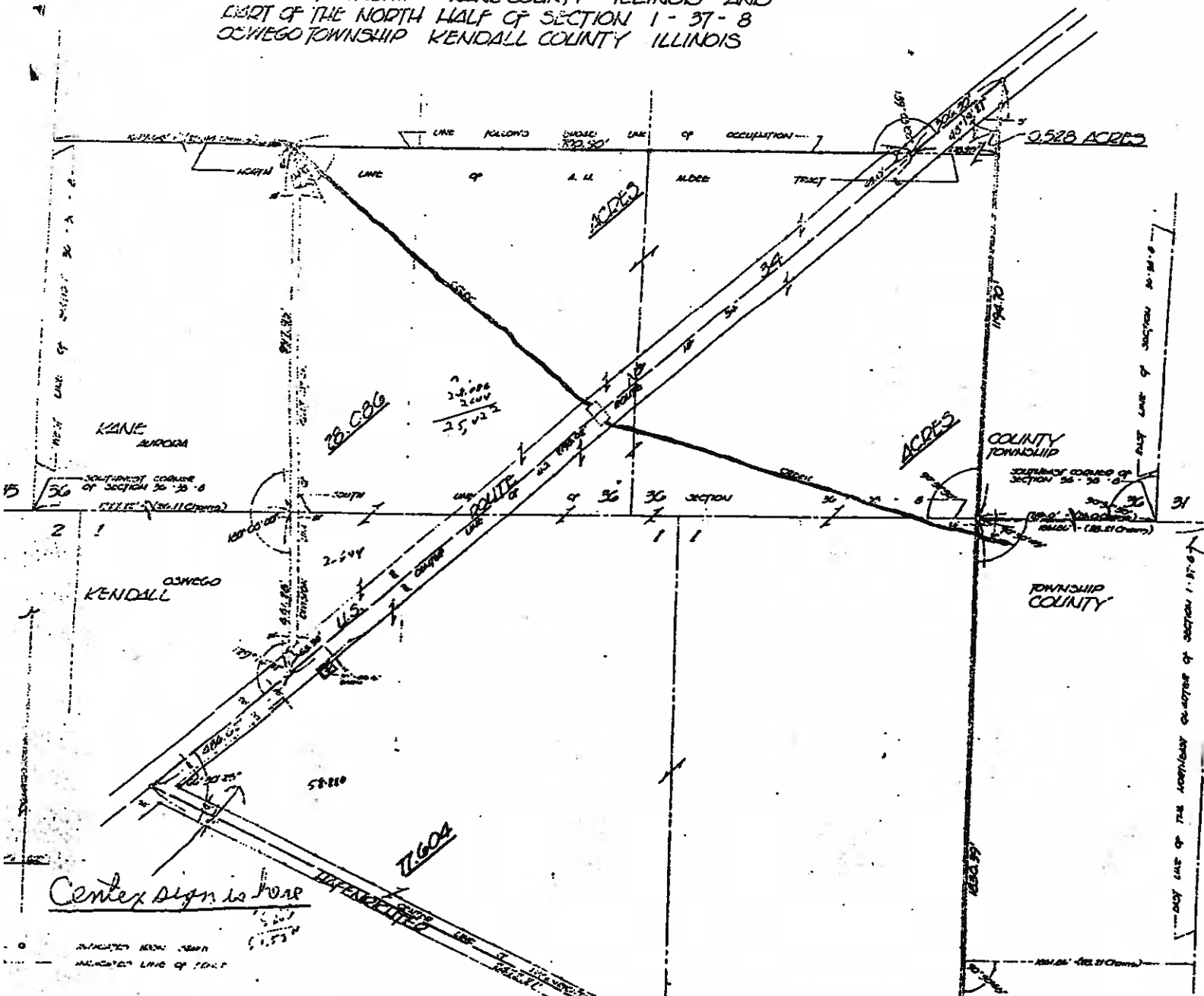
IN WITNESS OF, this ordinance has been enacted on December 21, 2004.

Attest:


Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman

PART OF THE SOUTH HALF OF SECTION 36-38-8
 AURORA TOWNSHIP KANE COUNTY ILLINOIS AND
 EAST OF THE NORTH HALF OF SECTION 1-37-8
 OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS



State of Illinois)
 County of Kane)

This is to certify that we, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed that part of the South Half of Section 36, Township 38 North, Range 8 East of the Third Principal Meridian and part of the North Half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of said Section 36; thence westerly along the south line of said Section 36, 1716.0 feet (26.00 chains) for a point of beginning; thence northerly parallel with the east line of said Section 36, 2796.76 feet to the center line of U.S. Route No. 36; thence southwesterly along said center line 306.50 feet to the north line of a tract of land conveyed to A.M. Alder; thence westerly along said north line forming an angle of 139-03'06" with the last described course (measured counter-clockwise therefrom) 1700.90 feet to a point that is 1670.04 feet (25.44 chains) westerly of the west line of said Section 36; thence southerly along a line forming an angle of 22-17'17" with the last described course (measured clockwise therefrom) 907.83 feet to a point on the south line of said Section 36 that is 1271.22 feet (26.17 chains) easterly of the southeast corner of said Section 36; thence continuing southerly along the prolongation of the last described course 41.28 feet to the center line of said U.S. Route No. 36; thence southwesterly along said center line 486.62 feet to the center line of Hefner-ichter Road; thence southwesterly along the center line of said Hefner-ichter Road 2472.21 feet to a line drawn parallel with the east line of the Northwest Quarter of said Section 1 from the point of beginning; thence northerly along said parallel line 1830.39 feet to the point of beginning. In Aurora Township, Kane County and Oswego Township, Kendall County, Illinois and containing 105.690 acres, as shown by the plot hereon drawn which is a correct representation of said survey. All distances are shown in feet and decimal parts thereof.

Dated at Geneva, Illinois, April 3, 1973

John D. Donahue
 Illinois Registered Land Surveyor No. 1740

DONAHUE AND THORNHILL
 GENEVA ILLINOIS

8'

CENTEX HOMES

Crossings at Wolf Creek

Homes from \$170's-\$300's

 Buyer's Welcome

South on Rte. 59 to 119th West

7.5"

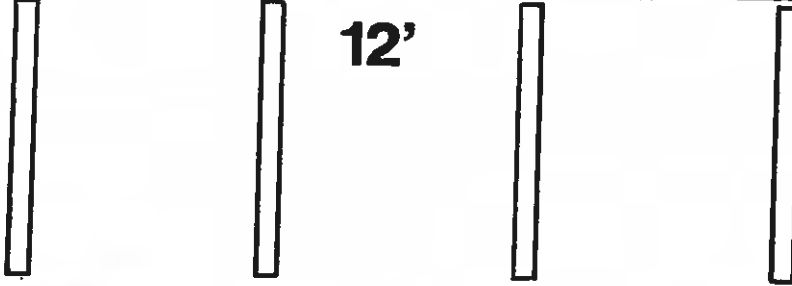
14.5"

19"

7"

12'

48" ABOVE GRADE




8'

CENTEX HOMES

Springbrook at Farmington Lakes

Townhomes from \$150's-\$180's

 Buyer's Welcome

Rte. 34 West to Douglas North

7.5"

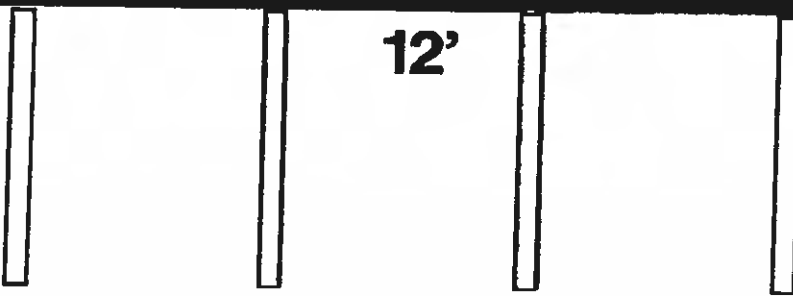
14.5"

19"

7"

12'

48" ABOVE GRADE



State of Illinois
County of Kendall

Zoning Petition
#17-19

ORDINANCE NUMBER 2017 - 14

GRANTING A SPECIAL USE PERMIT FOR
**THE RENEWAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL OFF-
PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON THE PARCEL
IDENTIFIED AS 03-01-127-006 AND REVOKING THE SPECIAL USE PERMIT FOR A
COMMERCIAL OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON
THE PARCEL IDENTIFIED AS 03-01-127-004 LOCATED AT THE CORNER OF
ROUTE 34 AND HAFENRICHTER (FARNSWORTH) IN OSWEGO TOWNSHIP**

WHEREAS, the Kendall County Board granted a special use permit for a commercial off-premise advertising structure at the corner of Route 34 and Hafenrichter (Farnsworth) by Ordinance 2004-43 on December 21, 2004; and

WHEREAS, Ordinance 2004-43 granted a special use permit for the properties identified by Parcel Identification Numbers 03-01-127-006 and 03-01-127-004; and

WHEREAS, Ordinance 2004-43 required that the special use be renewed every three years; and

WHEREAS, the Pulte Group representing Dave Hamman petitioned for the renewal of the special use permit allowed by Ordinance 2004-43; and

WHEREAS, the petitioners propose to retain the sign on the parcel identified by Parcel Identification Number 03-01-127-006 and to revoke the special use permit on the parcel identified by Parcel Identification Number 03-01-127-004; and

WHEREAS, said property is currently zoned M-2 Heavy Industrial District with a special use permit for a commercial off-premise advertising structure; and

WHEREAS, said property is legally described as:

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN OSWEGO TOWNSHIP KENDALL COUNTY, ILLINOIS

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on August 28, 2017; and

WHEREAS, the Findings of Fact were approved as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use will not be detrimental to or endanger the public***

State of Illinois
County of Kendall

Zoning Petition
#17-19

health, safety, morals, comfort, or general welfare of the public.

*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. **True, the proposed special use will not negatively impact adjoining properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **True, the proposed special use shall conform to the applicable regulations of the district.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.***

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

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

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby grants approval of a special use zoning permit to for the placement of a commercial off-premise advertising structure on the parcel identified by Parcel Identification Number 03-01-127-006 in accordance to the submitted Site Plan included as "Exhibit A and Exhibit B" attached hereto and incorporated herein subject to the following conditions:

1. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
2. The sign will not be illuminated.

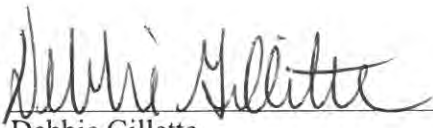
State of Illinois
County of Kendall

Zoning Petition
#17-19

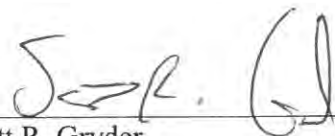
3. The advertising on the sign is restricted to Pulte Group's residential development.
4. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.
5. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.
6. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
7. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

IN WITNESS OF, this ordinance has been enacted on September 19, 2017.

Attest:



Debbie Gillette
Kendall County Clerk



Scott R. Gryder
Kendall County Board Chairman

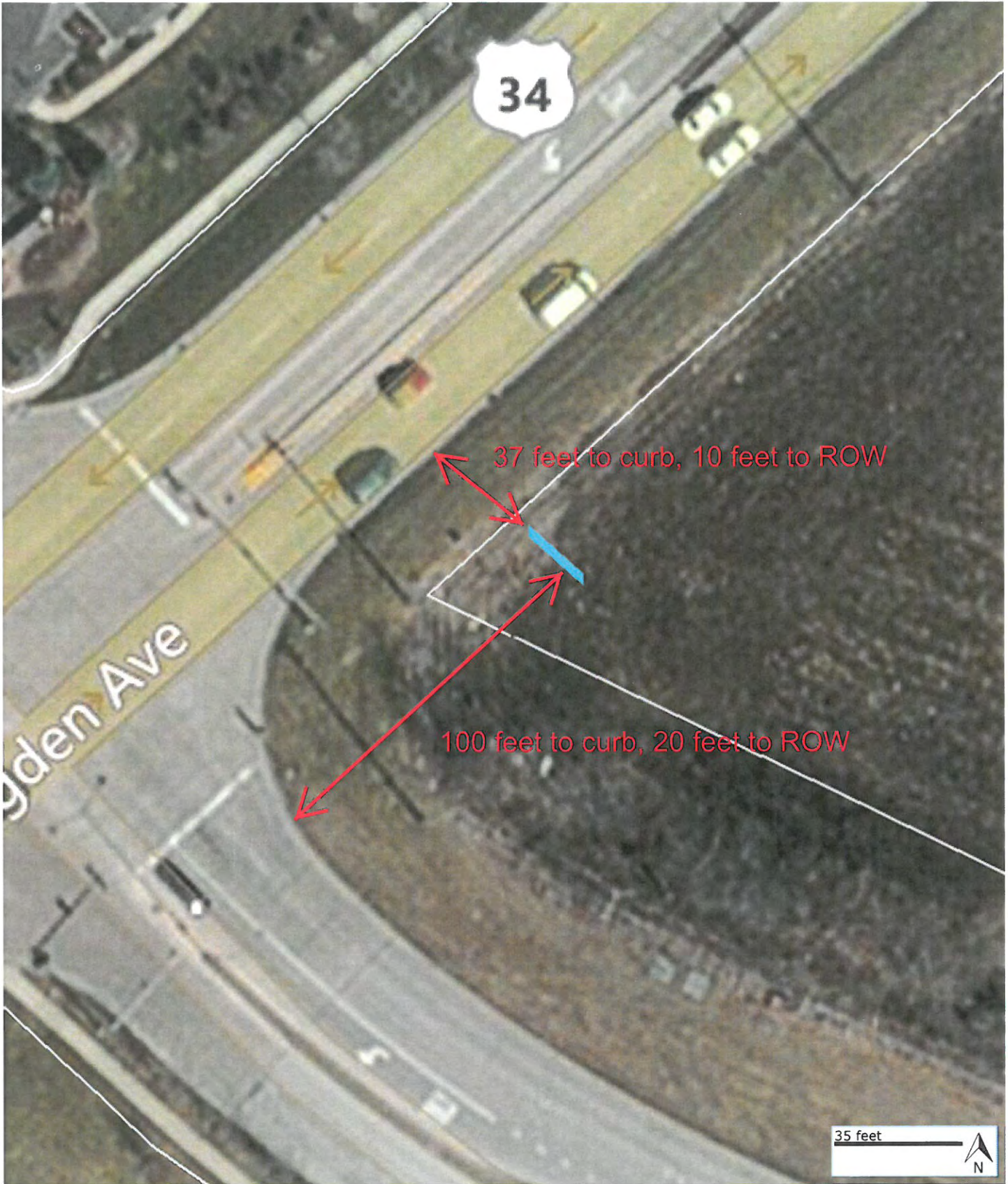


Exhibit B

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogden In Aurora.

192 SQ. FT.



12"x192" Single Sided Model Now Open Patch.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.
Qty: 2

Sign is not illuminated. Sign is 12' tall with 2' tall posts= 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White. Duranodic Bronze and Digital Vinyl. MDO Mounted to 2 White Wooden 10" x 10" columns.

Approval Signature

signsnow215@gmail.com

Phone: 630-357-2300
Fax: 630-357-3977

426 W. Fifth Ave.
Naperville, IL. 60563



State of Illinois
County of Kendall

Zoning Petition
#19-25

ORDINANCE NUMBER 2019- 22

**GRANTING A RENEWAL TO A SPECIAL USE PERMIT GRANTED BY ORDINANCE 2004-43
ON PROPERTY ZONED M-2 HEAVY INDUSTRIAL DISTRICT FOR AN OUTDOOR
ADVERTISING SIGN ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF U.S.
ROUTE 34 AND HAFENRICHTER (FARNSWORTH) (PIN: 03-01-127-006)
IN OSWEGO TOWNSHIP**

WHEREAS, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits, make amendments to existing special use permits, and place conditions on special use permits and provides the procedure through which special use permits are issued and amended; and

WHEREAS, Section 12.12 of the Kendall County Zoning Ordinance permits the placement of outdoor advertising structures and off-premise advertising signs as a special use permit with certain restrictions in the M-2 Heavy Industrial Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the M-2 Heavy Industrial Zoning District and consists of approximately 42.93 acres located at the southeast corner of the intersection of U.S. Route 34 and Hafenrichter (Farnsworth) (PIN: 03-01-127-006) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, the subject property is currently owned by KEKA Farms, LLC and is represented by Dave Hamman and the owner leases the property to Pulte Group and shall collectively hereinafter be referred to as "Petitioner"; and

WHEREAS, on December 21, 2004, the Kendall County Board approved Ordinance 2004-43 granting a special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, Condition #1 of Ordinance 2004-05 required that the special use granted by said ordinance be renewed every three years;

WHEREAS, on September 19, 2017, the Kendall County Board approved Ordinance 2017-14 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, Condition #1 of Ordinance 2017-14 and Section 12.06.A.4 of the Kendall County Zoning Ordinance require special use permits for such signs to be renewed every two years; and

WHEREAS, on or about June 14, 2019, Petitioner filed a petition for renewal of the special use permit granted by Ordinance 2004-05 and renewed by Ordinance 2017-14; and

WHEREAS, following due and proper notice by publication in the Beacon-News on June 30, 2019, the Kendall County Zoning Board of Appeals conducted a public hearing on July 29, 2019, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which evidence, testimony, and exhibits in support of the requested renewal to an existing special use permit was presented and zero members of the public testified in favor or in opposition to the request; and

State of Illinois
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Zoning Petition
#19-25

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the renewal to an existing special use permit as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated July 29, 2019, 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 renewal to an existing 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 renewal to an existing 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 renewal to an existing special use permit allowing the placement of an outdoor advertising structure (billboard) on the subject property subject to the following conditions:
 - A. The sign shall look substantially in the form as shown in Exhibit C attached hereto.
 - B. The sign shall be located substantially in the location depicted on the Site Plan attached hereto as Exhibit D.
 - C. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
 - D. The sign will not be illuminated.
 - E. The advertising on the sign is restricted to Pulte Group's residential development.
 - F. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
 - G. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

State of Illinois
County of Kendall

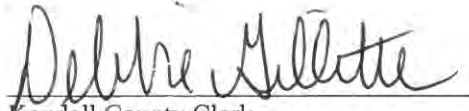
Zoning Petition
#19-25

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

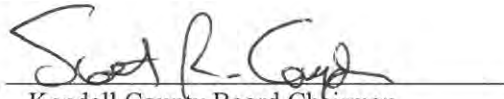
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this major amendment to an existing special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 27th day of August, 2019.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder

Exhibit A

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36, 1716.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 36, 1194.70 FEET TO THE CENTER LINE OF U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 306.50 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 139 DEGREES, 03 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTERCLOCKWISE THEREFROM, 1700.90 FEET TO A POINT THAT IS 1679.04 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 17 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 997.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 THAT IS 1727.22 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTHERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 441.28 FEET TO THE CENTER LINE OF SAID U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 486.62 FEET TO THE CENTER LINE OF HAFENRICHTER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HAFENRICHTER ROAD 2472.21 FEET TO A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 1830.39 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART FALLING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, 1851.94 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS WITH SAID SOUTH LINE, MEASURED FROM WEST TO NORTH, 482.53 FEET, THIS LINE HEREINAFTER REFERRED CALLED LINE "A", FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 710.83 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 101 DEGREES 10 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 327.11 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 390.0 FEET, 244.0 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 200.0 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 653.09 FEET TO THE NORTHWESTERLY EXTENSION OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE "A" 470.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP AURORA, KANE COUNTY, ILLINOIS AND THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1851.94 FEET TO THE POINT OF BEGINNING; THENCE

NORTHWESTERLY AT AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, 667.53 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 721.67 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 78 DEGREES 49 MINUTES 41 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH FORMS AN ANGLE OF 163 DEGREES 10 MINUTES 57 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 196.66 FEET AND A CHORD DISTANCE OF 193.85 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 21 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED COURSE, 727.61 FEET TO THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 51.42 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS AND IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPT THAT PART OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS BY INSTRUMENT RECORDED APRIL 26, 2007 AS DOCUMENT 200700013871, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING ALL THAT PART LYING NORTHERLY OF THE CENTERLINE OF U.S. 34

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 sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.***

*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. **True, the proposed special use will not negatively impact adjoining properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.***

*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 special use shall conform to the applicable regulations of the district.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.***

Recommendation

The Kendall County Zoning Board of Appeals recommends approval of the requested renewal to an existing special use permit with the following conditions:

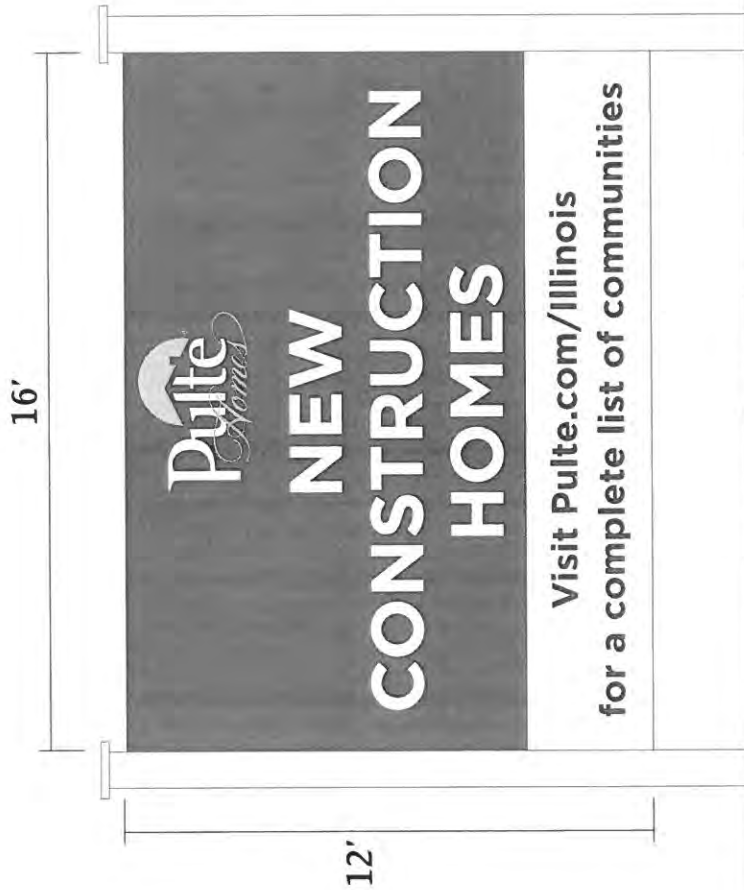
1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Group's residential development.
5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
6. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Kendall County Zoning Board of Appeals issues this recommendation by a vote of six (6) in favor, zero (0) opposed, and one (1) absent.

July 29, 2019

Exhibit C

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogdan In Aurora.



Sign is not illuminated. Sign is 12' tall with 2' tall posts = 14' from ground to top of sign.
Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl.

12'x16' Double Sided Billboard Re-face.
3/8" MDO Painted Ronan Dark Blue w/White, Light Grey & Digital.
Qty 1

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Phone: 630-357-2300
Naperville, IL 60563 Fax: 630-357-3977 **Signs@SignsNowNaperville.com**

EXHIBIT D



State of Illinois
County of Kendall

Zoning Petition
#21-24

ORDINANCE NUMBER 2021- 17

**GRANTING A RENEWAL TO A SPECIAL USE PERMIT GRANTED BY ORDINANCE 2004-43
ON PROPERTY ZONED M-2 HEAVY INDUSTRIAL DISTRICT FOR AN OUTDOOR
ADVERTISING SIGN ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF U.S.
ROUTE 34 AND HAFENRICHTER (FARNSWORTH) (PIN: 03-01-127-006)
IN OSWEGO TOWNSHIP**

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

WHEREAS, Section 12:12 of the Kendall County Zoning Ordinance permits the placement of outdoor advertising structures and off-premise advertising signs as a special use permit with certain restrictions in the M-2 Heavy Industrial Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the M-2 Heavy Industrial Zoning District and consists of approximately 42.9 acres located at the southeast corner of the intersection of U.S. Route 34 and Hafenrichter (Farnsworth) (PIN: 03-01-127-006) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property is currently owned by KEKA Farms, LLC and is represented by Dave Hamman and the owner leases the property to Pulte Home Corporation and shall collectively hereinafter be referred to as “Petitioner”; and

WHEREAS, on December 21, 2004, the Kendall County Board approved Ordinance 2004-43 granting a special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, Condition #1 of Ordinance 2004-05 required that the special use granted by said ordinance be renewed every three years;

WHEREAS, on September 19, 2017, the Kendall County Board approved Ordinance 2017-14 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, on August 27, 2019, the Kendall County Board approved Ordinance 2019-22 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, Condition #2.C of Ordinance 2019-22 and Section 12:06.A.4 of the Kendall County Zoning Ordinance require special use permits for such signs to be renewed every two years; and

WHEREAS, on or about June 3, 2021, Petitioner filed a petition for renewal of the special use permit granted by Ordinance 2004-05 and renewed by Ordinance 2019-22; and

WHEREAS, following due and proper notice by publication in the Beacon-News on July 6, 2021, the Kendall

State of Illinois
County of Kendall

Zoning Petition
#21-24

County Zoning Board of Appeals conducted a public hearing on August 2, 2021, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which evidence, testimony, and exhibits in support of the requested renewal to an existing special use permit was presented and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the renewal to an existing special use permit as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 2, 2021, 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 with conditions of the requested renewal to an existing special use permit; 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 renewal to an existing 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 renewal to an existing special use permit allowing the placement of an outdoor advertising structure (billboard) on the subject property subject to the following conditions:
 - A. The sign shall look substantially in the form as shown in Exhibit C attached hereto.
 - B. The sign shall be located substantially in the location depicted on the Site Plan attached hereto as Exhibit D.
 - C. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
 - D. The sign will not be illuminated.
 - E. The advertising on the sign is restricted to Pulte Home Corporation's residential development.

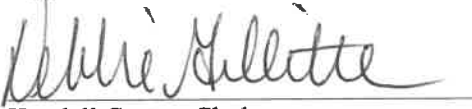
State of Illinois
County of Kendall

Zoning Petition
#21-24

- F. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
 - G. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
 - H. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. This renewal to an existing 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.
 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this major amendment to an existing special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of August, 2021.

Attest:


Kendall County Clerk
Debbie Gillette


Kendall County Board Chairman
Scott R. Gryder



Exhibit A

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36, 1716.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 36, 1194.70 FEET TO THE CENTER LINE OF U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 306.50 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 139 DEGREES, 03 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTERCLOCKWISE THEREFROM, 1700.90 FEET TO A POINT THAT IS 1679.04 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 17 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 997.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 THAT IS 1727.22 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTHERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 441.28 FEET TO THE CENTER LINE OF SAID U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 486.62 FEET TO THE CENTER LINE OF HAFENRICHTER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HAFENRICHTER ROAD 2472.21 FEET TO A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 1830.39 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART FALLING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, 1851.94 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS WITH SAID SOUTH LINE, MEASURED FROM WEST TO NORTH, 482.53 FEET, THIS LINE HEREINAFTER REFERRED CALLED LINE "A", FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 710.83 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 101 DEGREES 10 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 327.11 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 390.0 FEET, 244.0 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 200.0 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 653.09 FEET TO THE NORTHWESTERLY EXTENSION OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE "A" 470.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP AURORA, KANE COUNTY, ILLINOIS AND THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1851.94 FEET TO THE POINT OF BEGINNING; THENCE

NORTHWESTERLY AT AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, 667.53 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 721.67 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 78 DEGREES 49 MINUTES 41 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH FORMS AN ANGLE OF 163 DEGREES 10 MINUTES 57 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 196.66 FEET AND A CHORD DISTANCE OF 193.85 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 21 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED COURSE, 727.61 FEET TO THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 51.42 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS AND IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPT THAT PART OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS BY INSTRUMENT RECORDED APRIL 26, 2007 AS DOCUMENT 200700013871, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING ALL THAT PART LYING NORTHERLY OF THE CENTERLINE OF U.S. 34

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 2, 2021, by a vote of four (4) in favor and zero (0) in opposition. Members Cherry, LeCuyer, and Whitfield were absent.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

*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 sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.***

*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. **True, the proposed special use will not negatively impact adjoining properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.***

*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 special use shall conform to the applicable regulations of the district.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.***

RECOMMENDATION

Approval subject to the following conditions:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

6. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Exhibit C

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogden In Aurora.



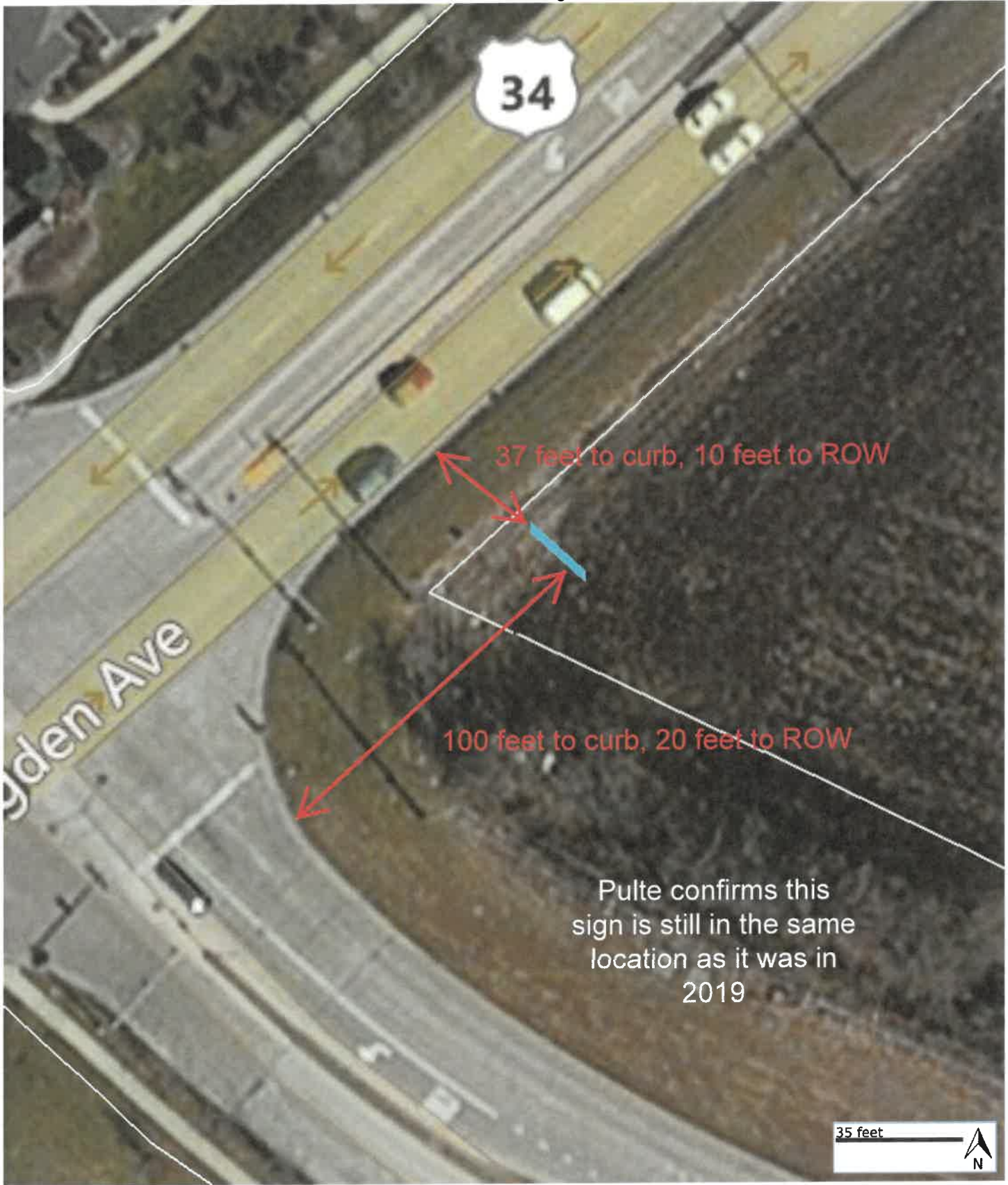
12'x16' Double Sided Billboard Re-face.
3/8" MDO Painted Ronan Dark Blue w/White, Red & Digital Vinyl.

Approval Signature _____



426 W. Fifth Ave. Phone: 630-357-2300
Naperville, IL. 60563 Fax: 630-357-3977

Signs@SignsNowNaperville.com





The sign is a large rectangular board supported by two white posts. It features a white top section with the Pulte Homes logo, a dark blue middle section with the project name and price range, a red section with 'MODELS OPEN', and a bottom section with contact information. The sign is set in a grassy area with utility lines overhead.

Pulte
HOMES

LINCOLN CROSSING

**TWO-STORY SINGLE FAMILY HOMES
FROM THE LOW \$400'S**

MODELS OPEN

LOCATED ON WOLF'S CROSSING NEAR EOLA

Join the Interest List
[pulte.com/LincolnCrossing](https://www.pulte.com/LincolnCrossing)



KEEP ILLINOIS CLEAN

06/20/2023 13:58

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 5, 2023 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:01 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department (Arrived at 9:02 a.m.)
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff’s Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC
Fran Klaas – Highway Department

Audience:

Karen Clementi

PETITIONS

Petitions 23-24 Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner) and Pulte Home Corporation (Billboard Owner)

Mr. Asselmeier summarized the request.

In December 2004, through Ordinance 2004-43, the Kendall County Board approved a special use permit for the placement of an off-premise advertising sign at the subject property. The special use permit was renewed in 2017 through Ordinance 2017-14. The special use was renewed again in 2019 through Ordinance 2019-22. The special use was renewed again in 2021 through Ordinance 2021-17 Restriction Number 2.C of the 2021 special use permit renewal and Section 12:06.A.4 require the owner to either remove the sign or to renew the special use permit every two (2) years.

The property is located at the northeast corner of the intersection of Route 34 and Hafenrichter (Farnsworth) in Oswego Township.

Mr. Asselmeier provided a picture of the billboard and an aerial showing the location of the billboard.

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

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Langston, Olson, Rybski, and Wormley
Nays (0): None
Abstain (0): None
Absent (3): Briganti, Chismark, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on July 26, 2023.

Member Briganti arrived at this time (9:02 a.m.).

PUBLIC COMMENT

Mr. Asselmeier reported that an application to renew the special use permit for a composting facility at 1270 E. Beecher was received.

ADJOURNMENT

Mr. Rybski made a motion, seconded by Commander Langston, to adjourn.

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:10 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JULY 5, 2023**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Karen Clementi Fox Metro WRD	682 A State Rte 31 Dswego IL 60543	kclementi@foxmetro.org

Attachment 8, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of July 26, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Claire Wilson

Members Absent: Tom Casey, Bob Stewart, and Seth Wormley

Staff Present: Matthew H. Asselmeier, Director

Others Present: None

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member Nelson, to approve the minutes of the of the April 26, 2023, meeting. With a voice vote of seven (7) ayes, the motion carried.

PETITION

Petition 23-24 Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner) and Pulte Home Corporation (Billboard Owner)

Mr. Asselmeier summarized the request.

He provided a description of the sign, the site plan showing the location of the sign, and a current picture of the sign.

The proposed Findings of Fact were:

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 sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.

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. True, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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 special use shall conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.

If approved, Staff recommended the following conditions be included in the approving special use ordinance:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
6. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Rodriguez made a motion, seconded by Member Nelson, to recommend approval of the special use permit.

The votes were as follows:

Ayes (6): Ashton, Bernacki, McCarthy-Lange, Nelson, Rodriguez, and Wilson
Nays (0): None
Absent (3): Casey, Stewart, and Wormley
Abstain (1): Hamman

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on July 31, 2023.

Member Hamman thanked everyone for attending and supporting the request. He said discussions were underway to annex the property to Aurora.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 23-05, 23-06, 23-07, 23-08, 23-09, 23-10, 23-11, 23-12, 23-13, 23-17, and 23-19 were approved by the County Board.

Discussion occurred regarding removing the phone numbers of the township highway commissioners from the Subdivision Control Ordinance.

Discussion occurred regarding noise complaints from houses built after a special use permit was issued.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the composting facility on Beecher Road had applied to renew their special use permit. This would be the only agenda item for the August meeting, assuming the unresolved issues were addressed at ZPAC.

Mr. Asselmeier reported that the owner of 1038 Harvey Road had applied for annexation to the Village of Oswego. The hearings would likely occur in September or October.

The emergency escape plan was discussed.

The winery on Plattville Road opened recently.

A Gas-N-Wash opened in Joliet at Caton Farm and Ridge Roads in Na-Au-Say Township.

Discussion occurred regarding solar panel regulations, including farmland preservation, stormwater regulations, one point five (1.5) municipal mile review, bonding requirements, and concerns about fires related to batteries and related building codes.

Discussion occurred regarding silica sand quarries and the lack of reclamation bonds.

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 7:30 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Director

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
August 28, 2023 – 7:00 p.m.

CALL TO ORDER

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

ROLL CALL:

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

Members Absent: Jillian Prodehl

Staff Present: Matthew Asselmeier, AICP, CFM, Director

Others Present: Dan Nagel, Jeff Milroy, Jesse Sexton, and Bob Davidson

PETITIONS

The Zoning Board of Appeals started their review of Petition 23-24 at 7:01 p.m.

Petition 23 – 24 – Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner) and Pulte Home Corporation (Billboard Owner)

Request: Renew the Special Use Permit Granted by Ordinance 2004-43 and Renewed by Ordinance 2021-17 Allowing the Placement of an Outdoor Advertising Sign (Billboard) at the Subject Property

PIN: 03-01-127-006

Location: Northeast Corner of the Intersection of U.S. Route 34 and Hafenrichter (Farnsworth) in Oswego Township

Purpose: Petitioner Wishes to Renew Special Use Permit for Billboard; Property is Zoned M-2

Chairman Mohr opened the public hearing at 7:02 p.m.

No members of the public testified at the public hearing.

Staff's memo was entered into the record without objection.

Chairman Mohr closed the public hearing at 7:02 p.m.

Member Whitfield made a motion, seconded by Member Thompson, to approve the findings of fact and recommend approval of the special use permit with the conditions proposed by Staff.

The votes were as follows:

ZBA Meeting Minutes 8.28.23

Page 1 of 2

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Prodehl

The motion passed.

The proposal goes to the Planning, Building and Zoning Committee on September 11, 2023.

The Zoning Board of Appeals completed their review of Petition 23-24 at 7:03 p.m.

PUBLIC COMMENTS

Mr. Asselmeier said Petition 23-26 was on the only agenda item for the October 2, 2023, hearing/meeting, unless a variance is applied for by September 1, 2023.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 8:29 p.m.

The next regularly scheduled hearing/meeting will be on October 2, 2023.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Director
Exhibits

1. Memo on Petition 23-24 Dated July 26, 2023
2. Certificate of Publication and Certified Mail Receipts for Petition 23-24 (Not Included with Report but on file in Planning, Building and Zoning Office)



**KENDALL COUNTY
ZONING BOARD OF APPEALS
AUGUST 28, 2023**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
[REDACTED]	[REDACTED]	<i>Don Wood</i>
<i>JEFF MILROY</i>	[REDACTED]	[REDACTED]
[REDACTED]	<i>249</i>	[REDACTED]

State of Illinois
County of Kendall

Zoning Petition
#23-24

ORDINANCE NUMBER 2023-_____

**GRANTING A RENEWAL TO A SPECIAL USE PERMIT GRANTED BY ORDINANCE 2004-43
ON PROPERTY ZONED M-2 HEAVY INDUSTRIAL DISTRICT FOR AN OUTDOOR
ADVERTISING SIGN ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF U.S.
ROUTE 34 AND HAFENRICHTER (FARNSWORTH) (PIN: 03-01-127-006)
IN OSWEGO TOWNSHIP**

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

WHEREAS, Section 12:12 of the Kendall County Zoning Ordinance permits the placement of outdoor advertising structures and off-premise advertising signs as a special use permit with certain restrictions in the M-2 Heavy Industrial Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the M-2 Heavy Industrial Zoning District and consists of approximately 42.9 acres located at the northeast corner of the intersection of U.S. Route 34 and Hafenrichter (Farnsworth) (PIN: 03-01-127-006) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property is currently owned by KEKA Farms, LLC and is represented by Dave Hamman and the owner leases the property to Pulte Home Corporation and shall collectively hereinafter be referred to as “Petitioner”; and

WHEREAS, on December 21, 2004, the Kendall County Board approved Ordinance 2004-43 granting a special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, Condition #1 of Ordinance 2004-05 required that the special use granted by said ordinance be renewed every three years;

WHEREAS, on September 19, 2017, the Kendall County Board approved Ordinance 2017-14 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, on August 27, 2019, the Kendall County Board approved Ordinance 2019-22 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, on August 17, 2021, the Kendall County Board approved Ordinance 2021-17 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

WHEREAS, Condition #2.C of Ordinance 2021-17 and Section 12:06.A.4 of the Kendall County Zoning Ordinance require special use permits for such signs to be renewed every two years; and

State of Illinois
County of Kendall

Zoning Petition
#23-24

WHEREAS, on or about June 20, 2023, Petitioner filed a petition for renewal of the special use permit granted by Ordinance 2004-05 and renewed by Ordinance 2021-22; and

WHEREAS, following due and proper notice by publication in the Beacon-News on August 11, 2023, the Kendall County Zoning Board of Appeals conducted a public hearing on August 28, 2023, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which evidence, testimony, and exhibits in support of the requested renewal to an existing special use permit was presented and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the renewal to an existing special use permit as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 28, 2023, 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 with conditions of the requested renewal to an existing special use permit; 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 renewal to an existing 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 renewal to an existing special use permit allowing the placement of an outdoor advertising structure (billboard) on the subject property subject to the following conditions:
 - A. The sign shall look substantially in the form as shown in Exhibit C attached hereto.
 - B. The sign shall be located substantially in the location depicted on the Site Plan attached hereto as Exhibit D.
 - C. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
 - D. The sign will not be illuminated.
 - E. The advertising on the sign is restricted to Pulte Home Corporation's residential development.

State of Illinois
County of Kendall

Zoning Petition
#23-24

- F. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
 - G. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
 - H. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 3. This renewal to an existing 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.
 - 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this renewal to an existing special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of September, 2023.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36, 1716.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 36, 1194.70 FEET TO THE CENTER LINE OF U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 306.50 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 139 DEGREES, 03 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTERCLOCKWISE THEREFROM, 1700.90 FEET TO A POINT THAT IS 1679.04 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 17 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 997.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 THAT IS 1727.22 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTHERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 441.28 FEET TO THE CENTER LINE OF SAID U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 486.62 FEET TO THE CENTER LINE OF HAFENRICHTER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HAFENRICHTER ROAD 2472.21 FEET TO A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 1830.39 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART FALLING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, 1851.94 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS WITH SAID SOUTH LINE, MEASURED FROM WEST TO NORTH, 482.53 FEET, THIS LINE HEREINAFTER REFERRED CALLED LINE "A", FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 710.83 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 101 DEGREES 10 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 327.11 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 390.0 FEET, 244.0 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 200.0 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 653.09 FEET TO THE NORTHWESTERLY EXTENSION OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE "A" 470.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP AURORA, KANE COUNTY, ILLINOIS AND THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1851.94 FEET TO THE POINT OF BEGINNING; THENCE

NORTHWESTERLY AT AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, 667.53 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 721.67 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 78 DEGREES 49 MINUTES 41 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH FORMS AN ANGLE OF 163 DEGREES 10 MINUTES 57 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 196.66 FEET AND A CHORD DISTANCE OF 193.85 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 21 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED COURSE, 727.61 FEET TO THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 51.42 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS AND IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPT THAT PART OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS BY INSTRUMENT RECORDED APRIL 26, 2007 AS DOCUMENT 200700013871, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING ALL THAT PART LYING NORTHERLY OF THE CENTERLINE OF U.S. 34

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 28, 2023, by a vote of six (6) in favor and zero (0) in opposition. Member Prodehl was absent.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

*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 sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.***

*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. **True, the proposed special use will not negatively impact adjoining properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.***

*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 special use shall conform to the applicable regulations of the district.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.***

RECOMMENDATION

Approval subject to the following conditions:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

6. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

14' TO TOP OF SIGN

12'



LINCOLN CROSSING

TWO-STORY SINGLE FAMILY HOMES
FROM THE **LOW \$400'S**

MODELS OPEN

LOCATED ON WOLF'S CROSSING NEAR EOLA

Join the Interest List

Pulte.com/LincolnCrossing



10" X 64" MDO PRICE PATCH
WHITE VINYL COPY ON
BACKGROUND PAINTED
RONAN DARK BLUE

16" X 16" MDO INFO PATCH
WHITE VINYL COPY ON
BACKGROUND PAINTED RED

**LINCOLN CROSSING: 12' X 16' DOUBLE-SIDED INFORMATIONAL BILLBOARD REFACE
3/8" MDO W/ VINYL COPY & DIGITALLY PRINTED DETAIL
BACKGROUND PAINTED RONAN DARK BLUE- MOUNTED TO EXISTING WOOD COLUMNS
LOCATED AT FARNSWORTH & OGDEN (FORMERLY READING "MEADOW RIDGE")**



426 W. FIFTH AVENUE
NAPERVILLE, IL 60563

PH: 630-357-2300
FAX: 630-357-3977

DATE: FEBRUARY 26, 2022
signs@signsnownaperville.com





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-28

Troy M. and Ashley L. Williams

**Plat of Vacation of a Drainage and Utility Easement
in Whitetail Ridge Subdivision**

INTRODUCTION

A ten foot (10') drainage and utility easement presently exists between Lots 100 and 101 in Whitetail Ridge Subdivision. Troy and Ashley Williams own the subject lots and would like to construct a home in the center of the combined lots.

The Petitioners previously combined the lots into one (1) parcel identification number.

SITE INFORMATION

PETITIONER Troy M. and Ashley L. Williams

ADDRESS 7557 and 7583 Clubhouse Drive, Yorkville (Lots 100 and 101 of Whitetail Ridge)

LOCATION Approximately 275 Feet Northwest of Legacy Circle on the West Side of Clubhouse Drive



TOWNSHIP Kendall Township

PARCEL # 05-12-276-011

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE Residential/Vacant

ZONING RPD-2

LRMP	Current Land Use	One-Family Residential and Vacant
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Clubhouse Drive is a Township Road classified as a Local Road
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate a Ten Foot (10') Drainage and Utility Easement Between Lots 100 and 101

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Single-Family Residential	RPD-2	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Single-Family Residential and Golf Course	RPD-2 and RPD-2 SU	Rural Residential	N/A
East	Single-Family Residential and Common Area	RPD-2	Rural Residential	N/A
West	Single-Family Residential and Golf Course	RPD-2 and RPD-2 SU	Rural Residential	N/A

The RPD-2 special use is for a golf course.

ACTION SUMMARY

KENDALL TOWNSHIP

Kendall Township was emailed information on August 17, 2023.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on August 17, 2023. The Yorkville Economic Development Committee reviewed the proposal on September 5, 2023. The Committee had no issues with the request. The email to that effect is included as Attachment 8.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on August 17, 2023.

ZPAC

ZPAC reviewed the proposal at their meeting on September 5, 2023. It was noted that the combined lots could adequately service one (1) septic system. The utilities had already approved the vacation. Staff was unsure if an access easement had been approved by Kendall Township. ZPAC recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with

two (2) members absent. The minutes of the meeting are included as Attachment 9.

GENERAL

The application materials are included as Attachment 1. The plat for this area of Whitetail Ridge is included as Attachment 2. The plat of vacation is included as Attachment 3. The topographic information is included as Attachment 4. The grading plan information is included as Attachment 5.

On August 9, 2023, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email is included as Attachment 6.

On August 14, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested easement vacation. This email is included as Attachment 7.

The Petitioner contacted several of the utilities and no utilities would be impacted by vacating the easement. The Petitioner secured the signatures from the various utilities on the Mylar copies of the plat of vacation, which was not submitted as part of the application.

RECOMMENDATION

Staff recommends approval of the requested easement vacation provided that the Lots 100 and 101 remain under the same ownership.

The draft ordinance is included as Attachment 10.

ATTACHMENTS

1. Application Materials
2. Plat of Whitetail Ridge (The Subject Property Area Only)
3. Plat of Vacation
4. Topographic Information
5. Grading Information
6. August 9, 2023, Chismark Email
7. August 14, 2023, Whitetail Ridge Homeowners' Association Email
8. September 6, 2023 Yorkville Email
9. September 5, 2023, ZPAC Meeting Minutes
10. Draft Ordinance



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)		
Troy M. Williams		
CURRENT LANDOWNER/NAME(s)		
Troy & Ashley Williams		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 1.50	7557 Clubhouse Drive, Yorkville, IL 60560	05-12-276-011
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant Lot	RPD-2	Rural Residential
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 checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Troy Williams	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
David J. Zientek	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		08/11/2023

FEE PAID: \$ 500.00
 CHECK #: [REDACTED]

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

Date Stamp Here If Checklist Is Complete

LEGAL DESCRIPTION OF EASEMENT RELEASE – LOT 100

THAT PART OF LOT 100 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7; PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8; AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL COUNTY AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005 00015985, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE SOUTHEAST FIVE FEET, EXCEPTING
THEREFROM THE NORTHEAST FIFTEEN FEET AND
THE SOUTHWEST TEN FEET THEREOF.

COMMON ADDRESS: 7557 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
PARCEL INDEX NUMBER: 05-12-276-006

H:\17599\ENGINEER\LEGAL DESCRIPTION OF EASEMENT RELEASE - LOT 100.docx

LEGAL DESCRIPTION OF EASEMENT RELEASE - LOT 101

THAT PART OF LOT 101 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7; PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8; AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL COUNTY AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005 00015985, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTHWEST FIVE FEET, EXCEPTING
THEREFROM THE NORTHEAST FIFTEEN FEET
AND THE SOUTHWEST TEN FEET THEREOF.

COMMON ADDRESS: 7583 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
PARCEL INDEX NUMBER: 05-12-276-007



Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is [REDACTED]

202100013822

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 6/1/2021 2:46 PM
REC FEE: 57.00 RHSPS: 10.00
STATE TAX: 150.00
COUNTY TAX: 75.00
PAGES: 2

WARRANTY DEED

Statutory (Illinois)

**THE GRANTOR,
WHITETAIL DEVELOPMENT, LLC,
an Illinois Limited Liability Company**

of the City of Yorkville
in the County of Kendall
and State of Illinois

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEYS AND WARRANTS TO:**

Troy Williams and Ashley Rusch

Not as tenants in common but in Joint Tenancy,

whose address is:



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

LOTS 99, 100 AND 101 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

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

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

Permanent Real Estate Index Number:

- 05-12-276-005
- 05-12-276-006
- 05-12-276-007

Address of Real Estate:

- 7533 Clubhouse Drive, Yorkville, Illinois 60560
- 7557 Clubhouse Drive, Yorkville, Illinois 60560
- 7583 Clubhouse Drive, Yorkville, Illinois 60560

Return to:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

10/1 sub
S

WARRANTY DEED

Statutory (Illinois)

**THE GRANTOR,
WHITETAIL DEVELOPMENT, LLC,
an Illinois Limited Liability Company**

of the City of Yorkville
in the County of Kendall
and State of Illinois

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEYS AND WARRANTS TO:**

Troy Williams and Ashley Rusch

Not as tenants in common but in Joint Tenancy,

whose address is:



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

LOTS 99, 100 AND 101 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

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

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

Permanent Real Estate Index Number:
05-12-276-005
05-12-276-006
05-12-276-007

Address of Real Estate:
7533 Clubhouse Drive, Yorkville, Illinois 60560
7557 Clubhouse Drive, Yorkville, Illinois 60560
7583 Clubhouse Drive, Yorkville, Illinois 60560

Return to:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

10/1/20

Dated this 25th day of May, 2021.

WHITE TAIL DEVELOPMENT, LLC

BY: [REDACTED]
MATTHEW G. BLOCKER, Manager

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew G. Blocker personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 25th day of May, 2021.

[REDACTED]

Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Troy Williams and Ashley Rusch

[REDACTED]



THIS DOCUMENT PREPARED BY:
Law Offices of Daniel J. Kramer

[REDACTED]

AFTER RECORDING RETURN TO:
Attorney Patrick Clancy

[REDACTED]



Declaration ID: [REDACTED]
 Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 7533, 7557 AND 7583 CLUBHOUSE DR
 Street address of property (or 911 address, if available)
YORKVILLE 60560-0000
 City or village ZIP
Kendall
 Township

2 Enter the total number of parcels to be transferred. 3

3 Enter the primary parcel identifying number and lot size or acreage

Primary PIN	Lot size or acreage	Acres	No Split Parcel
<u>05-12-276-005</u>	<u>.6</u>	<u>Acres</u>	<u>No</u>

4 Date of instrument: 5/25/2021
 Date

5 Type of instrument (Mark with an "X."): Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify):

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c Mobile home residence
- d Apartment building (6 units or less) No. of units: 0
- e Apartment building (over 6 units) No. of units: 0
- f Office
- g Retail establishment
- h Commercial building (specify):
- i Industrial building
- j Farm
- k Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract year contract initiated : _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify): _____
- s Homestead exemptions on most recent tax bill:
 - 1 General/Alternative 0.00
 - 2 Senior Citizens 0.00
 - 3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration 11 150,000.00
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20210504727127

Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: Not Issued

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			150,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			150,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			300.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			150.00
20 County tax stamps — multiply Line 18 by 0.25.	20			75.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			225.00

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

LOTS 99, 100 AND 101 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

WHITETAIL DEVELOPMENT, LLC

Seller's or trustee's name: [Redacted] Seller's trust number (if applicable - not an SSN or FEIN): [Redacted]

Street address (after sale): [Redacted] City: [Redacted] State: [Redacted] ZIP: [Redacted]

Seller's daytime phone: [Redacted] Phone extension: [Redacted] Country: [Redacted]

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

TROY WILLIAMS AND ASHLEY RUSCH

Buyer's trust number (if applicable - not an SSN or FEIN): [Redacted]

Street address (after sale): [Redacted] City: [Redacted] State: [Redacted] ZIP: [Redacted]

Buyer's daytime phone: [Redacted] Phone extension: [Redacted] Country: USA

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

Name of company: [Redacted] Street address: [Redacted] City: [Redacted] State: [Redacted] ZIP: [Redacted]

Country: [Redacted]

Preparer Information

DANIEL KRAMER - LAW OFFICES OF DANIEL J. KRAMER

HC-2021KL-2443



Declaration ID: [Redacted]

Status: Closing Completed

State/County Stamp: Not Issued

Document No.: Not Recorded

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

Street address

State

ZIP

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	_____			
	Buildings	_____			
	Total	_____			
3	Year prior to sale _____				
4	Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No				
5	Comments				
Illinois Department of Revenue Use			Tab number		



Declaration ID: [REDACTED]
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
05-12-276-006	.6	Acres	No
05-12-276-007	.6	Acres	No

Personal Property Table

Description of Item	Value	Type of Property
---------------------	-------	------------------

TRANSMITTAL FORM

Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560
630-892-2323
Fax: 630-892-2390

09/30/2021

Attorney Patrick Cleary
[Redacted]

WTG File Number:

[Redacted]

Customer Reference(s): Whitetail Development to Williams/Rusch

Please find the following documents attached to this transmittal:

Document(s):

. Owners Policy



Policy No.: [REDACTED]

OWNER'S POLICY OF TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

COVERED RISKS

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

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

ALTA Owners Policy [REDACTED]

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- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Wheatland Title Company



By:



Randy R. Quirk

President



Attest:

Marjorie Nemzura

Secretary

EXCLUSIONS FROM COVERAGE

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

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

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

ALTA Owners Policy

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Fidelity National Title Insurance Company

POLICY OF TITLE INSURANCE ALTA OWNERS POLICY

ISSUING AGENT



09/30/2021

Fidelity National Title Insurance Company
A.L.T.A. OWNERS FORM
SCHEDULE A

Owner's Policy No.:



Lender's Policy No.:

WTG File No.:



Amount of Insurance: \$150,000.00

Date of Policy: June 01, 2021

1. Name of Insured:

Troy Williams and Ashley Rusch

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

Fee Simple

3. Title is vested in:

Troy Williams and Ashley Rusch

4. The land referred to in the policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

ISSUED BY
Wheatland Title Company



Law Offices of Daniel J. Kramer



Agent for
Fidelity National Title Insurance Company

09/30/2021

Fidelity National Title Insurance Company
A.L.T.A. OWNERS FORM
- SCHEDULE A -

Owner's Policy No.:
Lender's Policy No.:
WTG File No.:

[REDACTED]

LEGAL DESCRIPTION

LOTS 99, 100 AND 101 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

Permanent Tax Number: 05-12-276-005; 05-12-276-006; 05-12-276-007

ISSUED BY:
Wheatland Title Company

[REDACTED]

Law Offices of Daniel J. Kramer

[REDACTED]

Agent for:
Fidelity National Title Insurance Company

09/30/2021

Fidelity National Title Insurance Company
A.L.T.A. OWNERS FORM
SCHEDULE B

Owner's Policy No.:
Lender's Policy No.:
WTG File No.:



EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B – Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

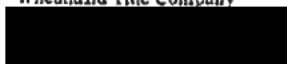
- 1. The lien of all taxes for the year 2020 and thereafter.
PERMANENT TAX NUMBER: 05-12-276-005

PERMANENT TAX NUMBER: 05-12-276-006

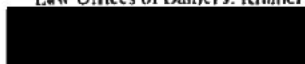
PERMANENT TAX NUMBER: 05-12-276-007

- 2. Rights or claims of parties in possession not shown by the public records.
- 3. Easements, or claims of easements, not shown by the public records.
- 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Building setback line of 30 feet from the Northeasterly lot line; 50 feet from the Southwesterly and 10% of the lot width or 10 feet from the Northwesterly and Southeasterly lot line as shown on the Plat of Subdivision recorded June 9, 2005 as Document Number 200500015985.
- 7. Easement for Public Utilities and Drainage over and across the Northeasterly 15 feet; the Southwesterly 10 feet; and the Northwesterly and Southeasterly 5 feet of subject property as shown on the Plat of Subdivision recorded June 9, 2005 as

ISSUED BY:
Wheatland Title Company



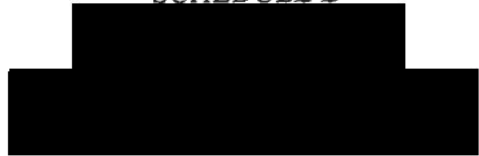
Law Offices of Daniel J. Krmer



Agent for:
Fidelity National Title Insurance Company

Fidelity National Title Insurance Company
A.L.T.A. OWNERS FORM
- SCHEDULE B -

Owner's Policy No.:
Lender's Policy No.:
WTG File No.:



Document No. 200500015985.

- 8. Easement for Public Utilities over and across the Southeasterly 10 feet of subject property as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985.

Note: Affects Lot 99.

- 9. Easement for Public Utilities over and across the Northwesterly 10 feet of subject property as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985.

Note: Affects Lot 100.

- 10. Easements and Building Lines as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985.

- 11. Covenants, conditions, restrictions and easements contained in Declaration of Protective Covenants for Whitetail Ridge Subdivision Homeowners' Association recorded June 9, 2005 as Document No. 200500015992 in the Kendall County Recorder's Office.

Note: See copy for particulars.

- 12. Amendment to Declaration of Protective Covenants for Whitetail Ridge Subdivision Homeowners' Association recorded September 16, 2020 as Document Number 202000017966.

Note: See document copy for particulars.

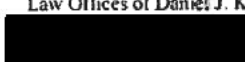
- 13. By-Laws for Whitetail Ridge Subdivision Homeowners' Association recorded July 1, 2011 as Document No. 201100010720 in the Kendall County Recorder's Office.

- 14. Terms and conditions contained in Consent to Creation of Special Service Tax Area dated March 16, 2005 and recorded June 9, 2005 as Document No. 200500015986 made by Whitetail Development, LLC recorded in the Kendall

ISSUED BY:
Whitetail Title Company



Law Offices of Daniel J. Kramer



Agent for
Fidelity National Title Insurance Company

09/30/2021

Fidelity National Title Insurance Company
A.L.T.A. OWNERS FORM
- SCHEDULE B -

Owner's Policy No.:



Lender's Policy No.:

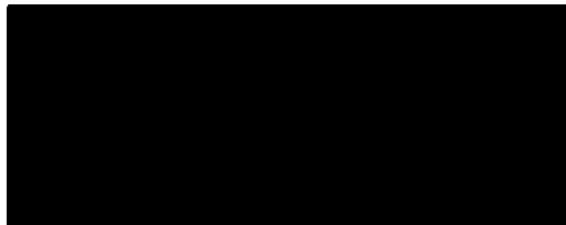


WTG File No.:

County Recorder's Office.

- 15. Terms and conditions contained in an Ordinance establishing a back-up Special Tax Service Area Number 2005-32 for Whitetail Ridge Subdivision recorded June 9, 2005 as Document No. 200500015987 recorded in the Kendall County Recorder's Office.
- 16. Terms and conditions contained in an Ordinance Establishing a back-up Special Tax Service Area Number 2005-33 recorded June 9, 2005 as Document No. 200500015988 made by the County of Kendall, recorded in the Kendall County Recorder's Office.
- 17. Terms and conditions contained in a Grant of Conservation Easement dated May 16, 2005 and recorded June 9, 2005 as Document No. 200500015993 made by Whitetail Development, LLC to Whitetail Ridge Homeowners Association LLC recorded in the Kendall County Recorder's Office.
- 18. Rights of the public, the State of Illinois, the County, the Township and the Municipality in and to that part of the land, if any, taken or used for road purposes.
- 19. Rights of way for drainage ditches, tiles, feeders and laterals, if any.
- 20. The Standard Endorsement is attached hereto and made a part hereof.

- End Schedule B -



Daniel J. Kramer, Authorized Signatory

ISSUED BY:
Wheatland Title Company



Law Offices of Daniel J. Kramer



Agent for:
Fidelity National Title Insurance Company

FIDELITY NATIONAL TITLE INSURANCE COMPANY

ENDORSEMENT - STANDARD

Attached to Policy No. [REDACTED]
File No. [REDACTED]
Effective Date: June 1, 2021

The Policy is hereby amended in the following manner:

Standard Exceptions 2 & 5 on Schedule B of this Policy are hereby waived.

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

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the

Title

- (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
- (2) if the grantee wholly owns the named Insured,
- (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
- (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

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

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

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

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters



insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

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

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

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

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

8. DETERMINATION AND EXTENT OF LIABILITY

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

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.



(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

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

11. LIABILITY NONCUMULATIVE

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

12. PAYMENT OF LOSS

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

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

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

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

ALTA Owners Policy

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(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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

16. SEVERABILITY

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

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at FIDELITY NATIONAL TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

2014

ALTA Owners Policy



FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see “Choices with Your Information” to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an “opt out” request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the

mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law. to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice: Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information: Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

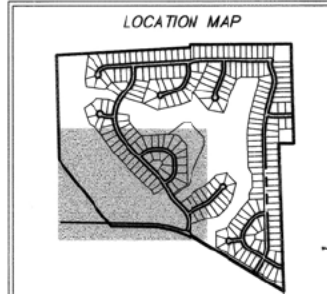
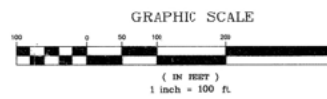
PLAT OF SUBDIVISION
WHITETAIL RIDGE
 A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8, AND
 PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL &
 NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

SMITH ENGINEERING CONSULTANTS
 CIVIL, STRUCTURAL ENGINEERS AND SURVEYORS
 709 JOHN STREET
 YORKVILLE, ILLINOIS 62450
 PH 630-593-7500 FAX 630-593-7646
 www.smitheng.com
 *MORNING *AFTERNOON *EVENING
 ILLINOIS PROFESSIONAL DESIGN FIRM # 02-00000000
 COMP. FILE: 040039-0.dwg
 PLOT FILE: STANDARD
 PLOT DATE: 04/03/05

CURVE TABLE				
CHORD	BEARING	RADIUS	LENGTH	
01	282.52	275.00	N53°36'21"E	92.09
02	46.98	275.00	N39°04'22"E	46.92
03	115.50	275.00	S76°39'14"E	114.65
04	124.73	275.00	N09°49'47"E	123.66
05	228.15	275.00	N46°35'27"E	221.66
06	252.11	275.00	S81°56'53"W	243.38
07	453.21	275.00	S11°31'43"E	403.64
08	300.76	275.00	N30°02'21"E	296.00
09	431.97	275.00	N46°17'54"W	388.91
10	192.46	275.00	S68°10'36"W	188.56
11	121.29	415.00	S83°24'55"E	120.86
12	108.87	275.00	N11°05'20"E	108.16
13	108.02	275.00	S11°03'39"W	107.33
14	144.19	250.00	S75°15'54"E	142.20
15	75.44	750.00	S87°22'17"E	75.41
16	75.44	750.00	N87°22'17"W	75.41
17	216.62	1000.00	S83°32'29"W	216.20
18	82.91	500.00	N82°05'09"E	82.81
19	181.86	250.00	S65°59'46"W	177.88
20	95.16	100.00	S17°53'41"W	91.61
21	239.36	415.00	N14°44'06"E	236.06
22	63.85	415.00	S82°37'09"W	63.78
23	57.45	415.00	S10°59'31"W	57.40
24	302.34	415.00	N85°54'48"W	295.70
25	192.07	415.00	S13°31'52"E	190.36
26	515.73	415.00	N89°41'46"W	481.18
27	120.97	415.00	S36°58'48"E	120.55
28	122.70	415.00	N17°05'57"W	122.25
29	72.90	1000.00	S43°28'51"E	72.88
30	104.75	700.00	S01°28'40"W	95.24
31	344.13	415.00	N87°35'32"E	334.36
32	108.87	275.00	N11°05'20"E	108.16

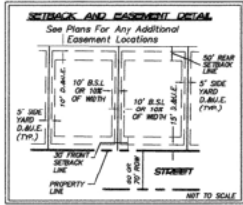


SEE SHEET 1349 FOR CONTINUATION



200900015945
 Filed for Record in
 KENDALL COUNTY, ILLINOIS
 PAUL R. ANDERSON
 06-09-2005 at 09:20 AM
 PLOT OF S18

Slot 1349



PLAT OF SUBDIVISION WHITETAIL RIDGE KENDALL COUNTY, ILLINOIS	
10	C.D. 06/07/05
9	C.D. 05/25/05
8	C.D. 05/13/05
7	MS 04/19/05
6	MS 04/07/05
REVISIONS	
1	MS 07/12/04
2	MS 07/28/05
3	DWS 02/16/05
4	DWS 02/18/05
5	MS 03/07/05
DWN BY:	INT. DATE: 11/12/04
INT. DATE:	11/12/04
DSN BY:	INT. HORIZ SCALE: 1"=100'
INT. HORIZ SCALE:	1"=100'
CHK BY:	INT. VERT SCALE: -
INT. VERT SCALE:	-
PROJECT:	0400...
SHEET:	3 OF 3

ED LANDS

OUTLOT H HEREBY CONVEYED TO D.O.T.

PLAT OF EASEMENT RELEASE

COUNTY BOARD

STATE OF ILLINOIS) SS.
 COUNTY OF KENDALL)
 APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS THIS
 DAY OF 20

COUNTY CLERK CHAIRMAN OF COUNTY BOARD

OWNER'S CERTIFICATE

STATE OF)
) SS.
 COUNTY OF KENDALL)
 THIS IS TO CERTIFY THAT IS/ARE THE OWNER(S)
 OF THE PROPERTY DESCRIBED HEREON AND DO(ES) WILLINGLY ACCEPT AND
 APPROVE THE EASEMENT RELEASE AND GRANT AS DESCRIBED HEREON.
 DATED AT ILLINOIS, THIS DAY OF
 A.D., 20
 BY: ATTEST:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) SS.
 COUNTY OF KENDALL)
 I, A NOTARY PUBLIC IN AND FOR
 STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT,
 PERSONALLY KNOWN TO BE TO BE THE SAME
 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE,
 APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF
 THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND
 PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE VOLUNTARY ACT.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF
 A.D., 20
 NOTARY PUBLIC

COUNTY RECORDER

STATE OF ILLINOIS) SS.
 COUNTY OF KENDALL)
 THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE
 RECORDER'S OFFICE OF KENDALL COUNTY AFORESAID ON THE DAY OF
 20 AT O'CLOCK IN THE BOOK OF
 PLATS OF PAGE
 KENDALL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT I, LARRY C. POCIASK, AN ILLINOIS
 PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE PLAT OF
 EASEMENT RELEASE FOR THE PROPERTY DESCRIBED HEREON.
 GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JULY A.D., 2023
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2023
 PROFESSIONAL DESIGN FIRM LICENSE NO.:
 EXPIRATION DATE IS APRIL 30, 2023.



COMMONWEALTH EDISON COMPANY

THE RELEASE OF THE EASEMENTS SHOWN HEREON
 ARE APPROVED AND ACCEPTED, THIS DAY OF
 A.D., 20

BY: SIGNATURE

PRINT NAME

TITLE:

AMERITECH

THE RELEASE OF THE EASEMENTS SHOWN HEREON
 ARE APPROVED AND ACCEPTED, THIS DAY OF
 A.D., 20

BY: SIGNATURE

PRINT NAME

TITLE:

COMCAST

THE RELEASE OF THE EASEMENTS SHOWN HEREON
 ARE APPROVED AND ACCEPTED, THIS DAY OF
 A.D., 20

BY: SIGNATURE

PRINT NAME

TITLE:

NICOR

THE RELEASE OF THE EASEMENTS SHOWN HEREON
 ARE APPROVED AND ACCEPTED, THIS DAY OF
 A.D., 20

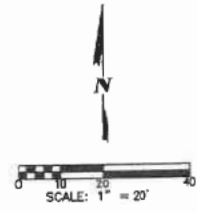
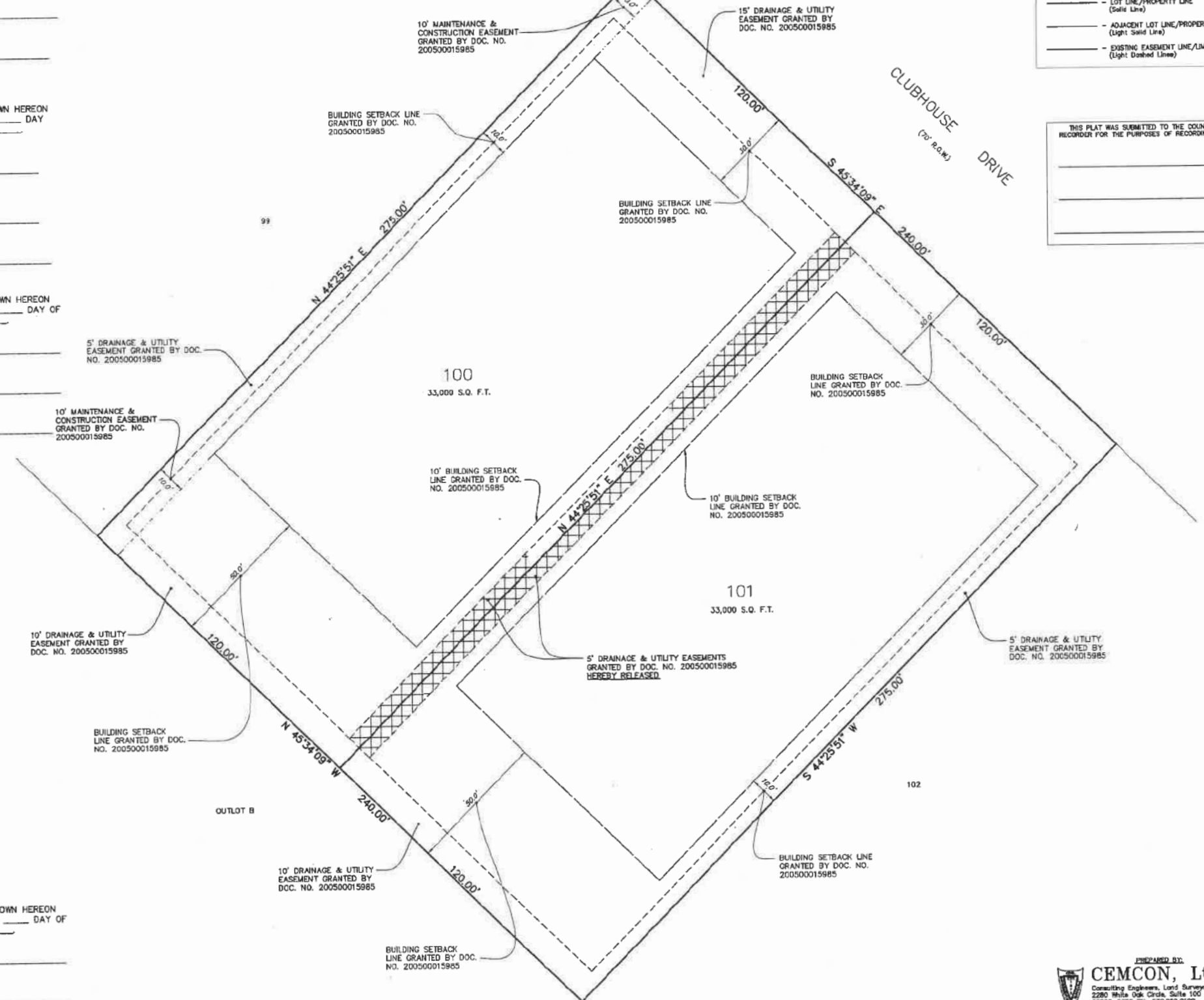
BY: SIGNATURE

PRINT NAME

TITLE:

LOTS 100 AND 101 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART
 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 7 TOWNSHIP
 36 NORTH, RANGE 8 AND PART OF THE FORMER WAISH-KEE-SHAW
 RESERVATION, IN KENDALL COUNTY AND NA-AU-SAY TOWNSHIPS, ACCORDING
 TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005
 00015985, IN KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 7557 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
 7583 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
 PARCEL INDEX NUMBER: 05-12-278-006
 05-12-278-007



LEGEND

- LOT LINE/PROPERTY LINE (Solid Line)
- - - ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- - - EXISTING EASEMENT LINE/LIMITS (Light Dashed Line)

THIS PLAT WAS SUBMITTED TO THE COUNTY
 RECORDER FOR THE PURPOSES OF RECORDING BY:

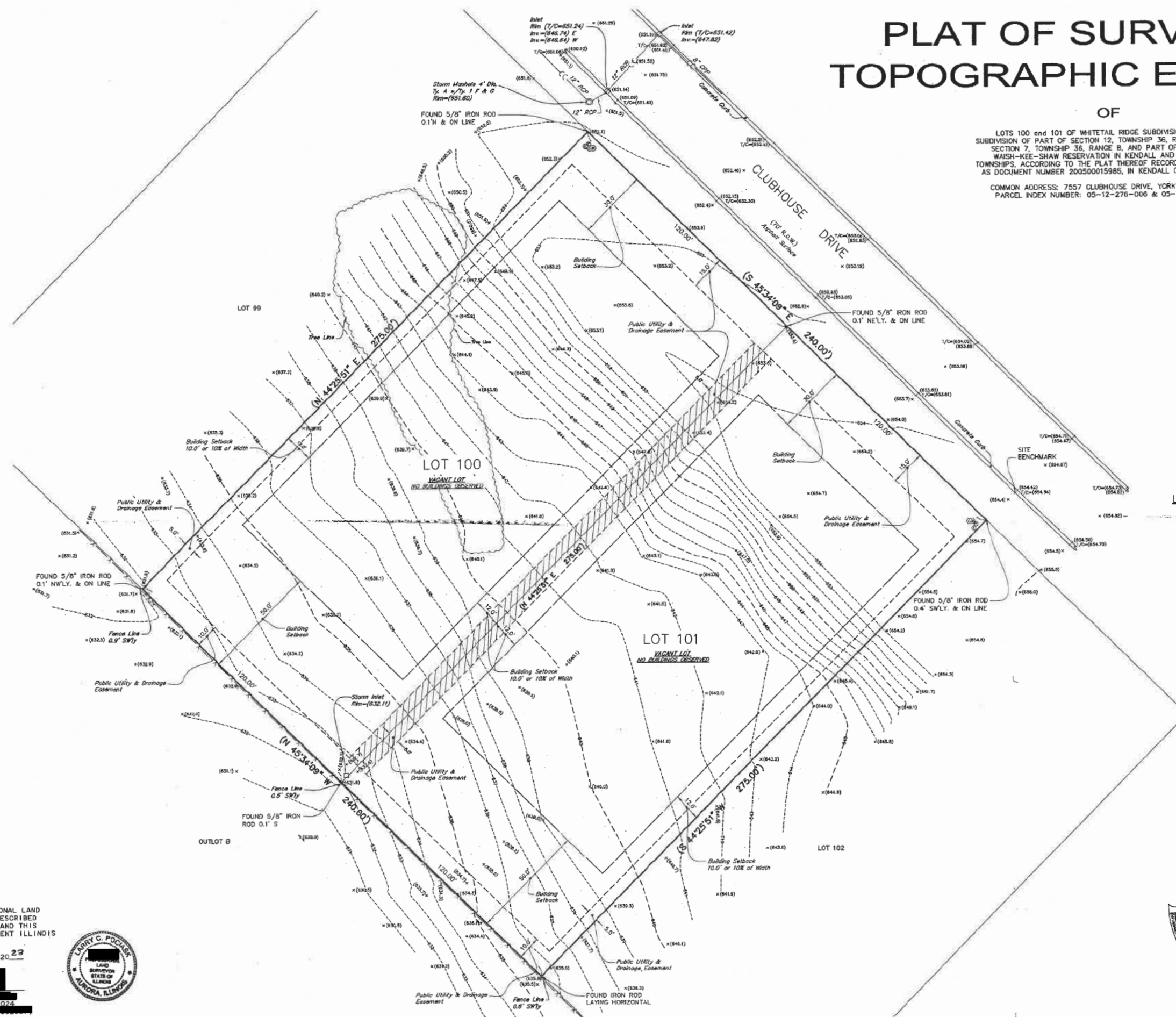
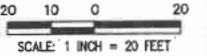
PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9875
 TEL: 630.862.2100 FAX: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com
 DRAWN BY: JPH FILE NAME: EASEMENT RELEASE
 COMPLETION DATE: 3/14/2022 JOB NO.: 7599.100
 PROJECT REFERENCE:
 REVISED 4-29-2022 ADDED NICOR CERTIFICATION

PLAT OF SURVEY/ TOPOGRAPHIC EXHIBIT

OF

LOTS 100 and 101 OF WHITETAIL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7, PART OF SECTION 7, TOWNSHIP 36, RANGE 8, AND PART OF THE FORMER WASH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 200500015985, IN KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 7557 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
PARCEL INDEX NUMBER: 05-12-276-006 & 05-12-276-007



BENCHMARKS

ELEVATION REFERENCE MARKS
KENDALL COUNTY BM DK8241 - FLANGE ENCASED ROD LOCATED ALONG THE WESTERN RIGHT OF WAY OF ORCHARD ROAD BETWEEN OGDEN AVENUE AND THE FOX RIVER.
ELEVATION = 608.0 (NAVD 88)
PROJECT ELEVATION REFERENCE MARKS
SITE BENCHMARK:
CROSS CUT IN TOP OF CONCRETE CURB NEAR THE EASTERN MOST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.
ELEVATION = 654.43 (NAVD 88)

SURVEYOR'S NOTES

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.
THE BEARINGS SHOWN HEREON ARE BASED UPON A LOCAL COORDINATE SYSTEM.
MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
SURVEYED AREA LOT 100 : 33,000± SQ. FT.
SURVEYED AREA LOT 101 : 33,000± SQ. FT.
FIELD WORK COMPLETED ON DECEMBER 28, 2022.

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON DECEMBER 28, 2022.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
LOCATING AND MEASURING INDIVIDUAL TREES ON THIS PROPERTY WERE NOT INCLUDED IN THE SCOPE OF OUR SERVICES.

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, LARRY C. POCIASK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF August, A.D., 2023



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. [REDACTED]
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. [REDACTED]
EXPIRATION DATE IS APRIL 30, 2023

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- R.O.W. RIGHT OF WAY
- (XXX.XX) ELEV. TO HUNDRETH IN PARENTHESIS INDICATES EXISTING LITHODAL SURFACE ELEVATIONS (UNLESS OTHERWISE INDICATED)
- (XXX.X) ELEV. TO TENTH INDICATES EXISTING NON-LITHODAL SURFACE ELEVATIONS
- UNDERGROUND STORM LINE
- x- FENCE
- d SIGN
- ⊙ STORM MANHOLE
- CATCH BASIN
- INLET
- ▷ FLARED END SECTION
- ▶ GAS MARKER POST
- ⊙ ELECTRIC PEDESTAL
- ⊙ CABLE TV PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- CONCRETE SURFACE UNLESS OTHERWISE NOTED
- ▨ EASEMENT RELEASED PER DOCUMENT NO. _____

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com
DISC NO.: FILE NAME: FILE NAME
DRAWN BY: RCC FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-04-23 JOB NO.: 7599.100
PROJECT REFERENCE:
REVISIONS: 1-10-23 PER LP REVIEW
CHECKED BY:



August 7, 2023

Kendall County
111 W. Fox Street
Yorkville, IL 60560-1498

Attn: Matthew H. Asselmeier, AICP, CFM
Director, Kendall County Planning, Building and Zoning

Re: Lots 100 – 101 White Tail Ridge
Easement Vacation

Dear Mr. Asselmeier,

The owner/developer of lots 100 and 101 of White Tail Ridge is electing to build one house on both lots. The proposed home will be built across the common property line and therefore requires the two 5-foot (total 10 feet) drainage and utility easements to be vacated.

The grading plan prepared for the new home maintains the drainage patterns from the master development plan with runoff directed around the home from the front of the property to the rear. No additional storm water runoff from other lots is directed to the common property line. The design presented does not require the easements and continues to provide proper storm water runoff route for the specific lots as well as the subdivision.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A large black rectangular redaction box covering the signature area.

Joseph P. Hammer, PE

N:\Tech\2023\0579\KendallCo_LT_JPH_EasementVacation_08-07-23.docx

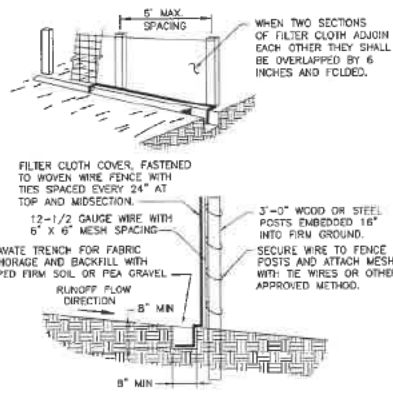
Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600 • Fax: 815-744-0101
Invoicing: 401 S. Carlton Avenue • Wheaton, IL 60187 | www.twigtechnologies.com

DETAILED GRADING PLAN

LEGAL DESCRIPTION
 LOT 100 & 101 IN WHITEL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND WA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 2005 AS DOCUMENT NO. 200500915995, IN KENDALL COUNTY, ILLINOIS.
 LOCAL MAILING ADDRESS:
 7557 CLUBHOUSE DRIVE
 YORKVILLE, ILLINOIS
 PIN 05-12-276-011

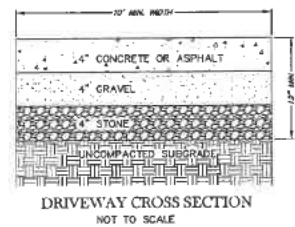


LETTER	STEP	ELEVATION
A	655.00	
B	655.00	654.00
C	654.00	653.00
D	653.00	652.00
E	652.00	651.00
F	651.00	650.00
G	650.00	649.00
H	649.00	648.00
I	648.00	647.00
J	647.00	646.00
K	646.00	645.33
L	645.33	647.00
M	647.00	648.00
N	648.00	649.00
O	649.00	650.00
P	650.00	651.00
Q	651.00	652.00
R	652.00	652.50
S	652.50	653.00
T	653.00	654.00
U	654.00	655.00
V	655.00	
W	655.00	



- NOTES FOR SILT FENCE
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 2. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA T140X, OR EQUAL.
 3. PREFABRICATED UNIT SHALL BE GEOFAB, ENVROFENCE, OR EQUAL.

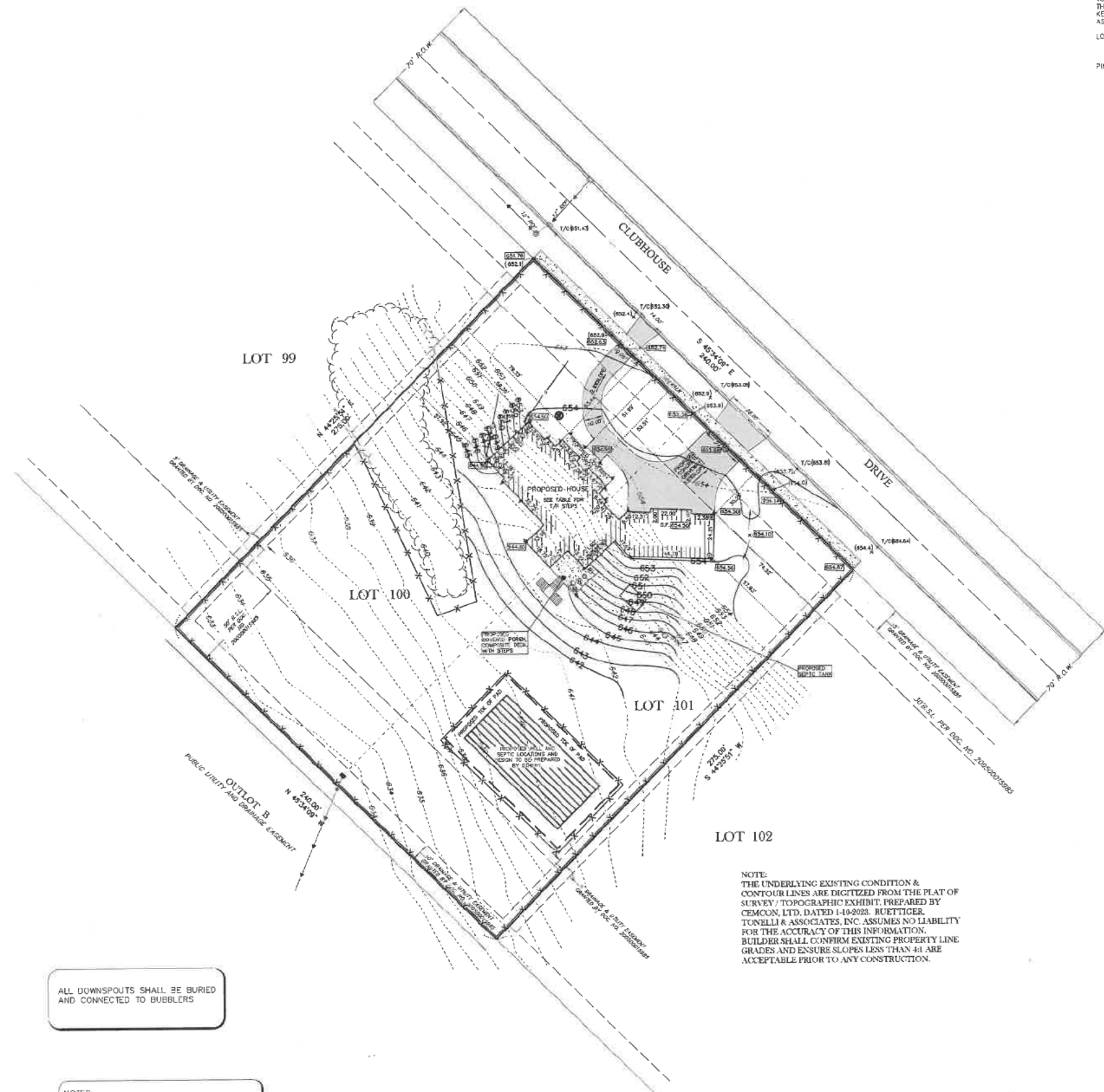
SILT FENCE INSTALLATION
 NOT TO SCALE



THIS IS NOT A BOUNDARY SURVEY

ALL DOWNSPOUTS SHALL BE BURIED AND CONNECTED TO BUBBLERS

- NOTES:
1. GRADE SLOPES NOT TO EXCEED 4 TO 1.
 2. BRKF FOOTINGS AS REQUIRED TO PROVIDE ADEQUATE FROST PROTECTION.
 3. DROP SIDING OR DRICK AS REQUIRED TO A MINIMUM OF 0.5' ABOVE GRADE.
 4. DRIVEWAY SLOPES NOT TO EXCEED 10%.
 5. EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL, LATEST EDITION.



LEGEND

meas.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
■	SET 6" REBAR UNLESS OTHERWISE NOTED
---	SUBJECT BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	DRAINAGE & UTILITY EASEMENT
---	EXISTING CONTOUR
---	EXISTING ELEVATION
---	EXISTING TREE LINE
---	STORM SEWER LINE
□	STORM STRUCTURE
○	TOP OF CURB
○	TOP OF FOUNDATION
(XXX.X)	EXISTING ELEVATION FOR PLAT OF SURVEY / TOPOGRAPHIC EXHIBIT BY CEMCON, LTD. REVISED 01-10-2023
(XXX.X)	PROPOSED ELEVATION
---	FLOW LINE
---	PROPOSED SWAMP LINE
---	PROPOSED EROSION CONTROL FENCE
---	PROPOSED CONTOUR
---	PROPOSED GAS SERVICE LINE
---	PROPOSED ELECTRIC SERVICE LINE
---	PROPOSED WATER WELL (BY OTHERS)
---	PROPOSED DOWNSPOUT

NOTE:
 THE UNDERLYING EXISTING CONDITION & CONTOUR LINES ARE DIGITIZED FROM THE PLAT OF SURVEY / TOPOGRAPHIC EXHIBIT, PREPARED BY CEMCON, LTD. DATED 1-10-2023. RUETTIGER, TONELLI & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION. BUILDER SHALL CONFIRM EXISTING PROPERTY LINE GRADES AND ENSURE SLOPES LESS THAN 4:1 ARE ACCEPTABLE PRIOR TO ANY CONSTRUCTION.

BENCHMARKS:

SITE BENCHMARK:

CUT "X" IN TOP OF CURB APPROXIMATE CENTER OF LOT 99	ELEVATION: 649.37
CUT "X" IN TOP OF CURB APPROXIMATE CENTER OF LOT 101	ELEVATION: 653.87
CUT "X" IN TOP OF CURB AT LOTS 133 AND 134	ELEVATION: 658.90

LOTS 100 & 101 AREA = ±66,000 S.F.
 BUILDING FOOTPRINT AREA = ±4,175 S.F.

REVISIONS

No.	DATE	DESCRIPTION	BY
1	7-25-2023	REVISED PER NEW PIN AND ADDRESS	ESM
2	7-26-2023	REVISED PER BUILDER COMMENT	DLZ

RT & A Ruettiger, Tonelli & Associates, Inc.
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
 129 CAPITOLA DRIVE • SHOREWOOD, ILLINOIS 60404
 PH: (815) 744-6000 FAX: (815) 744-0191
 website: www.ruettiger.com

DATE: 7-19-2023 SCALE: 1" = 30' DRAWN BY: ESM CHECKED BY: DLZ
 PREPARED FOR: KING'S COURT BUILDERS, INC. FIELD BOOK: PAGE:
 PO BOX 5070 HAPERVILLE, ILLINOIS 60567-5070 DRAWING No.: 323-0579-GP
 DRAWING TITLE: DETAILED GRADING PLAN

I, DAVID J. ZIENIEK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS DETAILED GRADING PLAN HAS BEEN PREPARED UNDER MY SUPERVISION BY RUETTIGER, TONELLI & ASSOCIATES, INC. ILLINOIS PROFESSIONAL DESIGN FIRM NO. [REDACTED]
 DATED THIS 18th DAY OF JULY, 2023
 DAVID J. ZIENIEK, P.E. (EXPIRES 11-30-2023)
 TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

Matt Asselmeier

From: Greg Chismark <gchismark@wbkengineering.com>
Sent: Wednesday, August 9, 2023 11:37 AM
To: Matt Asselmeier
Cc: Seth Wormley
Subject: RE: [External]7557 Clubhouse Drive - Lot Consolidation

Matt,

I see no drainage issues with the consolidation of these lots. I reviewed the subdivision plans as well as County topo and have no objection to approving the request to vacate the easement.

Greg

Greg Chismark, PE
President
Direct: (630) 338-8527 | Main: (630) 443-7755
gchismark@wbkengineering.com

WBK Engineering, LLC
116 W. Main Street, Suite 201, St. Charles, IL 60174
WBK is now a certified Disadvantaged Business Enterprise

Part of Bodwé Professional Services

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, August 7, 2023 6:02 PM
To: Greg Chismark <gchismark@wbkengineering.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>
Subject: FW: [External]7557 Clubhouse Drive - Lot Consolidation

Greg:

The owners of the subject property would like to vacate the drainage and utility easement between the two lots and construct a new house in the middle of the combined lots.

From a drainage perspective, do you see any issues.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4170

Matt Asselmeier

From: Debbie Mika [REDACTED]
Sent: Monday, August 14, 2023 5:09 PM
To: Matt Asselmeier
Subject: [External]Re: 7557 Clubhouse

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

Hi Matt,

No issues, thanks for checking!

Debbie Mika

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, August 14, 2023 10:21 AM
To: Debbie Mika [REDACTED]
Subject: 7557 Clubhouse

Debbie:

The County received a request from Troy Williams to vacate a public utility and drainage easement between Lots 100 and 101 in Whitetail Ridge in order to be able to construct a house in the middle of the combined lots.

Does the HOA have any objections to this vacation?

Thanks,

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

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Wednesday, September 6, 2023 10:57 AM
To: Matt Asselmeier
Subject: RE: [External]RE: Kendall County Zoning Petition 23-28

They were supportive. No issues. Sorry, I am working from home today.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, September 6, 2023 8:22 AM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: RE: [External]RE: Kendall County Zoning Petition 23-28

Krysti:

Did the Committee issue a recommendation?

Thanks,

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

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Tuesday, September 5, 2023 10:51 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: [External]RE: Kendall County Zoning Petition 23-28

Thanks. I foresee no issues either.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 5, 2023 10:20 AM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: FW: [External]RE: Kendall County Zoning Petition 23-28

FYI

ZPAC recommended approval of the request.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 5, 2023 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC

Audience:

Troy Williams

AGENDA

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

With a voice vote of eight (8) ayes, the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the August 1, 2023, meeting minutes.

With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Petitions 23-28 Troy M. and Ashley L. Williams

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 100 and 101 in Whitetail Ridge Subdivision. Troy and Ashley Williams own the subject lots and would like to construct a home in the center of the combined lots.

The Petitioners previously combined the lots into one (1) parcel identification number.

The property address is 7557 and 7583 Clubhouse Drive, Yorkville.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2.

The current land use is One-Family Residential and Vacant.

The future land use is Rural Residential (Max 0.65 Du/Acre).

Clubhouse Drive is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, golf course, and common area.

The adjacent properties are zoned RPD-2 and RPD-2 SU.

The future land use for the area is Rural Residential (Max 0.65 Du/Acre).

The RPD-2 special use is for a golf course.

Kendall Township was emailed information on August 17, 2023.

The United City of Yorkville was emailed information on August 17, 2023.

The Bristol-Kendall Fire Protection District was emailed information on August 17, 2023.

The application materials, the plat for this area of Whitetail Ridge, the plat of vacation, the topographic information, and the grading plan information were provided.

On August 9, 2023, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email was provided.

On August 14, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested easement vacation. This email was provided.

The Petitioner contacted several of the utilities and no utilities would be impacted by vacating the easement. The Petitioner secured the signatures from the various utilities on the Mylar copies of the plat of vacation, which was not submitted as part of the application.

Staff recommended approval of the requested easement vacation provided that the Lots 100 and 101 remain under the same ownership.

Mr. Rybski noted that the lots individually were large enough for individual septic fields. Combining the lots would not negatively impact septic systems.

Mr. Klaas asked if the lots were vacant. Mr. Asselmeier responded the lots were vacant.

Mr. Klaas asked if any utilities were located in the easement. Mr. Asselmeier said the utility companies have signed the plat approving the vacation. Mr. Asselmeier was unsure if access approval had been granted by the Township.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the vacation with the conditions proposed by Staff.

The votes were follows:

Ayes (8): Asselmeier, Guritz, Klaas, Holdiman, Langston, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Briganti and Chismark

The motion passed.

The Yorkville Economic Development will be reviewing the request at their September 5, 2023, meeting.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 11, 2023.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

ZPAC Meeting Minutes 09.05.23

None

ADJOURNMENT

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:04, adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

State of Illinois
County of Kendall

Zoning Petition
#23-28

ORDINANCE NUMBER 2023-_____

**APPROVING A PLAT OF VACATION OF TWO FIVE FOOT DRAINAGE AND UTILITY
EASEMENTS ON THE COMMON BOUNDARY LINES OF LOTS 100 AND 101 OF
WHITETAILED RIDGE SUBDIVISION MORE COMMONLY KNOWN AS 7557 AND 7583
CLUBHOUSE DRIVE AND IDENTIFIED BY PARCEL IDENTIFICATION
NUMBER 05-12-276-011 IN KENDALL TOWNSHIP**

WHEREAS, Section 7.06 of the Kendall County Subdivision Control Ordinance permits the Kendall County Board to approve plats of vacation and provides the procedure through which plats of vacation are approved; and

WHEREAS, the two five-foot drainage and utility and easements which are the subject of this Ordinance were established by Ordinance 2005-16 which granted approval of a final plat of Whitetail Ridge Subdivision and was approved by the Kendall County Board on March 1, 2005, and

WHEREAS, the final plat of Whitetail Ridge Subdivision was recorded in the Kendall County Recorder of Deeds Office on June 9, 2005, and

WHEREAS, two five-foot drainage and utility easements which are the subject of this Ordinance are located along and parallel to the shared property line of Lots 100 and 101 in Whitetail Ridge Subdivision. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, on or about May 25, 2021, Troy M. and Ashley L. Williams acquired ownership of Lots 100 and 101 of Whitetail Ridge Subdivision and the property presently identified by Parcel Identification Number 05-12-276-011; and

WHEREAS, on or about August 14, 2023, Troy M. and Ashley L. Williams, hereinafter referred to as "Petitioners," filed a petition for approval of a plat of vacation of two five-foot drainage and utility easements located along the property line of Lots 100 and 101; and

WHEREAS, on September 5, 2023, the Kendall County Zoning, Platting and Advisory Committee has reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval with conditions of the requested plat of vacation; and

WHEREAS, on September 11, 2023, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the information presented and recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has forwarded to the Kendall County Board a recommendation of approval of the requested plat of vacation; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

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

State of Illinois
County of Kendall

Zoning Petition
#23-28

1. The Kendall County Board hereby grants approval of Petitioners' petition for plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the site plan attached hereto as Exhibit B Plat of Easement Release.
2. Lots 100 and 101 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of Exhibit B.
3. One (1) single-family residence may be constructed on Lots 100 and 101 of Whitetail Ridge Subdivision combined.
4. This vacation shall become effective upon the successful recording of Exhibit B in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of September, 2023.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

LEGAL DESCRIPTION OF EASEMENT RELEASE – LOT 100

THAT PART OF LOT 100 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7; PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8; AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL COUNTY AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005 00015985, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE SOUTHEAST FIVE FEET, EXCEPTING
THEREFROM THE NORTHEAST FIFTEEN FEET AND
THE SOUTHWEST TEN FEET THEREOF.

COMMON ADDRESS: 7557 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
PARCEL INDEX NUMBER: 05-12-276-006

LEGAL DESCRIPTION OF EASEMENT RELEASE - LOT 101

THAT PART OF LOT 101 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7; PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8; AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL COUNTY AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005 00015985, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTHWEST FIVE FEET, EXCEPTING
THEREFROM THE NORTHEAST FIFTEEN FEET
AND THE SOUTHWEST TEN FEET THEREOF.

COMMON ADDRESS: 7583 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS

PARCEL INDEX NUMBER: 05-12-276-007

PLAT OF EASEMENT RELEASE

COUNTY BOARD

STATE OF ILLINOIS) SS.
COUNTY OF KENDALL)
APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS THIS
DAY OF 20

COUNTY CLERK CHAIRMAN OF COUNTY BOARD

OWNER'S CERTIFICATE

STATE OF)
COUNTY OF KENDALL) SS.
THIS IS TO CERTIFY THAT IS/ARE THE OWNER(S)
OF THE PROPERTY DESCRIBED HEREON AND DO(ES) WILLINGLY ACCEPT AND
APPROVE THE EASEMENT RELEASE AND GRANT AS DESCRIBED HEREON.
DATED AT ILLINOIS, THIS DAY OF
A.D., 20
BY: ATTEST:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF KENDALL)
I, A NOTARY PUBLIC IN AND FOR
STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT,
PERSONALLY KNOWN TO BE TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF
THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND
PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE VOLUNTARY ACT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF
A.D., 20
NOTARY PUBLIC

COUNTY RECORDER

STATE OF ILLINOIS) SS.
COUNTY OF KENDALL)
THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF KENDALL COUNTY AFORESAID ON THE DAY OF
20 AT O'CLOCK IN THE BOOK OF
PLATS OF PAGE
KENDALL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT I, LARRY C. POCIASK, AN ILLINOIS
PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE PLAT OF
EASEMENT RELEASE FOR THE PROPERTY DESCRIBED HEREON.
GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JULY A.D., 2023
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2023
PROFESSIONAL DESIGN FIRM LICENSE NO.:
EXPIRATION DATE IS APRIL 30, 2023.



COMMONWEALTH EDISON COMPANY

THE RELEASE OF THE EASEMENTS SHOWN HEREON
ARE APPROVED AND ACCEPTED, THIS DAY OF
A.D., 20

BY: SIGNATURE

PRINT NAME

TITLE:

AMERITECH

THE RELEASE OF THE EASEMENTS SHOWN HEREON
ARE APPROVED AND ACCEPTED, THIS DAY OF
A.D., 20

BY: SIGNATURE

PRINT NAME

TITLE:

COMCAST

THE RELEASE OF THE EASEMENTS SHOWN HEREON
ARE APPROVED AND ACCEPTED, THIS DAY OF
A.D., 20

BY: SIGNATURE

PRINT NAME

TITLE:

NICOR

THE RELEASE OF THE EASEMENTS SHOWN HEREON
ARE APPROVED AND ACCEPTED, THIS DAY OF
A.D., 20

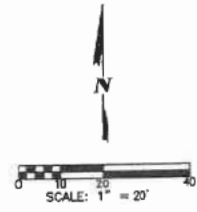
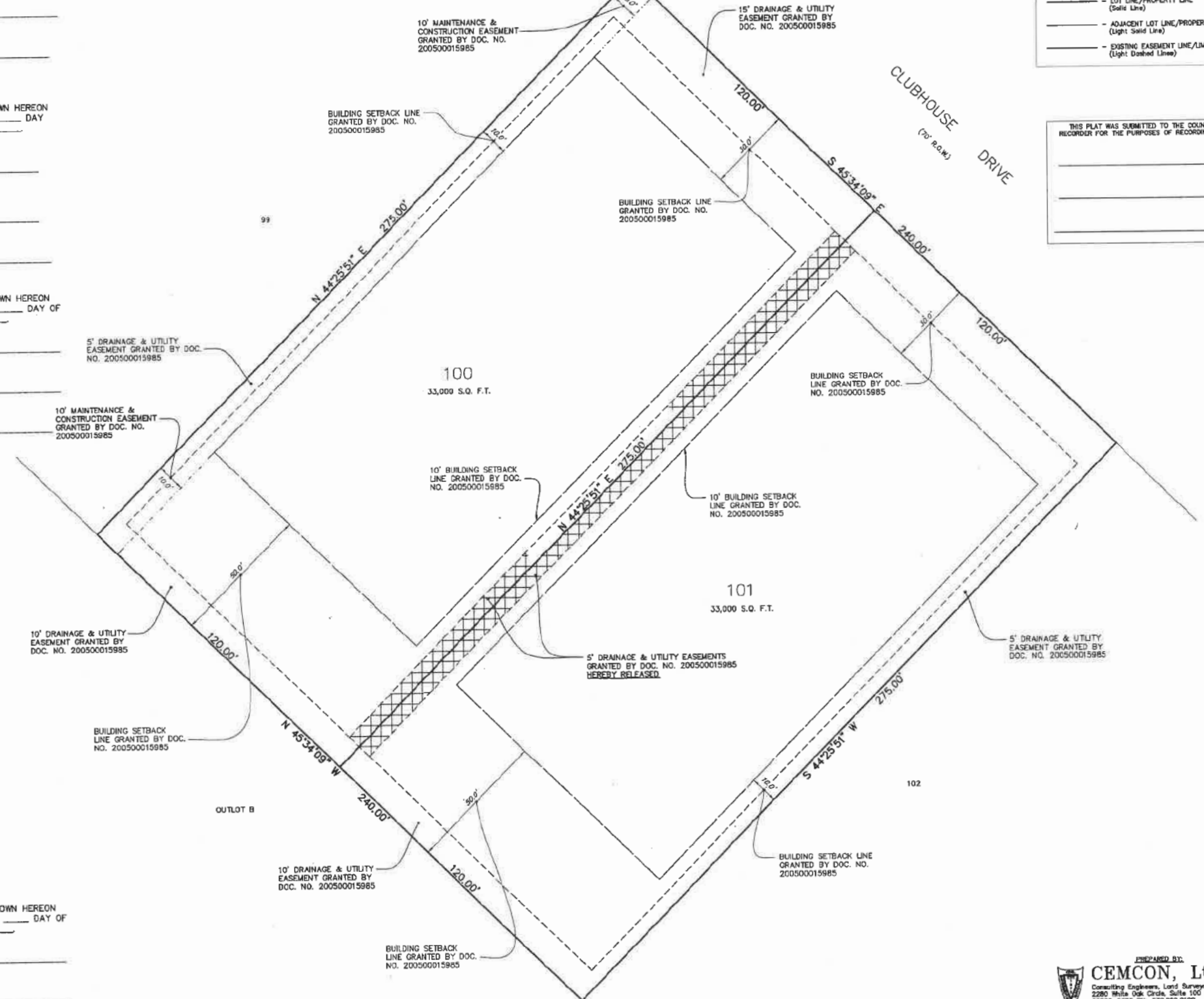
BY: SIGNATURE

PRINT NAME

TITLE:

LOTS 100 AND 101 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART
OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 7 TOWNSHIP
36 NORTH, RANGE 8 AND PART OF THE FORMER WAISH-KEE-SHAW
RESERVATION, IN KENDALL COUNTY AND NA-AU-SAY TOWNSHIPS, ACCORDING
TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005
00015985, IN KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 7557 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
7583 CLUBHOUSE DRIVE, YORKVILLE, ILLINOIS
PARCEL INDEX NUMBER: 05-12-278-006
05-12-278-007



LEGEND
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EXISTING EASEMENT LINE/LIMITS (Light Dashed Line)

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9875
TEL: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com
DRAWN BY: JPH FILE NAME: EASEMENT RELEASE
COMPLETION DATE: 3/14/2022 JOB NO.: 7599.100
PROJECT REFERENCE:
REVISED 4-29-2022 ADDED NICOR CERTIFICATION



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, Director

Date: September 6, 2023

Re: Renewal of Event Season and Temporary Tent for a Banquet Center at 1998 Johnson Road

On April 21, 2015, the Kendall County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. Condition 8 of the Ordinance stated that events could run from May 1st through November 15th and the temporary tent can be erect at the same time.

On April 8, 2019, the Planning, Building and Zoning Committee granted minor amendments to the special use permit allowing the porta-johns to be on the premises the entire season and allowing the tent to be erected from April 15th to November 15th.

On November 9, 2020, the Planning, Building and Zoning Committee granted a minor amendment to the special use permit to allow events to be held starting on April 8th and ending November 30th in 2021 only. The tent could be erected during the same time period. The amendment also allowed the Planning Building and Zoning Committee to renew this option, if requested by the property owner. A copy of this minor amendment is attached.

Similar to 2021, 2022, and 2023, on August 16, 2023, the Petitioner submitted a formal request to renew the minor amendment granted in November 2020 for the 2024 operating season.

Petition information was sent to the Kendall County Health Department, Sheriff's Department, Na-Au-Say Township, Village of Plainfield, and Plainfield Fire Protection District on August 24, 2023. As of the date of this memo, no objections have been submitted regarding this request. The Health Department requested that the Petitioner follow all applicable state and local laws. The Petitioner was agreeable to this request.

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

If the Planning, Building and Zoning Committee wishes to deny the minor amendment and if the Petitioner desires the amendments, the Petitioner would be required to go through the major amendment to a special use process as outlined in the Kendall County Zoning Ordinance.

If you have any questions, please let me know.

Thanks,

MHA

Encs.: 2020 Minor Amendment
August 14, 2023, Request
August 24, 2023, Kendall County Sheriff's Department Email
August 24, 2023, Village of Plainfield Email
August 25, 2023, Plainfield Fire Protection District Email
September 6, 2023 Health Department Email
Draft Minor Amendment



202006023047

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 11/12/2020 12:25 PM
MISC: 57.00 RHSPS FEE: 10.00
PAGES: 4

State of Illinois
County of Kendall

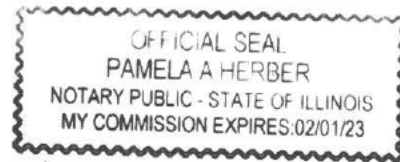
Zoning Petition
#20-26

MINOR AMENDMENT TO EXISTING SPECIAL USE PERMIT

**GRANTING A MINOR AMENDMENT TO THE SPECIAL USE PERMIT AWARDED
BY ORDINANCE 2015-06 BY INCREASING THE NUMBER OF OPERATIONAL
DAYS FOR OPERATING A BANQUET HALL AND NUMBER OF DAYS THE
TEMPORARY TENT CAN BE ERECTED AT 1998 JOHNSON ROAD (PINs: 06-11-100-
004 AND 06-11-100-008) IN NA-AU-SAY TOWNSHIP**

Mailed to and Prepared by:
Matthew Asselmeier
111 West Fox Street Rm. 203
Yorkville, IL 60560

SEAL



Subscribed and sworn to before me
This 12th day of November, 2020

[Redacted Signature]

Matthew Asselmeier
Kendall County Senior Planner

[Redacted Signature]

Notary Public

MINOR AMENDMENT TO EXISTING SPECIAL USE

INCREASING THE NUMBER OF OPERATIONAL DAYS FOR OPERATING A BANQUET HALL AND NUMBER OF DAYS THE TEMPORARY TENT CAN BE ERECTED AT 1998 JOHNSON ROAD (PINs: 06-11-100-004 AND 06-11-100-008) IN NA-AU-SAY 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 Zoning District and consists of approximately 12.5 acres located at 1998 Johnson Road (PINs: 06-11-100-004 and 06-11-100-008), in Na-Au-Say 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 April 21, 2015, the Kendall County Board approved Ordinance 2015-06 which granted a special use permit for a banquet hall for special events at the subject property; and

WHEREAS, Condition Number 8 of Ordinance 2015-06 stated that events can run from May 1st through November 15th and the temporary tent can be erected from May 1st through November 15th; and

WHEREAS, on April 8, 2019, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2015-06 allowing porta-johns to remain on the property during the entire season and allowing the temporary tent to be erected between April 15th and November 15th; and

WHEREAS, the subject property is currently owned by the Peter J. Pasteris Jr. Revocable Declaration of Living Trust as represented by Peter and Laurie Pasteris and hereinafter shall be referred to as “Petitioner”; and

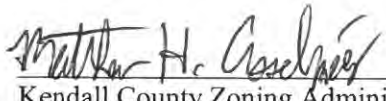
WHEREAS, on or about October 20, 2020, Petitioner’s representative filed a petition for a minor amendment to Condition Number 8 of Ordinance 2015-06 to allow events to be held between April 8th through November 30th and to allow the tent to be erected between April 8th through November 30th and

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, shall not result in a change of more than 10% of any previously imposed condition, and the property will still be in substantial compliance with the previously approved Ordinance 2015-06.
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 8 of Ordinance 2015-06 by allowing events to run from April 8th through November 30th and allowing the tent to be erected from April 8th through November 30th in 2021 only. The Petitioner shall have an option to renew this amendment in successive years, if approved by the Kendall County Planning, Building and Zoning Committee.
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 9th day of November, 2020.

Attest:



Kendall County Zoning Administrator
Matthew H. Asselmeier



Kendall County PBZ Committee Chairman
Matthew G. Prochaska

Exhibit A

THE WEST 400.0 FEET OF THE NORTH 435.60 FEET OF A STRIP OF LAND 54 RODS (891.0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES.

THE WEST 561.0 FEET OF THE NORTH 971.0 FEET (EXCEPT THE WEST 400.0 FEET OF THE NORTH 435.60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891.0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8.5052 ACRES.

Matt Asselmeier

From: Laurie Pasteris <[REDACTED]>
Sent: Wednesday, August 16, 2023 10:42 AM
To: Matt Asselmeier
Cc: Seth Wormley; Latreese Caldwell
Subject: Re: FW: [External]Pasteris Minor Amendment

Hey Matt,
Yes we would like to extend this amendment for the upcoming 2024 season since we will again plan to host the Newark High School Prom on the last Friday of April.
Pete

On Tue, Aug 15, 2023 at 3:43 PM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Pete and Laurie:

Did you want to extend condition 2 of the attached minor amendment into 2024?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

Matt Asselmeier

From: Jason Langston
Sent: Thursday, August 24, 2023 4:02 PM
To: Matt Asselmeier
Subject: RE: 1998 Johnson Road

KCSO would have no objections to this request.

Jason Langston

Kendall County Sheriff's Office
Commander, Operations Division
(630) 553-7500 ext. 1134
Cell: 630-200-1167
jlangston@kendallcountyil.gov

Confidentiality Notice:

This electronic mail transmission and any accompanying attachments may contain confidential information intended only for the use of the individual or entity named above. Any dissemination, distribution, copying or action taken in reliance on the contents of this communication by anyone other than the intended recipient is strictly prohibited. If you have received this communication in error please immediately delete the E-mail and notify the sender at the above E-mail address.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, August 24, 2023 3:38 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Jason Langston <JLangston@kendallcountyil.gov>; Brad Blocker (bblocker@currancontracting.com) <bblocker@currancontracting.com>; 'naausayroad@hughes.net' <naausayroad@hughes.net>; jproulx@goplainfield.com; mgibas@goplainfield.com; Jon Stratton <plfd_fire@plainfieldfpd.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Latreese Caldwell <LCaldwell@kendallcountyil.gov>
Subject: 1998 Johnson Road

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May 1st through November 15th to April 8th through November 30th for 2024. The temporary tent could also be erected on the property during the same time frame.

They previously received approval to amend their operating season for 2021, 2022, and 2023 only.

Do any of your departments/agencies have any objections or concerns regarding this request?

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street

Matt Asselmeier

From: Jonathan Proulx <jproulx@goplainfield.com>
Sent: Thursday, August 24, 2023 4:30 PM
To: Matt Asselmeier; Aaron Rybski; Jason Langston; Brad Blocker (bblocker@currancontracting.com); 'naausayroad@hughes.net'; Michelle Gibas; Jon Stratton
Cc: Seth Wormley; Latreese Caldwell
Subject: [External]RE: 1998 Johnson Road

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

Hi, Matt –

The Village of Plainfield has no objection to the modified dates for the 2024 operating season. Thank you for giving us the opportunity to provide input.

Kind regards,
Jon

Jonathan Proulx
Director of Planning
VILLAGE OF PLAINFIELD
24401 W. Lockport St.
Plainfield, IL 60544
(815) 609-6139
jproulx@goplainfield.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, August 24, 2023 3:38 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Jason Langston <JLangston@kendallcountyil.gov>; Brad Blocker (bblocker@currancontracting.com) <bblocker@currancontracting.com>; 'naausayroad@hughes.net' <naausayroad@hughes.net>; Jonathan Proulx <jproulx@goplainfield.com>; Michelle Gibas <mgibas@goplainfield.com>; Jon Stratton <plfd_fire@plainfieldfpd.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Latreese Caldwell <LCaldwell@kendallcountyil.gov>
Subject: 1998 Johnson Road

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May 1st through November 15th to April 8th through November 30th for 2024. The temporary tent could also be erected on the property during the same time frame.

They previously received approval to amend their operating season for 2021, 2022, and 2023 only.

Do any of your departments/agencies have any objections or concerns regarding this request?

Matt Asselmeier

From: V Bonomo <vbonomo@plainfieldfpd.com>
Sent: Friday, August 25, 2023 6:46 AM
To: Matt Asselmeier
Subject: [External]RE: 1998 Johnson Road

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,

The Fire District has no objection to this request.

Thank you,

Vito Bonomo III

Fire Chief
Plainfield Fire Protection District
23748 W. 135th St.
Plainfield, IL 60544

Administration Office: (815) 436-5335
Cell (815) 600-4241



The opinions expressed here are my own and do not necessarily represent those of the Plainfield Fire Protection District.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, August 24, 2023 3:38 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Jason Langston <JLangston@kendallcountyil.gov>; Brad Blocker (bblocker@currancontracting.com) <bblocker@currancontracting.com>; 'naausayroad@hughes.net' <naausayroad@hughes.net>; jproulx@goplainfield.com; mgibas@goplainfield.com; plfd_fire <plfd_fire@Plainfieldfpd.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Latreese Caldwell <LCaldwell@kendallcountyil.gov>
Subject: 1998 Johnson Road

Some people who received this message don't often get email from masselmeier@kendallcountyil.gov. [Learn why this is important](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May

Matt Asselmeier

From: Laurie Pasteris [REDACTED] >
Sent: Wednesday, September 6, 2023 12:09 PM
To: Matt Asselmeier
Cc: Seth Wormley
Subject: [External]Re: FW: 1998 Johnson Road

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.

Not a problem! We have discussed and will work together to ensure everything meets the required code(s).
Pete

On Wed, Sep 6, 2023 at 8:41 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Pete:

Any objections to this request?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Aaron Rybski <ARybski@kendallcountyil.gov>
Sent: Wednesday, September 6, 2023 8:38 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: 1998 Johnson Road

As discussed earlier this morning, I have no objections to this so long as they follow state and local laws.

Would it be possible to add that “must follow state and local laws” statement to the special use as it is amended? It shouldn’t have any major impact besides ensuring even a somewhat obscure, ongoing requirement related to the noncommunity well safe water rules are covered (even in the most general sense).

They are going to have to be brought into the noncommunity program based on usage as well. We’ve been communicating with the owner and the state as well.

From: Matt Asselmeier <masselmeier@kendallcountvil.gov>
Sent: Monday, August 28, 2023 8:17 AM
To: Aaron Rybski <ARybski@kendallcountvil.gov>
Subject: RE: 1998 Johnson Road

See attached.

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Aaron Rybski <ARybski@kendallcountvil.gov>
Sent: Friday, August 25, 2023 8:31 AM
To: Matt Asselmeier <masselmeier@kendallcountvil.gov>
Subject: RE: 1998 Johnson Road

MINOR AMENDMENT TO EXISTING SPECIAL USE

INCREASING THE NUMBER OF OPERATIONAL DAYS FOR OPERATING A BANQUET HALL AND NUMBER OF DAYS THE TEMPORARY TENT CAN BE ERECTED AT 1998 JOHNSON ROAD (PINS: 06-11-100-004 AND 06-11-100-008) IN NA-AU-SAY 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 Zoning District and consists of approximately 12.5 acres located at 1998 Johnson Road (PINS: 06-11-100-004 and 06-11-100-008), in Na-Au-Say 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 April 21, 2015, the Kendall County Board approved Ordinance 2015-06 which granted a special use permit for a banquet hall for special events at the subject property; and

WHEREAS, Condition Number 8 of Ordinance 2015-06 stated that events can run from May 1st through November 15th and the temporary tent can be erected from May 1st through November 15th; and

WHEREAS, on April 8, 2019, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2015-06 allowing porta-johns to remain on the property during the entire season and allowing the temporary tent to be erected between April 15th and November 15th; and

WHEREAS, on November 9, 2020, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2015-06 allowing events to run from April 8th through November 30th and allowing the tent to be erected from April 8th through November 30th in 2021 only and allowing the Petitioner the option to renew this amendment in successive years, if approved by the Kendall County Planning, Building and Zoning Committee; and

WHEREAS, the subject property is currently owned by the Peter J. Pasteris Jr. Revocable Declaration of Living Trust as represented by Peter and Laurie Pasteris and hereinafter shall be referred to as “Petitioner”; and

WHEREAS, on or about August 16, 2023, Petitioner filed a petition for a minor amendment to Condition Number 8 of Ordinance 2015-06 to allow events to be held between April 8th through November 30th and to allow the tent to be erected between April 8th through November 30th in 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, shall not result in a change of more than 10% of any previously imposed condition, and the property will still be in substantial compliance with the previously approved Ordinance 2015-06.
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 8 of Ordinance 2015-06 by allowing events to run from April 8th through November 30th and allowing the tent to be erected from April 8th through November 30th in 2021, 2022, 2023, and 2024 only. The Petitioner shall have an option to renew

this amendment in successive years, if approved by the Kendall County Planning, Building and Zoning Committee.

3. The use allowed by this minor amendment shall follow all applicable Federal, State, and Local laws related to this type of use.
4. 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 11th day of September, 2023.

Attest:

Kendall County Zoning Administrator
Matthew H. Asselmeier

Kendall County PBZ Committee Chairman
Seth Wormley

Exhibit A

THE WEST 400 0 FEET OF THE NORTH 435 60 FEET OF A STRIP OF LAND 54 RODS (891 1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES

THE WEST 561 0 FEET OF THE NORTH 971 0 FEET (EXCEPT THE WEST 400 0 FEET OF THE NORTH 435 60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891 0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8 5052 ACRES



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, Director
Date: August 16, 2023
Re: Teska Contract

Teska Associates, Inc. has been Kendall County's Planning Consultant for the last twenty (20) years. They served the County when the Senior Planner/Director position was vacant and/or in a backup capacity.

The attached proposed contract would continue this practice for the next year. Teska Associates, Inc. would answer general zoning questions and provide staff for various committees in the absence of the Planning, Building and Zoning Director. The contract would be valid for one (1) year. Teska Associates, Inc. would bill the County on a bi-weekly basis when services are rendered.

The attached contract has been reviewed by the State's Attorney's Office and Teska Associates, Inc.

Staff recommends approval of the proposal.

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

MHA

AGREEMENT BETWEEN
KENDALL COUNTY
AND
TESKA ASSOCIATES, INC.

This AGREEMENT made and entered into this _____ day of September, 2023 by and between Kendall County, Illinois with offices at 111 West Fox Street, Yorkville, IL 60560-1498, hereinafter referred to as the "CLIENT" and Teska Associates, Inc., an Illinois Corporation with offices at 627 Grove Street, Evanston, Illinois 60201 and 24103 West Lockport Street, Unit 107, Plainfield, IL 60544, hereinafter referred to as the "CONSULTANT".

WITNESSETH:

WHEREAS the CLIENT desires to engage the services of the CONSULTANT to provide **Planning and Zoning Support/Consulting** for Kendall County, hereinafter referred to as the "PROGRAM", and the CONSULTANT has signified its willingness to furnish professional and technical services to the CLIENT:

NOW THEREFORE, the parties hereto do mutually agree as follows:

A. Scope of Consultant's Services

The CONSULTANT agrees to commence work upon execution of this AGREEMENT, and to perform those services outlined in Attachment "A", a copy of which is attached hereto and incorporated in this Agreement, utilizing the degree of skill and care exercised by practicing professionals performing similar services under similar conditions. CONSULTANT makes no other representations and no warranties of any kind, whether express or implied, with respect to its services rendered hereunder.

B. Services to be provided by the CLIENT

If any information, data, reports, records, and maps are existing and available and are useful for carrying out the work on this PROJECT, the CLIENT shall promptly furnish this material to the CONSULTANT. CONSULTANT shall be entitled to rely upon the accuracy and completeness of all information provided by the CLIENT and the CLIENT shall obtain any information reasonably necessary for the CONSULTANT to perform its work under this Agreement. The CLIENT will be responsible for the organization and conduct of all meetings necessary to carry out the services described in Attachment "A". The CLIENT designates **the Kendall County Administrator** or his/her appointee to act as its representatives with respect to the work to be performed under this Agreement, and such persons shall have authority to transmit instructions, receive information, interpret and define the CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until the CONSULTANT has been advised in writing by the CLIENT that such authority has been

revoked. The CONSULTANT shall assign Mike Hoffman as Principal-in-Charge with respect to the work to be performed under this agreement.

C. Compensation

The CONSULTANT shall be compensated for services based on hourly billing rates for professional and technical staff time devoted to the PROJECT, plus reimbursement for directly related expenses. The Consultant will not charge for travel to Kendall County. The billing rates for professional staff are:

Staff Member	Hourly Rate
Mike Hoffman, AICP, Principal, V.P.	\$165
Other Principal	\$135 to \$175
Associate	\$115

An accurate accounting of the hours and expenses incurred on the assignment shall be kept by the CONSULTANT and the CLIENT will be invoiced accordingly. Separate accounts can be set-up for individual projects to allow the County to seek reimbursement from developers as appropriate. Invoicing will be done bi-weekly when services are rendered.

D. Method of Payment

Method of payment shall be as follows: The CONSULTANT shall submit applicable invoices for costs incurred on the PROJECT during the billing period. Invoices are subject to the requirements of the Prompt Payment Act of the State of Illinois. Payment shall be made in accordance with the Illinois Local Government Prompt Payment Act, as amended (50 ILCS 505/1 et seq.).

If the CLIENT fails to make any payment due the CONSULTANT within sixty (60) days from receipt of the invoice, the consultant may, after giving seven days' written notice to the CLIENT, suspend services under this AGREEMENT until it has been paid in full all amounts due.

E. Time of Performance

Work shall proceed in a timely manner according to mutually acceptable scheduling adopted between the CLIENT and CONSULTANT. The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this Agreement and shall continue for one (1) year from the date of this agreement.

F. Excusable Delays

The CONSULTANT shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms (including any failure by the CONSULTANT to make progress in the prosecution of the work hereunder which endangers such performance) if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not restricted or limited to, acts of God, or of the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, illness, accidents, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the CONSULTANT.

G. Termination

The CLIENT and the CONSULTANT shall have the right to terminate the Agreement by written notice delivered to the other party at least thirty (30) days prior to the specified effective date of such termination. In such event, all finished and unfinished documents prepared by the CONSULTANT under the Agreement shall become the property of the CLIENT upon payment of all invoices properly submitted and due the CONSULTANT under the terms of the Agreement. CLIENT acknowledges that incomplete documents are not represented as suitable for any use or purpose and agrees not to use any such documents without the CONSULTANT'S express consent and professional involvement.

H. Dispute Resolution

The parties agree that all claims, disputes, or other matters in question that arise out of or relate to this AGREEMENT or the breach thereof shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. If mediation fails to resolve the matter, either party may initiate litigation in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit, State of Illinois. This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and, if any provision is invalid for any reason, such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

If mediation fails to resolve the matter, in any action with respect to this Agreement, the parties are free to pursue any legal remedies at law or in equity. If CLIENT is required to take legal action to enforce performance of any of the terms, provisions, covenants and conditions of this Agreement, and by reason thereof, CLIENT is required to use the services of an attorney, then CLIENT shall be entitled to

reasonable attorneys' fees, court costs, expenses and expert witness fees incurred by CLIENT pertaining thereto and in enforcement of any remedy, including costs and fees relating to any appeal.

I. Conflict of Interest

The CONSULTANT certifies that to the best of his knowledge, no CLIENT's employee or agent interested in the Agreement has any pecuniary interest in the business of the CONSULTANT or the Agreement, and that no person associated with the CONSULTANT has any interest that would conflict in any manner or degree with the performance of the Agreement. If any officer or elected official of CLIENT does have a direct or pecuniary interest in CONSULTANT or this Agreement, that interest, and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.

J. Changes

The CLIENT may, from time to time, require or request changes in the scope or deadline of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to this Agreement.

K. Hold Harmless

To the extent permitted by law, CONSULTANT shall indemnify, hold harmless and defend with counsel of CONSULTANT'S own choosing, CLIENT, its past, present and future elected officials, department heads, employees, insurers, and agents (hereinafter collectively referred to as "Releasees") from and against all liability, claims, suits, causes of action, demands, proceedings, set-offs, liens, attachments, debts, expenses, judgments, or other liabilities including costs, reasonable fees and expenses of defense, arising from any loss, damage, injury, death, or loss or damage to property, of whatsoever kind or nature as well as for any breach by CONSULTANT of any representations or warranties made within the contract documents (collectively, the "Claims"), to the extent such Claims are caused in whole or in part by any wrongful or negligent act or omission or misconduct of CONSULTANT in its performance under this Agreement.

Pursuant to 55 ILCS 5/3-9005, no attorney may be assigned to represent the Releasees pursuant to this Section of the Agreement unless the Kendall County State's Attorney has pre-approved the appointment of the attorney to represent the Releasees. Releasees' participation in its defense shall not remove CONSULTANT'S

duty to indemnify, defend, and hold Releasees harmless, as set forth above. Releasees do not waive their defenses or immunities under the Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.) by reason of this indemnification provision. Indemnification shall survive the termination of this Agreement.

L. Insurance

The CONSULTANT shall maintain and keep in force during the term of this Agreement Commercial General Liability and Automobile Liability coverage in the following minimum amounts:

<u>Commercial General Liability</u>	
General Aggregate Limit	\$3,000,000
Product-Completed Operation	\$1,000,000
Each Occurrence Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Medical expense Limit	\$10,000
Auto - Combined Single Limits (each Accident)	\$1,000,000
Excess/Umbrella Liability	\$1,000,000
Workers Compensation (statutory limits)	\$500,000

M. Non-Discrimination

CONSULTANT, its officers, employees, subcontractors, and agents agree not to commit unlawful discrimination/unlawful harassment and further agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, the Illinois Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended, and all applicable rules and regulations. CONSULTANT, its officers, employees, subcontractors, and agents shall maintain a written sexual harassment policy that complies with the requirements of 775 ILCS 5/2-105 and shall comply with all fair employment practices and equal employment opportunity/affirmative action requirements set forth in applicable state and federal laws and regulations.

N. Certification

CONSULTANT certifies that CONSULTANT, its parent companies, subsidiaries, and affiliates are not barred from entering into this Agreement as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or as a result of a violation of 820 ILCS 130/1 et seq. (the Illinois Prevailing Wage Act). CONSULTANT further certifies by signing the Agreement that CONSULTANT, its parent companies, subsidiaries, and affiliates have not been convicted of, or are not barred from

attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 et seq.; and has not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that Officer's or employee's official capacity. Nor has CONSULTANT made an admission of guilt of such conduct that is a matter of record, nor has any official, officer, agent, or employee of the company been so convicted nor made such an admission.

O. Compliance with State and Federal Laws

CONSULTANT agrees to comply with all applicable federal, state and local laws and regulatory requirements and to secure such licenses as may be required for its employees and to conduct business in the state, municipality, county and location. Such obligation includes, but is not limited to, environmental laws, civil rights laws, prevailing wage and labor laws.

It is understood and agreed to by the parties that all contracts entered into by a government body, such as Kendall County, are open to public review and as such will be on file with the County Clerk's office and may be discussed in open session pursuant to the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and/or may be released pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.).

P. Notice

Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received, in the case of notice to CLIENT, Attention: Kendall County Administrator, 111 W. Fox Street, Room 316, Yorkville, Illinois 60560, fax (630) 553-4214 with copy sent to: Kendall County State's Attorney, 807 John Street, Yorkville, Illinois, 60560, fax (630) 553-4204. And, in case of CONSULTANT, to: _Mike Hoffman, Teska Associates, Inc. Vice President, 24103 W. Lockport Street, Plainfield, IL 60544, (815) 436-9485, _____.

Q. Entire Agreement

This Agreement represents the entire Agreement between the parties regarding the subject matter of this Agreement, and there are not other promises or conditions in any other Agreement whether oral or written regarding the subject matter of this Agreement. This Agreement supersedes any prior written or oral agreements between the parties regarding the subject matter of this Agreement and may not be modified except in writing acknowledged by both parties.

R. Counterparts

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

S. Authority to Execute Agreement

CONSULTANT AND CLIENT each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

T. Assignment

Neither party shall assign, sublet, sell, or transfer its interest in this Agreement without the prior written consent of the other.

U. Waiver

CLIENT and/or CONSULTANT'S waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

V. Independent Contractor Relationship

It is understood and agreed that CONSULTANT is an independent contractor and is not an employee of, partner of, agent of, or in a joint venture with CLIENT. CONSULTANT understands and agrees that CONSULTANT is solely responsible for paying all wages, benefits and any other compensation due and owing to CONSULTANT'S officers, employees, and agents for the performance of services set forth in this Agreement. CONSULTANT further understands and agrees that CONSULTANT is solely responsible for making all required payroll deductions and other tax and wage withholdings pursuant to state and federal law for CONSULTANT'S officers, employees and/or agents who perform services as set forth in the Agreement. CONSULTANT also acknowledges its obligation to obtain appropriate insurance coverage for the benefit of CONSULTANT, CONSULTANT'S officers, employees and agents and agrees that CLIENT is not responsible for providing any insurance coverage for the benefit of CONSULTANT, CONSULTANT'S officers, employees and agents. CONSULTANT hereby agrees to defend with counsel of CLIENT'S own choosing, indemnify and waive any right to recover alleged damages, penalties, interest, fees (including attorneys' fees), and/or costs from CLIENT, its past, present and future board members, elected officials, employees, insurers, and agents for any alleged injuries that CONSULTANT, its officers, employees and/or agents may sustain while performing services under this

Agreement.

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this Agreement on the date and year first above written.

CONSULTANT:
TESKA ASSOCIATES, INC.

CLIENT:
KENDALL COUNTY



BY: _____
Michael E. Hoffman
Vice President

BY: _____

Date: _____

ATTACHMENT A

SCOPE OF SERVICES

The Study Area

For the purposes of this Agreement, the study area is defined Kendall County, Illinois.

1. County Planning and Zoning Consultation

The CONSULTANT will assist the CLIENT with planning and zoning services as needed, primarily during the time when the County's Senior Planner is out on paternity leave. This effort will include review of development applications and zoning related requests and meeting or responding via telephone or e-mail with developers, residents, and County staff/consultants as appropriate, and preparation of staff reports. All services will be at the request of the CLIENT.

2. Meetings

During the period of the Agreement, the CONSULTANT will attend regular or special meetings of the Kendall County Regional Planning Commission (KCRPC), the Historic Preservation Commission (HPC), the Comprehensive Land Plan and Ordinance Committee (CLPOC), the Zoning Board of Appeals (ZBA), the Planning, Building and Zoning Committee (PBZ), and the Zoning, Platting and Advisory Committee (ZPAC). The CONSULTANT will also be available for County Board or other meetings as requested by the CLIENT to provide planning or landscape architectural advice.

This effort will include logistical elements of meetings including preparing agendas, minutes, and operating equipment such as recorders, monitors, etc. The CONSULTANT shall provide the agenda, minutes reports and packets in a timely fashion to the County Administration office who will handle posting to the website and at the office building as appropriate.

3. Special Assignments

As required, the CONSULTANT will provide professional and technical assistance on special assignments related to such subjects as: intergovernmental relations, code enforcement and amendment, capital improvements, economic development, public meetings, litigation, and other topics as requested by the CLIENT during the period of this Agreement.

2023 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V23-001	MUND/STADLER	02-34-176-004	34 RIVERSIDE ST	FOX RIVER GARDENS	Work in Floodplain w/o permit	5/15/2023	MA Stormwater			Closed
V23-002	HARDEKOPF	03-04-253-010	44 INGLESHERE RD	BOULDER HILL	INOPERABLE VEHICLE	10/14/2022				10/10 - Court
V23-003	VANDERBERG	03-04-176-006	90 FERNWOOD RD	BOULDER HILL	PROHIBITED PARKING-TRAILER	3/23/2023				8/6/2023
V23-004	BUTZ	03-04-305-023	16 WYNDHAM DR	BOULDER HILL	MULTIPLE VIOLATIONS	9/8/2022				10/10 Court
V23-005	RUIZ	03-03-352-001	132 SAUGATUCK RD	BOULDER HILL	PROH. PKG. COMMERCIAL VEHI	12/27/2022				F/ln in Oct w/ Court
V23-006	RAMIREZ	03-04-282-007	13 SONORA DR	BOULDER HILL	INOPERABLE VEHICLE	6/6/2023				W/10 Court
V23-007	OROS	03-05-432-012	28 SENECA DR	BOULDER HILL	JUNK & DEBRIS	5/10/2023				10/10 Court
V23-008	CRUZ/KOKOSIOLIS	03-04-307-005	17 WYNDHAM DR	BOULDER HILL	INOPERABLE VEHICLE	6/15/2023				10/10 Court
V23-009	DILLER, JR. LIV TR	06-15-100-007	8150 S SCHLAPP RD		STORMWATER VIOLATION	12/8/2023	VARIOUS			8/9/2023

10/10 - Court
 8/6/2023
 10/10 Court
 F/ln in Oct w/ Court
 W/10 Court
 10/10 Court
 10/10 Court
 8/9/2023
 - Court 9/20/23

2022 VIOLATIONS

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

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**PRE VIOLATION REPORT
2023**

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	FUP	Closed
1/10/2023	03-05-433-001	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	7/19/2023
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 & Farm Animals		15 Day Inspection request	MONITORING	
1/18/2023	07-23-100-023	13625 Arakesha Rd Newark	Owners 2nd	New Aq Buildings - No Permits	2/1/2023	No New Structures observed		2/2/2023
1/20/2023	03-18-403-009	150 Osage Ct Oswego	Owners 2nd	Addition to Acc Bldg - No Permit				3/6/2023
1/20/2023	03-18-401-002	85 Osage Ct Oswego	The Highlands	Shed - No Permit				3/6/2023
1/20/2023	03-09-401-008	118 Osage Ct Oswego	Owners 2nd	Addition - No Permit				3/6/2023
1/23/2023	09-09-100-008	13100 Mckenna Rd Minnoka	Owners 2nd	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		6/5/2023	6/5/2023
1/26/2023	03-12-203-011	29 Gastville St Aurora	Gastville	Landscape bus - stormwater-pallet business	2/1/2023		6/5/2023	6/5/2023
1/26/2023	03-12-203-013	39 Gastville St Aurora	Gastville	Landscape business - debris - large trucks	2/1/2023		6/5/2023	6/5/2023
1/26/2023	03-12-201-001	3 Council Ave Aurora	Gastville Resub	Landscape business - debris - large trucks	2/1 & 3/3/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/7/2023
1/31/2023	03-04-407-030	130 Beaverick Dr Montgomery	Boulder Hill	Junk & Debris	2/1/2023	30 Day Warning Notice Reg & Cert	3/3/2023	3/6/2023
2/19/2023	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Multiple Violations	see dates on notice	30 Day Warning Notice Reg & Cert	4/23/2023	4/20/2023
2/19/2023	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations			6/9/2023	Closed
3/13/2023	02-24-252-004	3315 Minkler Rd Oswego	Boulder Hill	Barn Fire			MONITORING	Closed
3/14/2023	03-08-303-007	105 Dolores St. Oswego	Shore Heights	Multiple Violations	3/23 & 4/5/23	30 Day Warning Notice Reg & Cert	6/5/2023	4/19/2023
3/14/2023	03-08-303-001	117 Dolores St. Oswego	Shore Heights	Semi-Trucks & parking in grass	3/15/2023	No work being performed-applied for BP	6/5/2023	3/15/2023
3/14/2023	07-07-100-015	17900 Sheridan Dr. Newark	Whitetail Ridge	Building without permit	4/1/2023	Applied for BP	6/7/2023	4/12/2023
3/14/2023	05-12-228-008	7130 Clubhouse Dr. Yorkville	Whitetail Ridge	Deck not finished and unsafe	4/1/2023	Lumber business	4/19/2023-MA	4/25/2023
3/14/2023	09-24-100-010	15200 Ridge Rd. Minnoka		Possible business	3/15/2023	Not enough evidence to prove occupied	6/5/2023	4/3/2023
3/14/2023	07-16-200-026	14960 Tomnhouse Rd Newark		See email - big Grove Assessor	3/15/2023		6/5/2023	6/15/2023
3/15/2023	03-05-452-077	9 Hillcrest Ct Montgomery	Boulder Hill	Grass Parking/Junk & Debris	3/15/2023	Business out of residence-Box truck	4/11/2023	4/25/2023
3/15/2023	03-05-453-076	7 Hillcrest Ct Montgomery	Boulder Hill	Grass Parking/Junk & Debris	3/15/2023	Prohibited parking on grass	4/11/2023	4/25/2023
3/15/2023	03-05-453-075	5 Hillcrest Ct Montgomery	Boulder Hill	Grass Parking/Junk & Debris	3/15/2023	Prohibited parking on grass	4/11/2023	4/25/2023
3/15/2023	03-08-253-009	14 Ashlawn Ave. Montgomery	Boulder Hill	Inoperable Vehicles	3/15 & 4/12/23	Inoperable vehicle in grass	4/11/2023	4/20/2023
3/15/2023	03-05-402-010	12 Circle Dr E. Montgomery	Boulder Hill	Inoperable Vehicles	3/15/2023	Inoperable vehicle in grass	6/5/2023	6/21/2023
3/15/2023	03-04-154-024	4 Roulet Rd. Montgomery	Boulder Hill	Prohibited Parking	3-23 & 4-5-2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/15/2023	03-04-178-009	15 Ingleshite Rd. Montgomery	Boulder Hill	Prohibited Parking	3/23 & 4/5/23	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/15/2023	03-04-178-007	21 Ingleshite Rd. Montgomery	Boulder Hill	Prohibited Parking	3/23 & 4/20/2023	Ejection	6/16/2023	6/8/2023
3/15/2023	03-04-251-029	200 Fernwood Rd. Montgomery	Boulder Hill	Prohibited Parking	3/23/2023	No Violation	6/5/2023	4/12/2023
3/15/2023	03-04-176-006	90 Fernwood Rd. Montgomery	Boulder Hill	Prohibited Parking	3-23 & 4-3-2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/5/2023
3/15/2023	03-04-281-007	56 Arton Dr. Montgomery	Boulder Hill	Prohibited Parking	3-23 & 4-5-2023	30 Day Warning Notice Reg & Cert	7/3/2023	7/6/2023
3/16/2023	02-36-106-002	292 Tallgrass Ln. Yorkville	Farm Colony	Prohibited Parking	3-23 & 4-5-23	Not present	5/3/2023	4/25/2023
3/16/2023	06-03-251-002	2017 Devonshire Ct. Oswego	Southfield Estates	Acc Bld-No Permit/Vehicle plng/ Junk & Debris	3/23/2023	30 Day Warning Notice Reg & Cert	5/3/2023	5/8/2023
3/16/2023	09-07-400-030	13315 D Grove Rd Minnoka	Highgrove	Rooster in R2 zoning	3/23/2023	30 Day Warning Notice Reg & Cert	5/3/2023	5/23/2023
3/20/2023	03-05-426-004	21 Briarcliff Rd	Boulder Hill	Chickens	3/23/2023	No evidence	5/3/2023	4/3/2023
3/20/2023	03-09-102-008	2162 Route 31 Oswego	Herrins	Building without permit	3/23/2023	Repairs - requested inspection	6/5/2023	5/23/2023
3/20/2023	03-04-251-001	41 Carman Dr Montgomery	Boulder Hill	Inoperable Vehicles	3/23 & 4/5 & 4/20/23	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/28/2023	03-08-152-015	5290 Douglas Rd Oswego	Boulder Hill	Building without permit	4/14/2023	Applied for BP	6/5/2023	4/25/2023
3/28/2023	03-04-480-005	118 Saugrub Rd. Montgomery	Marina Village	Driveway w/o permit & Business operating	4/5 & 4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/14/2023
3/29/2023	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Trailer in Grass Parking	4/5 & 4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	5/26/2023
3/29/2023	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Boat/Trailer in Front yard setback	4/5/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/8/2023
3/29/2023	03-04-329-009	25 Whitney Way Montgomery	Boulder Hill	Boat/Trailer in Front yard setback	4/20/2023	Removed	6/5/2023	6/8/2023
3/29/2023	03-04-306-027	44 Hampton Way Montgomery	Boulder Hill	Junk & Debris	4/10/2023	Removed	8/5/2023	5/10/2023
3/29/2023	03-05-401-022	16 Durang Rd. Montgomery	Boulder Hill	2 Trailers	4/5/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/29/2023
3/29/2023	03-08-305-022	14 Wyndham Rd. Montgomery	Boulder Hill	RV/Trailer in Front yard setback	4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	5/31/2023
3/29/2023	03-08-253-016	3 Cebold Dr. Montgomery	Boulder Hill	Boat in FY setback - new driveway-no permit	4/20/2023	30 Day Warning Notice Reg & Cert	6/5/2023	5/4/2023
3/30/2023	09-14-300-001	1910/1920 Route 52 Minnoka	Boulder Hill	Built up berms, changed grade-flooding on Rt 52	4/20/2023	MA - set to WRB 5/8/2023	MA 7/1/23	7/26/2023
3/30/2023	03-04-354-004	64 Hampton Rd. Montgomery	Boulder Hill	Multiple Violations	4/20/2023	30 Day Warning Notice Reg & Cert	6/8/2023	6/20/2023
3/30/2023	03-09-152-019	14 Ridgfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	4/20/2023	15 day Warning Notice Reg & Cert	7/24/2023	7/24/2023
3/30/2023	03-08-228-008	13 Brighton Way Montgomery	Boulder Hill	Inoperable Vehicle	4/5/2023	Removed	6/5/2023	4/12/2023
3/30/2023	03-08-227-043	3 Brighton Way Montgomery	Boulder Hill	Boat / trailer parked in grass	4/5/2023	Tires on Pavers	6/5/2023	4/28/2023
3/30/2023	03-04-307-001	62 Circle Drive E Montgomery	Boulder Hill	Parking in grass-vehicle under tarp	4/5 & 5/12/2023	Not enough evidence	6/5/2023	5/9/2023
3/30/2023	03-04-456-001	3 Wembley Rd. Montgomery	Boulder Hill	Inoperable Vehicle	4/5/2023	present / operable	6/5/2023	4/12/2023
3/30/2023	03-04-178-009	21 Ingleshite Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	4/14/2023	Duplicate	6/8/2023	6/8/2023
3/30/2023	09-09-153-004	40 Fieldpoint Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	4/5/2023	30 Day Warning Notice Reg & Cert	5/19/2023	5/2/2023

PRE VIOLATION REPORT
2023

3/30/2023	03-04-479-006	51 Eastfield Rd, Montgomery	Boulder Hill	Junk & Debris	4/14 & 4/23/23	30 Day Warning Notice Reg & Cert	6/8/2023	6/29/2023
4/3/2023	03-04-306-005	59 Circle Drive East Montgomery	Boulder Hill	Semi Tractor- Trailer	3/22 & 4/4/23	Removed	6/8/2023	4/20/2023
4/3/2023	03-03-351-005	71 Sonora Dr, Montgomery	Boulder Hill	Construction business, Junk & Debris, Proh Trailer	3/23 & 4/14/2023	30 Day Warning Notice Reg & Cert	6/8/2023	8/6/2023
4/3/2023	03-04-378-003	49 Pueblo Rd, Montgomery	Boulder Hill	Trailer parking, Addition - no permit	4/3/2023	30 Day Warning Notice Reg & Cert	5/6/2023	8/15/2023
4/3/2023	03-04-428-006	177 Heathgate Rd, Montgomery	Boulder Hill	Trailer	4/14/2023	Removed	4/20/2023	5/4/2023
4/3/2023	03-04-278-026	116 Heathgate Rd, Montgomery	Boulder Hill	Commercial Vehicle	4/14/5/2/23	Removed	4/19/2023	5/4/2023
4/5/2023	03-11-103-008	2162 Route 31 Oswego	Schafer Woods	Construction - No permit	4/14/2023	Removed	4/19/2023	Closed
4/6/2023	01-25-456-001	12331 Mitchell Dr, Plano	Schafer Woods	Multiple Violations	4/14/2023	No Violation found	4/25/2023	4/25/2023
4/11/2023	05-18-400-011	8756 E Highpoint Rd, Yorkville	Boulder Hill	Semi Parking / Storage & Stormwater	4/14/2023	No Business - repairing parking lot	6/5/2023	4/19/2023
4/12/2023	03-05-279-021	42 Briarcliff Rd, Montgomery	Boulder Hill	Driveway - no permit	4/14/2023	30 Day Warning Notice Reg & Cert	6/5/2023	6/7/2023
4/14/2023	05-21-300-006	9513 Walker Rd, Yorkville		Parking in ROW/Parking on adjoining property	4/20/2023	Applied for Stormwater Permit - MA	6/5/2023	Citation coming
4/19/2023	01-08-200-008	1426 Creek Rd, Plano		Pond constructed w/o permit & possible floodplain		MA	5/17/2023	5/26/2023
4/19/2023	01-23-100-002	2970 C Rock Creek Rd, Plano		Train car in floodplain		MA	5/17/2023	5/24/2023
4/24/2023	04-01-401-001	21 Fox Ct.	Fox Station	Inoperable Vehicle(10+) & Junk & Debris	5/2/2023	30 Day Warning Notice Reg & Cert	6/9/2023	6/28/2023
4/25/2023	02-24-177-004	6642 Sundown Ln, Yorkville		Multiple Violations	4/20/2023	30 Day Warning Notice Reg & Cert	6/9/2023	Citation coming
4/27/2023	08-28-200-005	16296 Route 47 Newark		Inoperable Vehicles and Boats	5/2/2023	30 Day Warning Notice Reg & Cert	6/9/2023	Citation coming
5/1/2023	03-16-176-006	Lot 3 Wolf Rd, Oswego	Fox Bend Estates	Junk & Debris	5/2/2023	Letter requesting inspection	6/2/2023	F/U Matt
5/1/2023	01-36-100-009	Lot 1	Minnesota Springs	Illegal Business & Junk & Debris	5/2/2023		6/2/2023	6/2/2023
5/5/2023	03-08-253-022	15 Cabold Dr, Montgomery	Boulder Hill	Grass Parking	5/11/2023	30 Day Warning Notice Reg & Cert	6/26/2023	6/26/2023
5/5/2023	03-05-427-003	9 Greenhar Rd, Montgomery	Boulder Hill	Inoperable Vehicle	5/11/2023	30 Day Warning Notice Reg & Cert	6/26/2023	6/26/2023
5/5/2023	09-09-100-002	13039 Mckenna Rd, Minooka		Trucking Business	5/11/2023	30 Day Warning Notice Reg & Cert	6/26/2023	6/26/2023
5/9/2023	02-34-157-006	Lot 8	Owners	Abandoned RV	5/11/2023	30 Day Warning Notice Reg & Cert	8/3/2023	8/14/2023
5/9/2023	03-04-430-006	39 Seneca Dr, Montgomery	Boulder Hill	Multiple Violations	5/11/2023	Removed	6/9/2023	5/23/2023
5/9/2023	03-08-277-021	11 Fieldport Rd, Montgomery	Boulder Hill	Shed - No Permit	5/11/2023	30 Day Warning Notice Reg & Cert	6/8/2023	6/8/2023
5/10/2023	03-05-432-012	28 Seneca Dr, Montgomery	Boulder Hill	Junk & Debris	5/11/2023	30 Day Warning Notice Reg & Cert	6/28/2023	V23-007
5/12/2023	03-29-400-008	16901 Ohren Rd, Minooka		Pond w/o permit	5/25/2023	Applied for Stormwater Permit - MA	6/8/2023	6/8/2023
5/12/2023	03-08-106-018	37 Boat Ln Oswego	Marina Village	Trailer in Front yard setback		Reg Onsite meeting/appl for Acc Bldg pending	6/28/2023	6/28/2023
5/15/2023	02-26-200-025	7265 Route 71, Yorkville		Pond, Structure & Driveway - No permit		Sent to City of Yorkville	6/28/2023	6/28/2023
5/16/2023	03-13-400-005	Behind 131 W Richard Dr, Oswego		Tall Grass - area behind Grand Reserve		Referred to Sheriff's Office	5/17/2023	5/17/2023
5/24/2023	09-13-400-005	227 Rance Rd, Oswego		Barbecue Center		Not enough evidence	Investigating	6/30/2023
5/24/2023	01-18-200-004	17080 Miller Rd, Plano	Aux Sable Oaks	Possible Event Center	6/28/2023	No evidence	6/28/2023	6/28/2023
5/25/2023	09-22-200-003	15070 Juhlhardt Rd, Minooka	Boulder Hill	Junk & Debris	6/8/2023	30 Day Warning Notice Reg & Cert	7/20/2023	7/20/2023
5/25/2023	03-04-309-014	10 Marinel Rd, Montgomery	Boulder Hill	Multiple Violations	6/26/2023	30 Day Warning Notice Reg & Cert	7/26/2023	7/25/2023
6/6/2023	03-04-282-007	13 Senora Dr, Montgomery	Boulder Hill	Unpermitted structures	6/8/2023	30 Day Warning Notice Reg & Cert	7/26/2023	7/25/2023
6/13/2023	07-17-300-003		County Clerks	Junk & Debris/Home Occ Violations	6/26/2023	30 Day Warning Notice Reg & Cert	7/26/2023	7/25/2023
6/13/2023	06-02-177-000	1551 Cherry Rd, Oswego		Illegal Sign	6/20/2023	30 Day Warning Notice Reg & Cert	7/23/2023	7/23/2023
6/15/2023	09-24-400-027	15625 County Line Rd, Minooka	Boulder Hill	Inoperable Vehicle	6/20/2023	Permit Not required	6/20/2023	V23-008
6/15/2023	03-04-307-005	17 Wyntham Dr, Montgomery	Boulder Hill	Building without permit	6/28/2023	30 Day Warning Notice Reg & Cert	8/6/2023	8/7/2023
6/15/2023	03-04-376-003	75 Circle Drive E, Montgomery	Boulder Hill	RV/Trailer in Front yard setback	6/28/2023	30 Day Warning Notice Reg & Cert	8/6/2023	8/7/2023
6/20/2023	03-08-327-006	58 Codorus Rd, Montgomery	FOFC	Pool - no Permit	6/28/2023	30 Day Warning Notice Reg & Cert	6/29/2023	6/29/2023
6/26/2023	02-35-380-013	7622 Madeline Dr, Yorkville	Marina Village	Illegal Driveway	6/28/2023	30 Day Warning Notice Reg & Cert	6/28/2023	6/28/2023
6/26/2023	03-08-176-010	32 Marina Dr, Oswego		Illegal Sign	6/28/2023	30 Day Warning Notice Reg & Cert	9/12/2023	9/12/2023
6/26/2023	01-25-200-026	4287 Eldannah Rd, Plano	Shore Heights	Illegal Home Occupation	6/28/2023	No Violation - 2 trailers on street	6/29/2023	6/29/2023
6/27/2023	03-07-252-012	120 Augusta Rd, Oswego		Wetland violation	6/28/2023	Sent to WRK	7/20/2023	7/20/2023
6/28/2023	02-23-352-002	Lot 19 Timber Ridge	Timber Ridge	Fill greater than 3 ft	6/28/2023	MA - 30 Day Notice - Certified	7/28/2023	7/31/2023
6/28/2023	02-29-426-011	212 Georganna St, Yorkville	Countryside	Possible apts, boarding or rooming house	6/28/2023	Meeting requested - 15 day letter sent	9/6/2023	9/6/2023
6/28/2023	02-29-426-008	218 Georganna St, Yorkville	Countryside	Possible apts, boarding or rooming house	6/28/2023	Meeting requested - 15 day letter sent	9/6/2023	9/6/2023
6/28/2023	02-28-152-001	209 Pleasure Dr, Yorkville	Countryside	Possible apts, boarding or rooming house	6/28/2023	Meeting requested - 15 day letter sent	9/6/2023	9/6/2023
6/30/2023	03-04-151-006	54 Fernwood Rd, Montgomery	Boulder Hill	RV parked in Front yard setback	7/6/2023	Meeting requested - 15 day letter sent	9/6/2023	9/6/2023
7/5/2023	05-02-128-001	7512 Audre Ave, Yorkville	Rose Hill	Shed - No Permit	7/6/2023	Removed	8/6/2023	7/19/2023
7/5/2023	03-08-154-014	1394 Route 31, Oswego	Ricketts	Rooster in R1 zoning	7/19/2023	Unable to confirm violation	7/19/2023	7/19/2023
7/10/2023	03-04-479-023	113 Saugattuck Rd, Montgomery	Boulder Hill	8' Solid fence & Landscape business	6/20/2023	30 Day Warning Notice Reg & Cert	8/11/2023	8/10/2023
7/10/2023	03-03-352-001	132 Saugattuck Rd, Montgomery	Boulder Hill	Commercial Vehicle & driveway no permit	7/10/2023	30 Day Warning Notice Reg & Cert	8/11/2023	8/16/2023
7/10/2023	03-08-253-007	10 Ashlawn Ave, Montgomery	Boulder Hill	Addition - No permit	7/19/2023	Unable to obtain evidence	7/19/2023	7/19/2023
7/11/2023	03-05-229-004	24 Fernwood Rd, Montgomery	Boulder Hill	Trailer in Front yard setback	7/20/2023	Removed	9/16/2023	7/20/2023
7/14/2023	02-34-129-010/02-23-130-004	55 Rivercreek St, Yorkville	Fox River Gardens	Driveway w/o permit	8/2/2023	MA 30 Day Warning Notice Reg & Cert	9/16/2023	9/16/2023
7/19/2023	03-05-432-007	144 Longbeach Rd, Montgomery	Boulder Hill	Trailer in Front yard setback	7/20/2023	30 Day Warning Notice Reg & Cert	8/24/2023	8/24/2023
7/19/2023	03-05-451-002	13 Durango Rd, Montgomery	Boulder Hill	Parking on Grass	7/20/2023	30 Day Warning Notice Reg & Cert	9/12/2023	9/12/2023
7/24/2023	03-05-451-002	1400 Plainfield Rd, Oswego	Oswego Plains	Building without permit	7/27/2023	30 Day Warning Notice Reg & Cert	9/12/2023	9/12/2023
7/26/2023	03-08-154-014	1394 Route 31, Oswego	Ricketts	Rooster	7/27/2023	30 Day Warning Notice Reg & Cert	8/29/2023	8/30/2023

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7/31/2023	03-09-152-022	20 Ridgefield Rd. Montgomery	Boulder Hill	RV parked in Front yard setback	8/2/2023	30 Day Warning Notice Reg & Cert	9/7/2023	Close
7/31/2023	04-15-100-014	14201 # A Budd Rd. Yorkville	Billy R Williams	Junk & Debris	8/18/2023	HHS & Dept of Ag Investigating	8/18/2023	8/21/2023
7/31/2023	01-29-351-010	16789 Griswold Springs Rd.	Billy R Williams	Bridge built in Floodplain	11/7/2023	MA - Stormwater Letter sent	11/7/2023	
7/31/2023	01-29-351-009	16815 Griswold Springs Rd	Billy R Williams	Bridge built in Floodplain	11/7/2023	MA - Stormwater Letter sent	11/7/2023	
7/31/2023	01-29-351-011	16751 Griswold Springs Rd.	Billy R Williams	Bridge built in Floodplain	11/7/2023	MA - Stormwater Letter sent	11/7/2023	
7/31/2023	01-29-351-008	16859 Griswold Springs Rd	Billy R Williams	Bridge built in Floodplain	11/7/2023	MA - Stormwater Letter sent	11/7/2023	
8/2/2023	03-02-400-003	1250 Route 34 Oswego	Griswold Springs	Loud Music, Fireworks, sleeping in trucks	8/6/2023	Not able to confirm any violations	9/5/2023	8/6/2023
8/2/2023	Various	Griswold Springs Rd. Plano	Boulder Hill	Bridges	8/9/2023	Matt - 4 Notices sent	9/7/2023	
8/3/2023	03-04-152-003	59 Briarcliff Rd. Montgomery	Boulder Hill	Trailer in Driveway	8/9/2023	30 Day Warning Notice Reg & Cert	9/7/2023	
8/8/2023	02-15-177-005 & 004	2480 A Bristol Ridge Rd. Bristol	Marina Village Resub	Junk & Debris	8/22/2023	30 Day Warning Notice Reg & Cert	9/22/2023	
8/8/2023	03-08-106-014	31 Boet Ln. Oswego	Boulder Hill	Multiple Violations	8/10/2023	30 Day Warning Notice Reg & Cert	8/30/2023	
8/10/2023	03-08-253-007	10 Ashlam Ave Montgomery	Boulder Hill	Building without permit	8/22/2023	15 Day Letter sent Reg & Cert	8/30/2023	
8/14/2023	01-18-200-004	17080 Miller Rd. Plano	Banquet Facility	Possible Event Center	8/19/2023	Deferred to Noise Ordinance	8/22/2023	
8/15/2023	03-02-400-003	1250 Route 34 Oswego	Boulder Hill	Commercial Vehicle	8/21/2023	30 Day Warning Notice Reg & Cert	9/21/2023	
8/15/2023	06-02-400-001	1451 Johnson Rd. Oswego	Boulder Hill	Illegal Business	8/30/2023	Not Enough Evidence	8/30/2023	
8/16/2023	03-03-352-002	136 Saugatuck Rd. Montgomery	Boulder Hill	Commercial Vehicle	8/21/2023	30 Day Warning Notice Reg & Cert	9/21/2023	
8/16/2023	03-27-377-015	2543 Simons Rd. Oswego	Boulder Hill	Illegal Business	8/30/2023	Not Enough Evidence	8/30/2023	
8/21/2023	08-19-300-005	7821 Route 71, Yorkville	Rose Hill	Piles of Dirt	8/22/2023	30 Day Warning Notice Reg & Cert	9/22/2023	
8/21/2023	02-35-151-017	7509 Audrey Ave Yorkville	Rose Hill	Operating a banquet facility w/o a special use permit	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/21/2023	05-02-126-005	15200 Ridge Rd. Minooka	Lynwood	Deck - No Permit	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/23/2023	09-24-100-010	14918 British Rd. Minooka	Lynwood	Fence Company	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/25/2023	09-18-300-019	108 W Richard Dr. Oswego	Lynwood	Illegal Trailer	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/28/2023	02-14-426-003	12 S Bereman Rd. Montgomery	Boulder Hill	Shipping Container	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/28/2023	08-04-100-017	12 S Bereman Rd. Montgomery	Boulder Hill	Noxious Weeds	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/31/2023	03-05-430-004	26 Marnel Rd. Montgomery	Boulder Hill	Landscape Business	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/31/2023	03-04-303-022	7821 Route 71, Yorkville	Stainfield	Trailer Parking	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/31/2023	02-35-151-017	29 Jack St. Plano	Stainfield	Lighting without a permit	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/31/2023	01-03-353-004	934 Vilmin Rd. Plano	Stainfield	Rooster (s)	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
8/31/2023	01-03-352-002	125 Timbercreek Drive E Yorkville	Timbercreek	Building without a permit	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	
9/5/2023	05-07-452-006	125 Timbercreek Drive E Yorkville	Timbercreek	Illegal structure over boat	8/23/2023	MA 30 Day Notice - Reg	9/22/2023	

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4/12/2022	09-35-200-005	17045 Ridge Rd. Minnoka	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	Willowbrook	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	Boulder Hill	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	5/12/2022	5/25/2022
4/12/2022	03-04-479-032	52 Sonora Dr. Montgomery	Boulder Hill	Ambulance parked in driveway	4/12/2022	Removed	5/16/2022	4/25/2022
4/20/2022	06-08-101-011	7126 Roberts Ct. Oswego	Boulder Hill	Zoning Violation - Airbnb	4/13/2022	MA - 30 day warning	5/16/2022	4/25/2022
4/20/2022	03-04-303-029	40 Marnel Rd. Montgomery	Boulder Hill	Unsafe Structure	4/22/2022	No Property Maintenance Code	4/22/2022	4/22/2022
4/25/2022	01-16-201-003	15416 Miller Rd. Plano	Cotswold FEN	Multiple Violations	4/27/2022	Onsite meeting 5/17/22	8/1/2022	4/28/2022
4/25/2022	04-13-277-005	8450 W Highpoint Rd. Yorkville	Cotswold FEN	Junk & Debris	5/4/2022	Can't prove inoperable	8/3/2022	8/3/2022
4/25/2022	04-13-226-004	61 Cotswold Dr. Yorkville	Oswego Plains	Inoperable Vehicle	5/4/2022	No Horses	5/27/2022	5/27/2022
4/26/2022	06-02-177-001	73 Oswego Plains Dr. Oswego	Boulder Hill	2 Horses	4/27/2022	No violation	5/3/2022	5/3/2022
4/27/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	Fence debris after storm	5/3/2022	Using to move	5/3/2022	5/3/2022
5/3/2022	05-08-403-002	Fernwood Rd. Montgomery	Ronhill	Semi tractor trailer	5/6/2022	BP 12-2022-092 in progress	5/10/2022	5/10/2022
5/4/2022	03-04-378-039	12 Ronhill Rd. Yorkville	Boulder Hill	Pool - No fence	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/5/2022	03-04-477-024	43 Saugatuck 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	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	02-35-382-008	38 Hampton Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/9/2022	03-05-430-031	5812 Danielle Ln. Yorkville	Boulder Hill	FOFC	5/10/2022	No violation	5/10/2022	5/10/2022
5/10/2022	04-16-351-005	9 Seneca Dr. Montgomery	Boulder Hill	FOFC	5/10/2022	Deferred to Osw Twin Hwy/Dept	5/10/2022	5/10/2022
5/10/2022	09-18-300-017	8942 Wilcox Ct. Millbrook	Boulder Hill	Pool encroachment	5/17/2022	Pool is min. 5" from property line	5/24/2022	5/24/2022
5/10/2022	01-10-301-003	Brisbin Rd. Minnoka	Snyder	Illegal dumping	5/16/2022	Removed	5/16/2022	5/16/2022
5/11/2022	03-08-278-010	1700 Little Rock Rd. Plano	Boulder Hill	Banquet Facility	Several	No Evidence - Neighbor will monitor	6/1/2022	6/1/2022
5/18/2022	03-04-180-002	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice	7/1/2022	7/1/2022
5/18/2022	03-08-227-036	115 Fernwood Rd. Montgomery	Boulder Hill	Driveway - No Permit	5/13/2022	No violation	5/31/2022	5/31/2022
5/18/2022	03-09-152-019	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/25/2022	ZBA allowed parking on gravel	5/25/2022	5/25/2022
5/18/2022	03-05-404-009	14 Ridgfield Rd. Montgomery	Boulder Hill	Trailer Parking	5/25/2022	30 Day warning notice	7/1/2022	7/1/2022
5/18/2022	03-04-352-002	118 Boulder Hill Pass	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	21 Durango Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	5/25/2022	30 Day warning notice	7/1/2022	7/1/2022
5/18/2022	03-08-227-032	99 Longbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice	1/9/2023	1/17/2023
5/19/2022	03-04-305-025	20 Wyrndham Dr. 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	15 Old Post Rd. Montgomery	Boulder Hill	Driveway-no permit	5/25/2022	30 Day warning notice	10/7/2022	10/20/2022
5/20/2022	03-04-252-003	112 Longbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/26/2022	30 Day warning notice	5/30/2022	5/30/2022
5/20/2022	03-17-102-011	55 Ingleshire Rd. Montgomery	Boulder Hill	Possible remodel w/o permit	5/25/2022	30 Day warning -wrong address	7/1/2022	10/5/2022
5/24/2022	03-05-454-013	34 Longbeach Rd. Montgomery	Herrns Riverview Add	Commercial Vehicle	5/25/2022	Unable to locate commercial vehicle	6/9/2022	6/9/2022
5/24/2022	03-04-180-004	7 Curtmar Ct. Montgomery	Boulder Hill	Sealcoating business	5/25/2022	Met w/owner - Home Occupation	6/23/2022	6/24/2022
5/24/2022	03-04-256-026	121 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F-yard setback	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	03-04-376-039	138 Fernwood Rd. Montgomery	Boulder Hill	Camper parked in F-yard setback	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	03-04-428-011	50 Sierra Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/23/2022	30 Day notice for parking	6/23/2022	6/24/2022
5/24/2022	02-35-380-001	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	5/23/2022	30 Day warning notice	6/23/2022	Closed
5/24/2022	03-05-404-028	7796 Madeline Dr. Yorkville	FOFC	RV Parked in F/Y setback	Multiple		Closed	Closed
5/26/2022	03-04-478-005	7 Greenfield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	5/23/2022	30 Day warning notice	6/23/2022	Citation 7/11/22
5/31/2022	08-11-227-002	51 Springdale Rd. Montgomery	Boulder Hill	Mechanic Shop	5/25/2022	Site w/ w/owner-business not operational	6/8/2022	6/8/2022
5/31/2022	09-12-103-006	13205 Church Rd. Minnoka	Plattville	Investigate per June	8/3/2022	No Violation found	8/3/2022	8/3/2022
5/31/2022	08-01-451-005	6772 Chicago Rd. Yorkville	Plattville	Investigate per June	8/3/2022	No Violation found	8/3/2022	8/3/2022
5/31/2022	03-07-402-014	6363 Chicago Rd. Yorkville	Shore Heights	Investigate per June	8/3/2022	No Violation found	8/3/2022	8/3/2022
5/31/2022	05-09-300-015	168 Dolores St. Oswego	Walz	Car Repair business	6/7/2022	No evidence found of auto repair	8/19/2022	6/9/2022
5/31/2022	03-05-432-010	7789 Route 47 Yorkville	Boulder Hill	Remodel & Change of Occup w/o permit	6/14/2022	Met w/owner-Prop for sale	8/19/2022	9/27/2022
5/31/2022	03-05-476-020	24 Seneca Dr. Montgomery	Boulder Hill	Trailer in F-yard setback	5/25/2022	30 Day warning notice	7/1/2022	7/1/2022
5/31/2022	08-01-452-019	15 Codorus Rd. Montgomery	Boulder Hill	Boat in F-yard setback	5/25/2022	30 Day warning notice	9/4/2022	7/17/2022
5/31/2022	08-12-103-001	6366 Chicago Rd. Yorkville	Boulder Hill	Junk & Debris	8/3/2022	30 Day warning notice	9/4/2022	9/13/2022
6/2/2022	03-04-479-023	6986 Chicago Rd. Minnoka	Boulder Hill	Junk & Debris	8/3/2022	30 Day warning notice	8/1/2023	Monitoring
6/2/2022		113 Saugatuck Rd. Montgomery	Boulder Hill	Landscape business	6/21/2022	30 Day warning notice	7/7/2022	7/7/2022

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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	7/9/2022	6/24/2022
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 Georgianna St. Yorkville	Countryside	Junk & Debris	6/13/2022	People moving-waiting for garbage p/u	7/6/2022	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	Closed
6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/21/2022	Unable to see or hear rooster	7/6/2022	6/24/2022
6/10/2022	09-18-300-017	Bribin Rd. Minooka	Boulder Hill	Fill / Debris	6/14/2022	Dirt fill placed-SW permit not required	8/27/2022	6/15/2022
6/12/2022	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
6/13/2022	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
6/16/2022	03-04-376-023	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice	7/13/2022	Closed
6/24/2022	02-21-178-001	3416 N Route 47 Yorkville	FOFC	Tall grass	6/27/2022	Referred to Bristol Township	6/17/2022	6/28/2022
6/24/2022	05-02-101-002	324 Austin Ct. Yorkville	FOFC	Pool- fence still not finished	6/27/2022	Fence being installed	7/23/2022	8/3/2022
6/24/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Sheds - No Permit	6/24/2022	30 Day Warning	9/12/2022	9/12/2022
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	5/1/2023	4/12/2023
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/feasible to det violation	8/19/2022	8/2/2022
7/1/2022	04-16-129-001	8 N Hudson St. Millbrook	Boulder Hill	Repair-Used car business	7/19/2022	Vehicle operable/RV not occupied	8/27/2022	8/2/2022
7/1/2022	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Landscap Business	7/26/2022	30 Day warning notice	8/11/2022	8/2/2022
7/1/2022	03-09-153-015	31 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/17/2022	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	7/17/2022	Change of Occupancy - No Permit	8/11/2022	Closed
7/1/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscap business	7/17/2022	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	7/17/2022	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	7/17/2022	No evidence	11/28/2022	11/29/2022
7/6/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	7/17/2022	30 Day Warning Notice	8/15/2022	8/12/2022
7/7/2022	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
7/8/2022	05-02-102-002	317 Fields Dr. Yorkville	FOFC	Trailer in F/yard setback	7/11/2022	Not able to find evidence of rooster	10/28/2022	7/11/2022
7/11/2022	09-15-300-016	43 West St. Bristol	FOFC	Roosters in R-3 zoning	7/11/2022	A-1 Home occupation-see notes	10/28/2022	Closed
7/11 & 10/31/2022	09-22-200-016/ 030	14565 Jughandle Rd. Minooka	Fran-Shir Acres	Residence in R-1 zoning	10/28/2022	Incorrect PIN#	12/1/2022	10/28/2022
7/11/2022	09-22-200-004	15100 Jughandle Rd. Minooka	Aux Sable Oaks	Residence in Barn	8/3/2022	Hobby Shop-not residence	1/9/2023	1/17/2023
7/12/2022	03-04-306-004	57 Circle Dr. E Montgomery	Boulder Hill	Multiple Violations	7/20/2022	Eviction process started	7/20/2022	7/20/2022
7/12/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Tattoo business	7/20/2022	No Evidence	8/27/2022	8/31/2022
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	File on 7/12/2022	7/15/2022	Remodel - cosmetic only	10/25/2022	11/28/2022
7/13/2022	03-04-307-025	34 Longbeach Rd. Montgomery	Boulder Hill	Box Truck-Commercial Vehicle	10/21/2022	30 Day Warning Notice Reg & Cert	8/27/2022	8/27/2022
7/18/2022	02-35-301-001	330 Austin Ct. Yorkville	FOFC	Trailer in F/yard setback	7/19/2022	30 Day warning notice	8/27/2022	8/27/2022
7/20/2022	09-27-200-004	2511 Wildy Rd. Minooka	FOFC	Fill in Floodplain	7/19/2022	Matr- email - Brian notes -Court	6/27/2023	V22-012
7/20/2022	03-04-306-027	44 Hampton Rd. Montgomery	Boulder Hill	Business - Tamale stand	7/20/2022	KCHHD is investigating	7/20/2022	7/20/2022
7/20/2022	03-04-305-022	14 Wyntham Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	No Semi Truck	1/20/2023	9/22/2022
7/20/2022	03-04-306-005	59 Circle Dr. E Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022		1/20/2023	Closed
7/20/2022	03-04-326-005	52 Marnel Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Not on site	9/22/2022	Closed
7/20/2022	03-04-329-019	45 Whitney Way Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	Not on site	10/26/2022	10/28/2022
7/20/2022	03-04-408-003	106 Tealwood Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	8/31/2022	Owner changed - Removed	11/15/2022	11/15/2022
7/20/2022	03-04-377-019	39 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	9/22/2022	30 Day Warning Notice Reg & Cert	11/15/2022	11/15/2022
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	11/15/2022	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	8/27/2022	8/27/2022
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	8/27/2022
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	8/23/2022
7/25/2022	03-04-428-015	32 Senora Dr. Montgomery	Boulder Hill	Junk & Debris	7/26/2022	30 Day warning notice	10/3/2022	9/23/2022
7/26/2022	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	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
7/26/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	7/26/2022	re-opened	3/1/2023	7/26/2022
7/28/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds		No chickens-no permit req for rubbermaid shed	8/30/2023	8/30/2023
7/28/2022	03-12-204-005	26 Gastville Aurora	Gastville Acreage	Business in R-3 Zoning	See notes	Business in R-3 Zoning	10/4/2022	10/4/2022

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7/28/2022	05-02-202-002	6018 Audrey Ave, Yorkville	Rosehill	Structure roofed - pergola	8/2/2022	15 day notice to contact office	9/6/2022	10/24/2022
8/1/2022	03-05-404-016	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	10/20/2022
8/1/2022	03-04-327-012	39 Surrey Rd Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)	7/29, 9/22, 9/27	30 Day Warning 2 addresses - reg & cert	11/5/2022	11/15/2022
8/1/2022	03-18-428-005	5200 US Hwy 34, Oswego	Owners	Multiple Violations	8/4/2022	30 Day warning - reg & cert	9/10/2022	10/4/2022
8/2/2022	03-04-151-010	62 Fernwood Rd Montgomery	Boulder Hill	Fence	8/2/2022	Fence - debris	9/5/2022	8/2/2022
8/4/2022	01-35-100-003	13524 C Hale 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	Gastville Acreage	Auto Repair business	8/5/2022	Unable to confirm business	9/5/2022	8/8/2022
8/5/2022	03-04-328-008	26 Gastville Aurora	Boulder Hill	4 Violations	8/5/2022	30 Day warning notice-reg & cert	9/5/2022	8/8/2022
8/12/2022	03-04-328-008	31 Chatham Pl, Montgomery	Boulder Hill	Chickens	8/8/2022	Unable to confirm chickens	9/5/2022	8/8/2022
8/16/2022	06-02-226-004	31 S. Linden Dr, Plano	County Clerks	Poss Garage Veno to living quarters	8/29/2022	Did not observe any PBZ violations	9/16/2022	8/29/2022
8/22/2022	03-16-427-001	1210 Plainfield Rd, Oswego	County Clerks	Dirt Piles	8/29/2022	Did not observe any PBZ violations	9/16/2022	8/29/2022
8/23/2022	03-07-403-006	N Linden Dr, Plano	Meyerbrook	Multiple Violations	8/29/2022	Did not observe any PBZ violations	9/16/2022	8/29/2022
8/23/2022	03-05-429-031	177 Dolores St, Oswego	Shore Heights	Semi tractor trailer	8/31/2022	No truck	9/30/2022	9/21/2022
8/23/2022	03-05-429-031	37 S Bereman Rd, Montgomery	Boulder Hill	Trailer in F/Y setback	8/30/2022	30 Day Warning Notice Reg & Cert	11/21/2022	9/21/2022
8/23/2022	01-09-428-003	23 Coffman Ln, Plano	Boulder Hill	Poss Business & Building w/o permit	8/30/2022	Met w owner-agreed to apply BP & HO	11/21/2022	11/23/2022
8/23/2022	03-05-429-004	10 Greenfield Rd, Montgomery	Boulder Hill	Boat in F/Y & on non approved surface	8/30/2022	30 Day Warning Notice Reg & Cert	9/30/2022	8/29/2022
8/24/2022	01-35-430-005	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	01-35-429-002	70 Blackhawk Springs Dr, Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations	9/30/2022	8/29/2022
8/24/2022	03-08-280-032	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
8/25/2022	03-16-176-006	Wolfs Crossing Rd, Oswego	Fox Bend Estates	Construction	8/26/2022	Did not observe any PBZ violations	9/30/2022	8/30/2022
8/26/2022	03-04-306-001	51 Circle Drive E, Montgomery	Boulder Hill	Trash	8/26/2022	Referred to HHS	9/30/2022	8/31/2022
8/29/2022	01-29-101-003	157 Woodland Dr, Plano	Sugar Brook	Building w/o permit	9/14/2022	No Evidence of construction	9/14/2022	9/14/2022
8/29/2022	03-05-280-017	6111 Audrey Ave, Yorkville	Rosehill	Dump Truck, trailer & bobcat in F/Y & junk	9/14/2022	Not a violation	9/8/2022	9/8/2022
9/1/2022	No address - blh	12 Greenbrier Rd, Montgomery	Boulder Hill	Possible AirBnB	9/14/2022	Removed	10/16/2022	10/28/2022
9/1/2022	03-20-400-018	Braeburn Montgomery	Boulder Hill	Junk & Debris	9/14/2022	30 Day Warning Notice Reg & Cert	10/16/2022	10/28/2022
9/1/2022	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	10/28/2022
9/7/2022	05-21-300-006	7344 Route 47 Yorkville	Boulder Hill	Illegal Training Facility Business	9/8/2022	30 Day Warning Notice Reg & Cert	10/16/2022	10/28/2022
9/8/2022	03-04-307-001	9513 Walker Rd, Yorkville	Boulder Hill	Cars parked in setback	9/8/2022	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	Inoperable Vehicle	9/8/2022	30 Day Warning Notice Reg & Cert	1/13/2023	9/27/2022
9/12/2022	06-04-400-005	16 Wyrndham Dr, Montgomery	Williams	Junk & Debris	9/27/2022	Requesting Meeting	1/13/2023	9/27/2022
9/13/2022	05-09-152-001	6909 Schlapp Rd, Oswego	Williams	Trucking Business	9/27/2022	Requesting Meeting	1/13/2023	9/27/2022
9/14/2022	03-04-351-006	33 Bonnie Lane Yorkville	Boulder Hill	Possible AirBnB	9/22/2022	MA	10/26/2022	9/23/2022
9/14/2022	06-07-129-007	39 Hampton Rd, Montgomery	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	5755 Whitetail Ridge Dr.	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-07-130-019	7386 Fairway Dr, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-277-004	7102 Golfview Ct, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-227-005	7372 Clubhouse Dr, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	06-06-450-004	7221 Clubhouse Dr, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	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	9/14/2022	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	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-003	7485 Clubhouse Dr, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-002	7461 Clubhouse Dr, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	05-12-276-001	7437 Clubhouse Dr, Yorkville	Whitetail Ridge	No Silt fence or Vegetation filter	9/14/2022	Certified letter sent 9/14/2022	10/17/2022	10/17/2022
9/14/2022	03-04-451-015	13 Pomeroy Dr, Montgomery	Boulder Hill	Inoperable Vehicle	9/19/2022	Certified letter sent 9/14/2022	9/21/2022	9/21/2022
9/14/2022	03-04-307-001	62 Circle Dr. E, Montgomery	Boulder Hill	Stromwater - MA	10/7 & 10/18	30 Day Warning Notice Reg & Cert	1/13/2023	2/17/2023
9/15/2022	05-02-201-005	Route 52-Libson Rd Newark	Rosehill	Multiple Violations	9/19/2022	30 Day Warning Notice Reg & Cert	10/22/2022	10/25/2022
9/16/2022	03-05-276-010	6111 Audrey Ave Yorkville	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	03-05-229-004	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	03-05-229-006	28 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	76 Circle Dr E, Montgomery	Boulder Hill	Junk & Debris	9/19/2022	30 Day Warning Notice Reg & Cert	1/13/2023	12/21/2022
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
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	10/30/2022	10/14/2022
9/19/2022	02-35-380-006	5703 Fields Dr, Yorkville	FOFC	Multiple Violations	9/22 & 9/27	30 Day Warning Notice Reg & Cert	10/30/2022	11/2/2022
9/19/2022	03-19-176-004	5505 Route 71 Oswego	Site Dev in Floodplain&wetlands-No Permit	Multiple Violations	9/16/2022	MA 30 Day Warning Notice Reg & Cert	MA 8/24/2023	11/2/2022

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9/19/2022	03-04-456-004	4160 Steam Mill Ct. Oswego	Boulder Hill	Possible remodel w/o permit	9/22/2022	No permit required at this time	10/26/2022	10/28/2022
9/19/2022	03-08-201-012	82 Saugattuck Rd. Montgomery	Boulder Hill	Junk & Debris	9/22/2022	30 Day Warning Notice Reg & Cert	10/26/2022	10/28/2022
9/20/2022	02-15-251-006	63 Circle Dr. W. Montgomery	Boulder Hill	Inoperable Vehicle	9/22/2022	Debris has been removed	10/27/2022	9/23/2022
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	9/22/2022	Additional added 2014-16 Reg - No Violation	11/28/2022	9/22/2022
9/21/2022	06-09-400-004	6909 Schiapp 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.		FY set back & non approved surface	9/27/2022	MA - 30 day warning	11/5/2022	11/17/2022
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	11/17/2022
9/22/2022	03-04-429-001	3 Wembley 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	11/5/2022	11/15/2022
9/23/2022	03-08-278-010	162 Heathgate Rd. Montgomery	Boulder Hill	RV Parking	9/27/2022	30 Day Notice for Junk & Debris	1/16/2023	6/7/2023
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	9/26/2022	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	5/1/2023	11/15/2022
9/28/2022	02-34-151-005	39 Seneca Dr. Montgomery	Boulder Hill	Abandoned property- Junk & debris	9/30/2022	30 Day Warning Notice Reg & Cert	5/1/2023	11/15/2022
9/29/2022	04-27-100-003	82-84 Quinsey Lane Yorkville	Nelson J Quinsey	Storage Business & Billboard	9/30/2022	certified letter sent 10/20/2022- MA	11/24/2022	11/21/2022
9/29/2022	01-14-177-001	14886 Walker Rd. Newark	Schomer Estates	Landscaping Business	9/30/2022	Excavator removed	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	11/12/2022	10/21/2022
9/29/2022	03-08-227-006	20 Center Dr. Oswego	Boulder Hill	RV parked in Front yard setback	10/7/2022	Septic Repair per HHS	11/17/2022	10/4/2022
9/29/2022	03-22-400-002	58 Codorus Rd. Montgomery	Fields of Farm Colony	Construction - fill behind houses	9/30/2022	No Business	11/17/2022	10/7/2022
9/30/2022	03-04-376-040	Audrey Ave Yorkville	2292 Wooley Rd. Oswego	Landscaping business	10/7/2022	30 Day Warning Notice Reg & Cert	11/18/2022	12/12/2022
10/3/2022	03-05-428-013	52 Sierra Rd. Montgomery	Boulder Hill	Container in Front yard setback	10/7/2022	Requesting Meeting	11/30/2022	11/28/2022
10/3/2022	03-04-326-004	6 Hampton Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/17/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/28/2022
10/3/2022	03-04-306-028	46 Hampton Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	9/27/2022	30 Day Warning Notice Reg & Cert	2/1/2023	2/3/2023
10/4/2022	03-05-451-015	39 Seneca Dr. Montgomery	Boulder Hill	Inoperable vehicle being used as shed	9/27/2022	30 Day Warning Notice Reg & Cert	11/18/2022	12/12/2022
10/5/2022	03-04-300-046	547 Wheeler Rd. Plainfield	Boulder Hill	Auto Repair business	10/7/2022	Requesting Meeting	11/30/2022	11/28/2022
10/6/2022	06-13-300-004	609 Wheeler Rd. Plainfield	Boulder Hill	Parking Lot - No Permit	10/17/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/28/2022
10/12/2022	03-05-478-031	37 S Bereman Rd. Montgomery	Boulder Hill	Property Damage Inspection	10/13/2022	Tree Ordinance does not exist	2/1/2023	2/3/2023
10/12/2022	03-04-378-019	83 Pueblo Rd. Montgomery	Boulder Hill	Auto Repair business	10/18/2022	30 Day Warning Notice Reg & Cert	wrong address	10/27/2022
10/12/2022	03-04-251-029	200 Fernwood Rd. Montgomery	Boulder Hill	RV Parking	10/18/2022	30 Day Warning Notice Reg & Cert	11/26/2022	12/12/2022
10/13/2022	03-09-103-008	51 Old Post Rd. Montgomery	Boulder Hill	Boat in Front yard setback	10/18/2022	Boat is parked in permitted location	10/21/2022	10/21/2022
10/13/2022	06-18-200-011	5022 Route 126 Yorkville	Boulder Hill	Landscaping Business w/o Spec Use - MA	10/18/2022	30 Day Warning Notice Reg & Cert	ON HOLD MA	5/16/2023
10/14/2022	03-04-326-004	50 Marnel Rd. Montgomery	Boulder Hill	Fire - Structure	10/17/2022	No Access - Not habitable	11/18/2022	11/18/2022
10/14/2022	03-05-404-046	44 Inglefield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/18/2022	30 Day Warning Notice Reg & Cert		
10/18/2022	03-04-327-007	43 Greenfield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/18/2022	30 Day Warning Notice Reg & Cert		
10/18/2022	03-04-327-007	29 Surrey Rd. Montgomery	Boulder Hill	Inoperable Vehicle	10/21/2022	30 Day Warning Notice Reg & Cert		
10/20/2022	04-27-100-003	14886 Walker Rd. Newark	Boulder Hill	Billboard and storage business	9/30/2022	Certified letter sent MA	11/21/2022	11/21/2022
10/20/2022	03-04-278-024	112 Heathgate Rd. Montgomery	Boulder Hill	Construction Business	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/20/2022	03-04-277-023	2 Afton Dr. Montgomery	Boulder Hill	Trailer parked in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert	various	11/29/2022
10/26/2022	03-09-152-016	8 Ridgefield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/26/2022	03-09-152-017	10 Ridgefield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/26/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	10/21/2022	30 Day Warning Notice Reg & Cert	11/28/2022	11/29/2022
10/26/2022	03-04-278-026	116 Heathgate Rd. Montgomery	Boulder Hill	Trailer parked in Front yard setback/Inop Veh	10/21/2022	30 Day Warning Notice Reg & Cert	1/13/2023	2/1/2023
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	or a Violation of KC Ordin. Civil matter	6/5/2023	10/26/2022
10/27/2022	03-04-306-005	59 Circle Dr. E. Montgomery	Boulder Hill	Semi tractor trailer	11/2/2022	No Change	6/5/2023	Monitoring
10/28/2022	09-24-100-010	15200 Ridge Rd. Minooka	Boulder Hill	Possible business-landscaping or lumber	10/31/2022	MA 30 Day Warning Notice Reg & Cert	5/1/2023	4/25/2023
10/31/2022	03-05-430-026	158 Boulder Hill Pass. Montgomery	Boulder Hill	Commercial Vehicle Parking	10/31/2022	30 Day Warning Notice Reg & Cert	12/3/2022	12/14/2022
10/31/2022	03-04-378-018	81 Pueblo Rd. Montgomery	Boulder Hill	Camper parked in F-yard setback	11/2/2022	30 Day Warning Notice Reg & Cert	12/8/2022	12/12/2022
11/2/2022	09-22-200-030	15476 Jughandle Rd. Minooka	Walsh Tree Service	Walsh Tree Service	11/2/2022	Orig. 7/11/22-2325 Bell Rd.	11/2/2022	11/15/2022
11/2/2022	02-34-227-001	8027 Van Emmon Rd. Yorkville	Wending	Possible shed converted to living quarters	11/3/2022	30 Day letters req meeting reg & ce	6/5/2023	8/8/2023

**PRE VIOLATION REPORT
2022**

11/3/2022	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Commercial vehicle - box trucks	11/2/2022	30 Day Warning Notice Reg & Cert	12/3/2022	Closed
11/3/2022	01-34-300-008	14824 Millhurst Rd.		Pool - No Permit	11/9/2022	Applied for Permit	12/3/2022	11/23/2022
11/9/2022	09-15-200-005	14021 Arbieter Rd Minnooka	Boulder Hill	Building-No Permit/Business in A-1	11/9/2022	30 Day Warning Notice Reg & Cert	1/13/2023	Closed
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	2/17/2023
11/10/2022	03-09-156-007	306 Boulder Hill Pass Montgomery	Boulder Hill	Building w/o Permit	11/17/2022	30 Day Warning Notice Reg & Cert	12/9/2022	12/8/2022
11/10/2022	03-04-406-004	49 Winlock Rd. Montgomery	Boulder Hill	Inoperable Vehicle	11/17 11/23	30 Day Warning Notice Reg & Cert	12/9/2022	12/12/2022
11/14/2022	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	Foxlawn	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. Minnooka		Possible building without permit	11/23/2022	Email	12/21/2022	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	11/23/2022
11/21/2022	03-05-427-003	9 S. Greenbriar Rd. Montgomery	Boulder Hill	Chickens	11/23/2022	30 Day Warning Notice Reg & Cert	8/9/2023	8/9/2023
11/21/2022	03-08-227-006	58 Codorus Rd. Montgomery	Boulder Hill	Chickens	11/23/2022	30 Day Warning Notice Reg & Cert	12/14/2022	12/14/2022
11/23/2022	03-04-151-008	58 Fernwood Rd. Montgomery	Boulder Hill	Chickens	11/29/2022	30 Day Warning Notice Reg & Cert	7/18/2023	7/25/2023
11/23/2022	03-08-227-006	58 Codorus Rd. Montgomery	Boulder Hill	Chickens		No evidence of chickens		7/25/2023
11/23/2022	03-04-304-025	28 Spring Garden Dr. Montgomery	Boulder Hill	Chickens	11/29/2022	No evidence of chickens		11/29/2022
11/28/2022	02-26-476-003	36 Oak Creek Dr. Yorkville	Oak Creek	Driveway Expansion & grading change,Shed	12/9/2022	Permit not req for driveway replace		12/13/2022
11/28/2022	03-24-100-008	640 B Rance Rd. Oswego		Dumping and burning items brought onto prop		Referred to HHS		11/30/2022
11/28/2022	03-24-100-009	640 D Rance Rd. Oswego		Dumping and burning items brought onto prop		Referred to HHS		11/30/2022
11/30/2022	03-09-101-002	21 Cayman Dr. Montgomery	Boulder Hill	Chickens	12/9/2022	30 Day Warning Notice Reg & Cert	7/18/2023	7/25/2023
12/7/2022	03-04-326-006	54 Marnell Rd. Montgomery	Boulder Hill	Semi tractor trailer	12/9/2022	30 Day Warning Notice Reg & Cert	3/6/2023	3/14/2023
12/7/2022	03-05-430-004	12 S Bereman 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	8/7/2023	3/6/2023
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	12/21/2022
12/14/2022	09-14-300-001	1910 Route 52 Minnooka		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		12/28/2022
12/19/2022	03-27-402-005	35 Rovece 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
12/21/2022	03-04-155-016	2 Surrey 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 Saugatuck Rd. Montgomery	Boulder Hill	Commercial Vehicle	1/13/2023	30 Day Warning Notice Reg & Cert	2/17/2023	2/16 & 6/8/23

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	\$1,975,000	\$15,493	\$15,293
Garage	1	\$45,000	\$0	\$0
Accessory Buildings	10	\$62,371	\$900	\$0
Additions	4	\$208,000	\$481	\$0
Remodeling	2	\$63,661	\$320	\$0
Barns/Farm Buildings	2	\$280,000	\$0	\$0
Signs	1	\$1,200	\$210	\$0
Swimming Pools	5	\$240,600	\$800	\$0
Decks	4	\$100,340	\$600	\$0
Fire Restoration	1	\$190,000	\$510	\$0
Solar	14	\$275,689	\$2,950	\$0
	48	\$3,441,862	\$22,264	\$15,293

*August 2022 - 4 Houses
35 Total Permits*

*YTD 2022 - 22 Houses
250 Total Permits*

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	23	0	0	5	4	6	3	1	4	0	0	0	0
Garage	9	0	0	0	2	4	0	2	1	0	0	0	0
Accessory Buildings	43	1	2	7	3	8	4	7	10	1	0	0	0
Additions	16	0	0	0	2	6	0	4	4	0	0	0	0
Remodeling	11	0	2	1	1	1	2	2	2	0	0	0	0
Commercial - B Zone	4	0	0	3	0	0	1	0	0	0	0	0	0
Barns/Farm Buildings	16	2	1	1	6	1	1	2	2	0	0	0	0
Signs	3	0	0	1	0	1	0	0	1	0	0	0	0
Other	1	0	0	0	0	1	0	0	0	0	0	0	0
Swimming Pools	29	0	0	5	6	6	6	1	5	0	0	0	0
Decks	17	0	1	0	2	5	3	2	4	0	0	0	0
Demolitions	10	0	0	2	7	0	1	0	0	0	0	0	0
Electrical Upgrades	7	2	0	2	2	1	0	0	0	0	0	0	0
Change in Occupancy	2	0	1	0	0	0	1	0	0	0	0	0	0
Driveway	7	0	0	0	1	3	3	0	0	0	0	0	0
Fire Restoration	1	0	0	0	0	0	0	0	1	0	0	0	0
Patio	3	0	0	0	0	0	0	3	0	0	0	0	0
Generator	9	3	1	0	2	3	0	0	0	0	0	0	0
Solar	59	5	5	10	7	3	10	5	14	0	0	0	0
	270	13	13	37	45	49	35	29	48	1	0	0	0

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/11/2023	012023068	01 House	05-18-250-005	BRYAN, PERCY LEE & JERRI	11353 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	SAME
4/25/2023	012023069	01 House	06-07-373-004	MORENO ABBY L	5883 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	ED SALGADO DESIGN BUILD
6/5/2023	012023156	01 House	04-02-200-014	CARTER JEFF DBA DON CARTER BUILDERS	13153 FOX ROAD YORKVILLE, IL. 60560		
7/6/2023	012023179	01 House	02-26-400-023	DEL TORO MARCO & IMELDA	7404 ROUTE 71 YORKVILLE, IL 60560-		
5/31/2023	012023151	01 House	06-14-200-013	IBRAHIM CRAIG F & GRETCHEN M	8265 OLD RIDGE ROAD PLAINFIELD, IL. 60544		HISG ISNER/KINDRED HOMES, INC.
6/12/2023	012023165	01 House	05-17-103-006	STIVENDER EUGENE SCOTT	10932 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	CLEAN EDGE CONSTRUCTION
3/28/2023	012023044	01 House	09-23-300-026	RESENDIZ PHILIP AND JENNIFER	15801 HARE ROAD MINOOKA, IL. 60447		NRK CONNOR CARPENTRY BY CONNOR
3/13/2023	012023053	01 House	02-06-100-010	KONICEK MICHAELA DEC OF TRUST & KONICEK ANICELIA M	11843 GALENA RD PLANO, IL 60545-		
5/12/2023	012023129	01 House	06-07-226-002	SHORT ANGELA F	5612 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
3/17/2023	012022375	01 House	09-29-400-008	KAY ROLLIN MATTHEW & KAREN MELANIE	16901 OBRIEN ROAD MINOOKA, IL. 60447		MEDOWS CONSTRUCTION
5/24/2023	012023148	01 House	04-19-300-010	WIESBROOK EDWARD D & LINDA L	9420 FINNIE RD NEWARK, IL 60541-		

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/7/2023	012023237	01 House	05-02-200-008	CHESNEY MATTHEW R & MELISSA L	6410 MINKLER ROAD YORKVILLE, IL. 60560		
6/29/2023	012023081	01 House	04-20-226-002	MCNELIS TOM & HAZEL	16137 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
8/2/2023	012023220	01 House	05-08-352-008	RESENDEZ ARTURO & FRAIRE AZUCENA	7978 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	REVOLUTION BUILDERS CONSTRUCTION
6/14/2023	012023173	01 House	09-22-400-008	RC ENTERPRISES EAT LLC	2412 BELL RD MINOOKA, IL 60447-		
5/9/2023	012023073	01 House	04-04-300-008	KUEFLER EDWARD	15426 C MILLHURST RD PLANO, IL 60545-		
8/21/2023	012023256	01 House	02-06-100-019	THOMPSON TERI S & DAVID	297 ASHE ROAD PLANO, IL. 60545		
4/12/2023	012023075	01 House	05-02-126-003	KEWENIG MATTHEW & JAMIE	7579 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	MWK CONSTRUCTION INC.
8/17/2023	012023250	01 House	05-13-300-009	COOPER TRENTON R & CLARISSA	8897 HOPKINS ROAD YORKVILLE, IL. 60560		
5/3/2023	012023122	01 House	04-30-101-012	GILKERSON NATHANIAL & MEGAN	10050 MILLINGTON RD NEWARK, IL 60541-		
6/27/2023	012023176	01 House	06-07-227-005	SCHULTZ BENJAMIN & LAUREN	7178 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL DESIGN-BUILD INC.
4/17/2023	012023098	01 House	05-02-100-005	REES GINGER	6611 MINKLER RD YORKVILLE, IL. 60560		

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/22/2023	012023058	01 House	07-07-100-015	HERMANN RICHARD A	17900 SHERIDAN RD NEWARK, IL 60541-		WILLMAN-GROESCH GENERAL CONTRACTORS
5/9/2023	022023142	02 Garage	06-05-153-003	KLINGBIEL MATTHEW C & JANEL R	61 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
5/3/2023	022023127	02 Garage	01-16-426-001	MULEDY MATTHEW T & CORDARO ANGELA H	68 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	MICHAEL BURGERMEISTER
4/25/2023	022023109	02 Garage	03-34-251-001	LUNN ALLEN E	5290 DOUGLAS RD OSWEGO, IL 60543-		
4/17/2023	022023095	02 Garage	07-15-400-003	RUTKAS MICHAEL & JENNIFER	14633 BIG GROVE RD NEWARK, IL 60541-		
7/26/2023	022023221	02 Garage	02-11-128-015	NELSON THRON K & DIANA M	64 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	
8/8/2023	022023230	02 Garage	02-08-300-010	BAKALA PATRICIA A	10711 CORNEILS RD PLANO, IL 60545-		CAHILL CONTRACTORS
5/3/2023	022023121	02 Garage	09-05-400-017	1ST BAPTIST CHURCH PLAINFIELD	4295 VAN DYKE RD MINOOKA, IL 60447-		
5/4/2023	022023125	02 Garage	02-28-452-014	RIEDY ANTHONY EDWARD LIV TRUST & LENTO DENNY DIANA	607 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
8/10/2023	022023239	02 Garage	09-04-100-002	CRESCENTI JEAN	12070 MCKANNA RD MINOOKA, IL 60447-		
8/22/2023	032023255	03 Accessory Buildings	05-18-401-005	SPENCER JACK A & SALLY A	11286 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/31/2023	032023275	03 Accessory Buildings	03-19-180-001	HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL 60543-		
3/13/2023	032023050	03 Accessory Buildings	02-35-380-011	BANACH LUKASZ & HELENA	7562 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
3/13/2023	032023048	03 Accessory Buildings	02-28-453-017	GENTILE FRANK D & JENNIFER G	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
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	
3/13/2023	032023043	03 Accessory Buildings	02-26-476-003	WADE, KATHRYN A & DAVIS, MICHAEL D	36 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	
3/17/2023	032023054	03 Accessory Buildings	01-19-200-009	RAMIREZ JORGE & RY PROPERTY MANAGEMENT CORP	17660 SEDGEWICK RD SANDWICH, IL 60548-		
3/1/2023	032023036	03 Accessory Buildings	01-29-377-002	UNIVERSAL RESOURCE INC	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-		
3/21/2023	032023049	03 Accessory Buildings	01-03-352-003	STEVENS ZACHARY & LAUREN	26 DAWN AVE PLANO, IL 60545-	STAINFIELD SUB	PF BUILDERS
8/15/2023	032023248	03 Accessory Buildings	03-05-431-013	STIFF, MILLVENIA & GOODMAN, HENRY C	21 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	
8/14/2023	032023247	03 Accessory Buildings	02-35-382-002	HERBER JASON J & PAMELA A	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
8/10/2023	032023240	03 Accessory Buildings	03-09-155-003	BRASFIELD JOHN LARRY & LOIS J	127 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	TUFF SHED

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Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/11/2023	032023241	03 Accessory Buildings	05-02-300-010	REES GINGER	6611 MINKLER RD. YORKVILLE, IL. 60560		
8/1/2023	032023238	03 Accessory Buildings	05-07-104-009	GERL WILLIAM J & JOAN	13 LAKESIDE CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	
8/3/2023	032023233	03 Accessory Buildings	02-26-200-025	PECK THOMAS	7265 ROUTE 71 YORKVILLE, IL 60560-		
1/31/2023	032023018	03 Accessory Buildings	04-16-376-010	STAWIARSKI RAFAL & TERESA	8750 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	
7/31/2023	032023226	03 Accessory Buildings	04-35-100-005	MATHRE BRADLEY & TREVA	, -		
7/24/2023	032023213	03 Accessory Buildings	08-02-476-012	EATON JEFFREY H & TAMARA L	12944 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	
6/29/2023	032023187	03 Accessory Buildings	02-11-301-001	PEREZ JUVENTINO MARTINEZ & MARTINEZ LILIANA	7970 GALENA RD BRISTOL, IL 60512-	WAGNER SUB	
7/19/2023	032023212	03 Accessory Buildings	05-08-351-005	DYSON JAMES R & CONNIE R	10957 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	J&E RESTORATIONS PLLC
8/31/2023	032023222	03 Accessory Buildings	03-08-277-021	REVELO IRMA	11 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
8/1/2023	032023216	03 Accessory Buildings	02-35-431-010	SMITH KELLY A	5748 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	
6/5/2023	032023155	03 Accessory Buildings	04-02-200-014	CARTER JEFF DBA DON CARTER PHILIPPS	13153 FOX ROAD YORKVILLE, IL. 60560		

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Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/9/2023	032023178	03 Accessory Buildings	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
2/8/2023	032023024	03 Accessory Buildings	06-16-300-007	JAGOW KRISTIAN J & TREAT HEATHER M	3805 WHEELER RD YORKVILLE, IL 60560-		
3/30/2023	032023046	03 Accessory Buildings	02-35-386-002	HIGHLAND BRADLEY M STEPHANIE L	5672 FIELDS DR YORKVILLE, IL 60560-		
5/30/2023	032023153	03 Accessory Buildings	01-19-476-007	HRVATIN ARTHUR	17170 FRAZIER RD PLANO, IL 60545-		AMERICAN STEEL CARPORTS INC.
5/3/2023	032023120	03 Accessory Buildings	05-07-101-003	DEMPSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
5/3/2023	032023128	03 Accessory Buildings	02-34-276-005	WATTS JOHN R JR & PAMELA C	33 PONDEROSA DR YORKVILLE, IL 60560-	PONDEROSA SUB	JPM C HOMES
8/16/2023	032023249	03 Accessory Buildings	03-04-378-002	LAZCANO JOSE I & AYLENE	49 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
5/3/2023	032023124	03 Accessory Buildings	07-09-200-002	CHRISTOPHER & JACQUELINE ROWE	13320 SLEEZER ROAD NEWARK, IL 60541		
6/12/2023	032023170	03 Accessory Buildings	01-09-428-003	FRANCO RAUL D & MARVELLA	23 COFFMAN LN PLANO, IL 60545-		
6/13/2023	032023162	03 Accessory Buildings	02-34-226-004	BAUSTIAN FRED	8055 VAN EMMON RD YORKVILLE, IL 60560-		FBI BUILDINGS
7/19/2023	032023208	03 Accessory Buildings	05-02-128-001	GLYNN MARK & LORI	7512 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/25/2023	032023107	03 Accessory Buildings	02-36-102-009	ANDERSON MICHAEL J & SANDRA M	429 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	SILHOUETTE BUILDERS INC.
5/5/2023	032023132	03 Accessory Buildings	06-03-251-002	OBERHEIDE CHRISTIAN & MARCY	2017 DEVONSHIRE CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
5/4/2023	032023130	03 Accessory Buildings	03-09-153-013	BELLO FROILAN GARCIA & VILLANUEVA MARIOL	27 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	Permitsxlala@gmail.com
6/13/2023	032023171	03 Accessory Buildings	08-12-127-006	KROPP RANDALL S & JEANETTE R	6612 CHICAGO RD YORKVILLE, IL 60560-		MODERN RENOVATION SERVICES INC.
4/18/2023	032023091	03 Accessory Buildings	02-11-252-002	GARCIA CHRISTOPHER	62 W HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS UNIT 2	BOB LEE CONSTRUCTION
4/18/2023	032023090	03 Accessory Buildings	02-27-327-023	EPPERSON RAYMOND & VALERIE	26 N PARK DR YORKVILLE, IL 60560-	IL BAKERS SUB	BOB LEE CONSTRUCTION
7/25/2023	042023218	04 Additions	01-10-101-010	WALTON CHARLES H JR & SYLVIA	73 STAINFIELD DR PLANO, IL 60545-	IL STAINFIELD SUB UNIT 2	STEVE HATCHER
7/24/2023	042023217	04 Additions	06-06-201-006	SALIGA KEVIN M & MARGERY K	21 NAAUSAY CT OSWEGO, IL 60543-	IL NA-AU-SAY WOODS	CLEAN EDGE CONSTRUCTION
7/19/2023	042023209	04 Additions	03-27-402-006	MARSHALL JACK & MARYANN	43 ROYCE DR OSWEGO, IL 60543-	IL RING-NECK SUB UNIT 2	
5/30/2023	042023159	04 Additions	05-08-402-005	ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	IL RONHILL ESTATES	
5/26/2023	042023150	04 Additions	09-12-300-001	OPPERMAN DANIELLE & DEAN ALAN	510 JONES RD MINOOKA, IL 60447-		BOB LEE CONSTRUCTION

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042023143	5/11/2023	04 Additions	01-20-352-014	WHITMER DEAN L & MARY G	118 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	WILLMAN & GROESCH GC
042023123	5/3/2023	04 Additions	01-10-101-003	CECH MICHAEL E	1148 VILMIN RD PLANO, IL 60545-		
042023258	8/22/2023	04 Additions	05-04-300-033	GREENAWALT JOHN R REVOC LIVING TRUST	9600 ROUTE 71 YORKVILLE, IL 60560-		
042023243	8/15/2023	04 Additions	02-22-102-007	SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
042023219	7/26/2023	04 Additions	04-16-351-005	JEFFERS STEPHEN W & ANGIE	8942 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 2	REVOLUTION BUILDERS CONSTRUCTION
042023119	5/31/2023	04 Additions	01-14-325-007	YOUNG TIMOTHY BA & KAYLEA M	2588 J ROCK CREEK RD PLANO, IL 60545-	ESTATES OF FOX CHASE UNIT 3	
042023118	5/3/2023	04 Additions	09-04-100-013	SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
042023094	4/17/2023	04 Additions	07-15-400-003	RUTKAS MICHAEL & JENNIFER	14633 BIG GROVE RD NEWARK, IL 60541-		
042023076	4/20/2023	04 Additions	09-04-100-004	RUELAS ALBERTICO FERNANDEZ & SALCEDO CI ALDINA E	12130 MCKANNA RD MINOOKA, IL 60447-		
052023252	8/18/2023	05 Remodeling	01-35-430-002	SHERWOOD ERIN ATHENA	76 BLACKHAWK SPRINGS DR PLANO, IL 60545-	BLACKHAWK SPRING SUB	
052023251	8/16/2023	05 Remodeling	05-07-104-008	SWANSON JAMES RICHARD	19 LAKESIDE CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	AMENITY ROOFING, SIDING & GUTTERS, LLC

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6/29/2023	052023197	05 Remodeling	02-23-303-006	DILLON PHILLIP & JOYCE	12 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	BASEMENT 2 FINISH
6/27/2023	052023194	05 Remodeling	02-34-471-001	BASSO JAMES C & REBA P	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	DME ELEVATORS DME ACCESS, LLC
5/26/2023	052023152	05 Remodeling	05-18-202-003	HAAS DAVID J & KAREN S	47 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	ARTISAN ENTERPRISES INC.
4/24/2023	052023105	05 Remodeling	05-06-226-002	LITCHFIELD JACQUELINE T	11040 FOX RD YORKVILLE, IL 60560-		ABSOLUTE CONSTRUCTION INC.
7/10/2023	052023204	05 Remodeling	02-35-279-001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	J&E RESTORATIONS PLLC
3/14/2023	052023051	05 Remodeling	04-15-300-001	SUN JELLY CHICAGO RV LLC	8574 MILLBROOK RD NEWARK, IL 60541-		
2/28/2023	052023032	05 Remodeling	02-06-102-003	WICKTER LAWRENCE D JR & DEBORAH H	17 MASHE RD SUGAR GROVE, IL 60554-		T-Square Construction
2/16/2023	052023030	05 Remodeling	03-24-201-011	HULVA GREG A & PEREZ CYNTHIA GARCIA	12 PIONEER CT OSWEGO, IL 60543-		BMF REMODELING LLC
7/7/2023	072023201	07 Commercial - B Zone	05-16-300-009	CROSS EVANGELICAL LUTHRN CHRCH	8535 ROUTE 47 YORKVILLE, IL 60560-		JAMES SMILEY - DIR OF OP
4/12/2023	072023070	07 Commercial - B Zone	03-34-100-027	RAMIREZ LYDIA	5438 SCHLAPP ROAD OSWEGO, IL. 60543		DIVISION ONE PAINTING
3/29/2023	072023066	07 Commercial - B Zone	08-21-300-002	LISBON TOWNSHIP HIGHWAY DEPT	15759 ROUTE 47 NEWARK, IL 60541-		WALTERS BUILDINGS

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3/15/2023	072023047	07 Commercial - B Zone	09-13-200-012	GOPROBALL, LLC% Jason Shelley	14285 B COUNTY LINE RD SHOREWOOD, IL 60404-		SCI DESIGN INC. BOB SANFRATELLO
4/11/2023	082023077	08 Barns/Farm Buildings	03-34-400-011	RICKER DAVID LEE & VICTORIA M	2051 PLAINFIELD RD OSWEGO, IL 60543-		
4/20/2023	082023103	08 Barns/Farm Buildings	07-18-300-015	AMMENHAUSER CHRISTOPHER & JENNIFER			
8/31/2023	082023271	08 Barns/Farm Buildings	01-31-100-004	FRIEDERS GENE	17940 GRISWOLD SPRINGS RD SANDWICH, IL 60548-		
7/28/2023	082023224	08 Barns/Farm Buildings	07-18-400-001	MICHEL BRIAN J	17510 FERN DELL RD NEWARK, IL 60541-		
7/24/2023	082023215	08 Barns/Farm Buildings	07-07-400-006	COE BRIAN & WENDE	17504 LISBON CENTER RD NEWARK, IL 60541-		
6/15/2023	082023177	08 Barns/Farm Buildings	05-25-300-013	HOWELL NATHANIELA	10712 CHURCH RD YORKVILLE, IL 60560-		
6/5/2023	082023161	08 Barns/Farm Buildings	08-25-300-009	DELANEY ROBERT A			
4/25/2023	082023113	08 Barns/Farm Buildings	08-24-400-014	SCHUDA JOHN	15731 BRISBIN RD. MINOOKA, IL. 60447		
4/17/2023	082023084	08 Barns/Farm Buildings	03-12-476-001	MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
4/11/2023	082023082	08 Barns/Farm Buildings	07-20-200-005	BROMELAND ANDREW J & JENNIFER L	15375 ROODS RD NEWARK, IL 60541-		

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4/4/2023	082023074	08 Barns/Farm Buildings	03-19-180-001	HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL 60543-		
3/1/2023	082023038	08 Barns/Farm Buildings	08-01-452-010	HORTON JAMES J & NANCY L	6336 CHICAGO RD YORKVILLE, IL 60560-		
2/28/2023	082023033	08 Barns/Farm Buildings	01-09-428-004	PLANO ROTARY CLUB	1701 LITTLE ROCK RD PLANO, IL 60545-		
1/31/2023	082023019	08 Barns/Farm Buildings	06-08-200-012	UNDERHILL PATRICK L & PATRICIA	7169 GROVE RD OSWEGO, IL 60543-		
1/6/2023	082023010	08 Barns/Farm Buildings	05-03-300-009	BAUER TEMPLIN FAMILY TRUST	6670 WING RD YORKVILLE, IL 60560-		
3/17/2023	092023057	09 Signs	03-02-227-008	U STOR IT #2	184 ROUTE 30 AURORA, IL 60504-		
8/22/2023	092023259	09 Signs	03-02-400-003	FIRSTAR BANK	1250 ROUTE 34 OSWEGO, IL 60543-		QUICK SIGNS INC.
6/13/2023	092023166	09 Signs	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		AURORA SIGN COMPANY
5/4/2023	102023131	10 Other	06-10-200-006	KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
3/29/2023	122023065	12 Swimming Pools	02-35-382-002	HERBER JASON J & PAMELA A	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY SUNCO POOLS UNIT 2	
3/6/2023	122023041	12 Swimming Pools	02-35-432-001	ERMEY RYAN R & LINDSAY A	5610 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY KAYAK POOLS UNIT 4	

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3/22/2023	122023060	12 Swimming Pools	05-06-351-005	WINNINGER PATRICK R	6 HILLSIDE DR YORKVILLE, IL 60560-		
3/31/2023	122023059	12 Swimming Pools	02-35-279-001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-		SWIM SHACK
4/12/2023	122023079	12 Swimming Pools	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
3/27/2023	122023064	12 Swimming Pools	01-14-177-002	BECKER CRAIG & PAMELA	14 SCHOMER LN PLANO, IL 60545-	SCHOMERS ESTATES	
4/12/2023	122023093	12 Swimming Pools	01-32-101-002	AVENARIUS DAVID & LAURIE H	16700 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	
4/13/2023	122023096	12 Swimming Pools	05-12-277-016	STEFANI PETER L & JENNIFER A	5891 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	FOX POOL CHICAGO
8/31/2023	122023276	12 Swimming Pools	03-19-180-001	HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL 60543-		
8/31/2023	122023273	12 Swimming Pools	01-25-460-004	PEPLER MICHAEL J	12209 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	
9/5/2023	122023272	12 Swimming Pools	05-12-220-010	DEGNAN JAMES & KIM	7389 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SIGNATURE POOLS AND SPAS INC.
8/29/2023	122023266	12 Swimming Pools	06-07-373-004	MORENO ABBY L	5883 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
8/7/2023	122023234	12 Swimming Pools	04-12-300-005	SANDULA KRISTEN	12903 BUDD RD YORKVILLE, IL 60560-		

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6/30/2023	122023199	12 Swimming Pools	02-36-105-006	HAREJ KYLE ALBERT & JENNIFER KAY	351 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	DESROCHES BACKYARD POOLS
6/20/2023	122023183	12 Swimming Pools	01-28-254-002	BALTIERREZ LUIS & URBINA EMMA	1201 W JONES ST PLANO, IL 60545-	CAQUELINS SUB	
6/16/2023	122023182	12 Swimming Pools	04-20-226-003	DEMORY ANDREA	16131 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
6/16/2023	122023181	12 Swimming Pools	03-04-426-004	PATSCH JAMES E & LAURIE	27 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
6/14/2023	122023175	12 Swimming Pools	04-21-126-002	GUNTY CRAIG J JR & DARCY A	9000 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	
6/20/2023	122023169	12 Swimming Pools	04-02-227-003	CLEMENT BRADLEY J & TINA M	13246 WATERCRESS RD YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	CHIP & DIP POOL & SPA SERVICES LLC
6/6/2023	122023163	12 Swimming Pools	02-29-276-011	VERHUNCE KARYN	1105 GAME FARM RD YORKVILLE, IL 60560-		AMERICAN SALE
5/17/2023	122023147	12 Swimming Pools	03-05-402-004	MEZA, TERESA & MARTINEZ, JUAN	13 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	AJ RECREATIONAL SERVICES
5/16/2023	122023144	12 Swimming Pools	03-31-452-016	DIAZ RAMIRO & ANA LOTFE DE	8 OTTAWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	KAYAK POOLS
7/28/2023	122023225	12 Swimming Pools	03-09-155-013	SANTIAGO HEATHER	9 CIRCLE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
5/9/2023	122023141	12 Swimming Pools	06-05-402-010	WEZNER MATTHEW R & KELLY DONADO	4160 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	FOX POOL CHICAGO BY ECOSCAPE

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6/15/2023	122023139	12 Swimming Pools	02-36-104-007	ST GERMAIN STEPHANIE A & ICERHUT	340 TALLGRASS LN YORKVILLE, IL 60560-	FARM AND FLEET RESUB	
5/9/2023	122023137	12 Swimming Pools	06-05-400-020	MCCAW MATTHEW T	6755 GROVE RD OSWEGO, IL 60543-		PREMIER POOLS AND SPAS
4/25/2023	122023114	12 Swimming Pools	01-10-301-005	MCQUADE ROBERT & DIANE	1594 LITTLE ROCK RD PLANO, IL 60545-	BERNS FIRST SUB	
4/17/2023	122023099	12 Swimming Pools	02-34-471-001	BASSO JAMES C & REBA P	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	MUELLNER CONSTRUCTION INC.
4/13/2023	122023097	12 Swimming Pools	02-22-476-003	RAMIREZ OSCAR JR & JACQUELINE	39 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	ALL PROPERTY SERVICES INC.
8/28/2023	132023263	13 Decks	03-09-151-010	HALL MARK H & IRASEMA	32 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
8/14/2023	132023246	13 Decks	02-07-100-009	DODD NICHOLAS A LIV TRUST	1286 ELDAMAIN RD PLANO, IL 60545-		UPPERDECK DESIGN & CONST LLC
8/2/2023	132023232	13 Decks	03-04-180-008	MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
8/7/2023	132023229	13 Decks	04-20-226-003	DEMORY ANDREA	16131 S STONEWALL DR NEWARK, IL 60541-		
7/11/2023	132023205	13 Decks	05-02-102-008	ZEBLECKIS WILLIAM M & MARLENE	341 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	UPPERDECK DESIGN & CONSTRUCTION
6/30/2023	132023196	13 Decks	02-15-276-008	FITZPATRICK DOROTHYA	83 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CLEAN EDGE CONSTRUCTION

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6/30/2023	132023193	13 Decks	05-04-178-004	CROWE KEVIN MICHAEL & GRAJEDA CRISTEN D	35 CROOKED CREEK DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	MODERN IMPROVEMENTS
6/5/2023	132023167	13 Decks	02-35-276-010	DRAPER ROSS & AMY	187 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	
6/13/2023	132023149	13 Decks	03-04-255-008	HOOD JOHN P & SUSAN C	115 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	J&E RESTORATIONS
6/15/2023	132023140	13 Decks	02-36-104-007	ST GERMAIN STEPHANIE A & JACQUELYN T	340 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	
5/5/2023	132023136	13 Decks	05-07-326-002	PARISH RONALD D & REBECCA L	11571 ROUTE 71 YORKVILLE, IL 60560-		
5/5/2023	132023134	13 Decks	03-05-253-025	FORESTA JOSEPH E III & MELANIE L	13 W ALDON CT MONTGOMERY, IL 60538-		WOLF SPIRIT LLC
5/5/2023	132023133	13 Decks	06-03-251-002	OBERHEIDE CHRISTIAN & MARCY	2017 DEVONSHIRE CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
4/12/2023	132023092	13 Decks	05-12-228-008	SHARAR SHAHID	7130 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
4/17/2023	132023085	13 Decks	03-12-476-001	MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
2/28/2023	132023034	13 Decks	03-28-100-004	SONNYBOY LLC	3601 PLAINFIELD RD OSWEGO, IL 60543-		Cannavino Construction
7/13/2023	142023184	14 Demolitions	09-32-100-001	COLLINS CLIFFORD	4930 WHITEWILLOW RD MINOOKA, IL 60447-		

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4/17/2023	142023100	14 Demolitions	02-22-126-004	LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
4/14/2023	142023089	14 Demolitions	03-13-100-003	VILLAGE OF OSWEGO	809 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES LLC
4/14/2023	142023088	14 Demolitions	03-13-200-001	VILLAGE OF OSWEGO	500 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES LLC
4/14/2023	142023087	14 Demolitions	03-13-200-002	VILLAGE OF OSWEGO	460 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES
4/14/2023	142023086	14 Demolitions	03-13-200-003	VILLAGE OF OSWEGO	340 WOLF RD OSWEGO, IL 60543-		ALPINE DEMOLITION SERVICES, LLC
4/11/2023	142023083	14 Demolitions	07-20-200-005	BROMELAND ANDREW J & JENNIFER L	15375 ROODS RD NEWARK, IL 60541-		
4/12/2023	142023080	14 Demolitions	02-28-278-001	PRAIRIE CREEK TRUST	9120 ROUTE 34 YORKVILLE, IL 60560-		CRAFTSMAN SERVICES
3/17/2023	142023055	14 Demolitions	02-03-200-001	RY PROPERTY MANAGEMENT CORPORATION	8218 ROUTE 30 BRISTOL, IL 60512-		
3/13/2023	142023052	14 Demolitions	02-06-100-010	KONICEK MICHAEL A DEC OF TRUST & KONICEK ANCELA M	11843 GALENA RD PLANO, IL 60545-		
5/30/2023	152023157	15 Electrical Upgrades	03-05-452-016	BUSBY RUTH	7 GARDEN DR MONTGOMERY, IL 60538-	GARDENS OF BOULDER HILL	ABC PHCE
5/2/2023	152023117	15 Electrical Upgrades	03-04-476-006	GIERDEN JOAN M LIVING TRUST	61 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	MET ELECTRICAL & MECHANICAL

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152023101	4/18/2023	15 Electrical Upgrades	03-06-476-002	SALGADO JORGE ERIC & SALGADO GERARDO	971 ROUTE 31 OSWEGO, IL 60543-		
152023067	3/29/2023	15 Electrical Upgrades	03-04-155-009	BUUCK DAVID J & AMY L	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	KAPITAL ELECTRIC
152023056	3/17/2023	15 Electrical Upgrades	01-36-100-025	KUTER HERBERT C & CAROL	13010 A RIVER RD PLANO, IL 60545-		MIK SOLUTIONS INC.%MAX KOLODII
152023020	1/31/2023	15 Electrical Upgrades	09-09-300-009	PADILLA JOSE L	13916 MCKANNA RD MINOOKA, IL 60447-		YVONNE GREER
152023011	1/5/2023	15 Electrical Upgrades	06-05-400-019	CHRISTINA TYRELL	6735 GROVE RD OSWEGO, IL 60543-		R&K ELECTRICAL
172023172	6/14/2023	17 Change in Occupancy	03-02-400-003	FIRSTAR BANK	1250 ROUTE 34 OSWEGO, IL 60543-		AHMAD S MUHAMMAD
172023023	2/14/2023	17 Change in Occupancy	03-18-403-015	MERCHANTS NATIONAL BANK	5375 ROUTE 34 OSWEGO, IL 60543-		
182023192	6/26/2023	18 Driveway	03-08-303-001	CAMPOS CHRISTIAN	117 DOLORES ST OSWEGO, IL 60543-		
182023186	6/21/2023	18 Driveway	02-13-353-001	GARZA ROSALBA & JOSE M	9 RIVERWOOD LN OSWEGO, IL 60543-	RIVER WOOD FARMS	
182023174	6/14/2023	18 Driveway	03-08-152-015	BARRAZA, FRANCISCO LUNA & OLGUIN, INGEEFIA CAL NEBONI	38 BOAT LN OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
182023160	5/31/2023	18 Driveway	09-09-300-018	CLASSIC INVESTMENTS LLC			

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/26/2023	182023154	18 Driveway	07-15-400-017	PETKO PAUL & DONNA	14154 BUSHNELL SCHOOL RD NEWARK, IL 60541-		
5/3/2023	182023126	18 Driveway	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PM CONSTRUCTION & CONTRACTING
4/11/2023	182023078	18 Driveway	03-08-176-008	CROSS JAVAN J & SELENA M MONTANEZ	24 MARINA DR OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
8/8/2023	192023242	19 Fire Restoration	02-22-102-007	SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
7/31/2023	202023227	20 Patio	03-05-253-026	NOLAN MICHAEL G & CATHERINE A	11 W ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	
7/24/2023	202023214	20 Patio	03-05-454-008	FERNANDEZ RODRIGO MUNOZ & RUBIO LETICIA	36 CIRCLE DR W MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/19/2023	202023211	20 Patio	03-04-403-008	MENCHACA, MARIO ALBERTO & SAENZ, CAROLINIA	114 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 13	
4/24/2023	232023104	23 Generator	06-13-151-004	CHICAGO TITLE LAND TRUST COMPANY	8422 OLD RIDGE RD PLAINFIELD, IL 60586-		BAKER ELECTRIC & GENERATORS
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
1/31/2023	232023021	23 Generator	01-25-454-009	SLEEZER GARY & AMY	12406 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	360 ELECTRIC
1/6/2023	232023014	23 Generator	02-27-153-006	TROTSKY ALAN L & PATRICIAM	4410 TUMA RD YORKVILLE, IL 60560-	WACKERLINS 2ND SUB	LEE LEGLER CONSTRUCTION & ELECTRIC

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1/6/2023	232023013	23 Generator	04-02-230-005	DEPARIS HENRY L JR & DEBORAH JO	6100 RED GATE LN YORKVILLE, IL 60560	THE WOODS OF SILVER SPRINGS	LEE LEGLER CONSTRUCTION & ELECTRIC
6/1/2023	232023164	23 Generator	03-27-377-011	COLLINS JEFF T & JANE P	4835 DOUGLAS RD OSWEGO, IL 60543-	LEISURE LEA UNIT 1	LEE LEGLER CONSTRUCTION & ELECTRIC
5/17/2023	232023146	23 Generator	05-12-228-020	WINTER CARYA & DONNA M	7182 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELECTRIC
4/25/2023	232023108	23 Generator	05-12-220-008	FUGLESTAD ALAN & KIM	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELECTRIC
5/9/2023	232023138	23 Generator	02-23-302-004	SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	LEE LEGLER CONSTRUCTION & ELECTRIC
3/1/2023	242023037	24 Solar	03-15-126-004	BENES PATRICK G & JOYCE	2575 WOLF RD OSWEGO, IL 60543-		Sunpower
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
4/25/2023	242023110	24 Solar	03-04-181-013	THRASHER JENNIFER	33 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICES
4/25/2023	242023106	24 Solar	03-05-430-010	SAMSON PARRISH & LATESHIA	24 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	SUNRUN INSTALLATION SERVICES
4/19/2023	242023102	24 Solar	08-16-100-007	SMITH ERIC & EMMA	9635 CHICAGO RD NEWARK, IL 60541-		ADT SOLAR

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4/3/2023	242023071	24 Solar	03-09-108-007	BEYER JORDAN L	140 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	ADT SOLAR
3/23/2023	242023063	24 Solar	03-04-354-006	GALLARDO ALBERTO	68 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION
8/7/2023	242023235	24 Solar	03-07-427-005	HERNANDEZ ALFREDO & SALGADO EDWIN	101 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION
8/2/2023	242023231	24 Solar	06-02-110-008	GHAFOOR AMAN & SHEIKH ABDUL G	1860 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
8/2/2023	242023228	24 Solar	03-09-107-014	WRIGHT DAVID & SHANNON	137 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SUNRUN INSTALLATION
7/27/2023	242023223	24 Solar	02-07-200-009	FOLTZ JERRY G & MARILEE	1010 BEECHER RD BRISTOL, IL 60512-		SUNPOWER CORPORATION
7/11/2023	242023206	24 Solar	03-05-353-011	FOX METRO WATER REC DIST	682 A ROUTE 31 OSWEGO, IL 60543-		SIMPLERAY LLC
7/7/2023	242023202	24 Solar	05-18-300-005	DRAKE DAMIEN ANTHONY & MEGAN	8751 C E HIGHPOINT RD YORKVILLE, IL 60560-		REVOLUTION SOLAR, INC.
7/5/2023	242023200	24 Solar	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CERTASUN LLC
6/29/2023	242023198	24 Solar	02-35-432-010	WILKINS GARY L & MARCIA L	5754 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SUNRUN INSTALLATION
6/26/2023	242023191	24 Solar	03-18-428-002	WILKINSON BOYD & LINDA R	5254 ROUTE 34 OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	SUNPOWER CORPORATION

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6/23/2023	242023190	24 Solar	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-60543-	PROSPECT VILLA SUB	LEGACY SOLAR LLC
8/31/2023	242023274	24 Solar	03-04-408-024	MONDRAGON ZAIRA EYERAHI & MANEY STEPHEN I	90 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	FREEDOM FOREVER IL LLC
8/30/2023	242023269	24 Solar	03-07-252-015	MARTIN NICOLE CHRISTINE	114 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	SUNRUN INSTALLATION SERVICES LLC
8/30/2023	242023268	24 Solar	05-07-127-007	BEVERSDORF BRIAN	24 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	NATIONAL SOLAR SERVICE
8/29/2023	242023267	24 Solar	05-09-103-002	MARCINIAK RICHARD & LYDIA	29 WALNUT DR YORKVILLE, IL 60560-	WALNUT RIDGE	FREEDOM FOREVER IL LLC
8/23/2023	242023262	24 Solar	03-04-453-001	SANDOVAL JENNIFER	55 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	FREEDOM FOREVER IL LLC
8/22/2023	242023261	24 Solar	03-04-251-006	WILSON GARY F & REMIGIJA	4 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	FREEDOM FOREVER IL LLC
8/15/2023	242023260	24 Solar	03-08-227-030	MEDINA ISIDRO	11 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES LLC
8/22/2023	242023254	24 Solar	03-04-454-020	FELECIANO HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	SUNRUN INSTALLATION SERVICES LLC
8/30/2023	242023270	24 Solar	03-07-427-006	BRUSATORI MARK & CAROL	136 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION SERVICES LLC
8/7/2023	242023245	24 Solar	03-04-405-008	DAVITO JOYCE	90 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	FREEDOM FOREVER IL LLC

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8/14/2023	242023244	24 Solar	03-04-378-006	OZOA RICCI C & SONIA C	57 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	SUNRUN INSALLATION SERVICES
8/7/2023	242023236	24 Solar	01-16-426-004	RICHMOND LAWRENCE & VATLI FEH	48 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	SUNRUN INSTALLATION SERVICES LLC
6/28/2023	242023195	24 Solar	05-02-400-029	KENDALL COUNTY FOREST PRESERVE DISTRICT	6350 A MINKLER RD YORKVILLE, IL 60560-		GRNE SOLAR
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.
1/13/2023	242023017	24 Solar	05-07-201-002	MATLOCK DOUGLAS G & RHONDAL	7425 PAVILLION RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES
1/19/2023	242023016	24 Solar	03-23-277-006	ADAMS SEAN & AMANDA K	1135 WOOLLEY RD OSWEGO, IL 60543-		FREEDOM FOREVER IL LLC
7/7/2023	242023203	24 Solar	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		SUNRUN INSTALLATION SERVICES LLC
1/6/2023	242023015	24 Solar	03-05-279-012	STIEHM MARK JAMES	60 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 13	BRIGHT PLANET SOLAR
1/5/2023	242023012	24 Solar	03-07-402-017	KOHLER NICHOLAS W	162 DOLORES ST OSWEGO, SHORE HEIGHTS UNIT 2 IL 60543-		BRIGHT PLANET SOLAR
6/27/2023	242023189	24 Solar	09-20-400-001	HANSEN SABRINA M	4250 BELL RD MINOOKA, IL 60447-		CELL ELECTRIC LLC
6/15/2023	242023188	24 Solar	02-35-130-001	FLETES ZULMA & NOE	78 COUNTRY RD YORKVILLE, IL 60560-	HITEMAND SUB	TYLER JONES

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6/21/2023	242023185	24 Solar	08-11-100-017	SPICHER DARON & KIMBERLY	7650 PLATTVILLE RD YORKVILLE, IL 60560-		
6/16/2023	242023180	24 Solar	03-04-256-001	GARCIA MARIA	11 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	FREEDOM FOREVER IL LLC
6/6/2023	242023168	24 Solar	01-20-302-003	VANCIL IKE E & MARY E	37 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	REVOLUTION SOLAR, INC.
4/3/2023	242023072	24 Solar	03-04-406-015	KELLOGG PAUL E & KELLOGG CAROLYN	107 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	RETHINK ELECTRIC
5/30/2023	242023158	24 Solar	03-08-301-005	BURBRIDGE JAMES O JR	112 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	BRS FIELD OPS LLC
5/15/2023	242023145	24 Solar	03-04-278-017	BROWN BRADLEY	33 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	BRIGHT PLANET SOLAR
5/5/2023	242023135	24 Solar	02-35-301-003	GALARZA RICARDO	339 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	SUNRUN INSTALLATION SERVICES
2/9/2023	242023025	24 Solar	05-08-301-001	WOODWARD JOHN	7595 E HIGHPOINT RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES
5/2/2023	242023116	24 Solar	03-34-201-001	NATIONS JEREMY T & CYNTHIA GRACE	5020 DOUGLAS RD OSWEGO, IL 60543-	DOUGLAS HILL SUB	GNRE SOLAR -SAM EVANS
5/2/2023	242023115	24 Solar	02-07-100-009	DODD NICHOLAS A LIV TRUST	1286 ELDAMAIN RD PLANO, IL 60545-		SUNRUN INSTALLATION SERVICES
4/25/2023	242023112	24 Solar	03-08-352-004	SKURKA JEROME J & DEBRA R	40 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	SUNRUN INSTALLATION SERVICES

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3/1/2023	242023039	24 Solar	05-19-100-008	JOHNSON LOISA REV LVG TRUST	9374 LISBON RD YORKVILLE, IL 60560-		Revolution Solar
4/25/2023	242023111	24 Solar	03-04-277-041	LEWIS ALGINON M SR	38 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION
3/23/2023	242023062	24 Solar	03-08-281-005	FOMBY, JAMAL & WALSH, LISA	107 CIRCLE DR MONTGOMERY, IL 60538-		SUNRUN INSTALLATION
3/23/2023	242023061	24 Solar	05-03-300-009	BAUER TEMPLIN FAMILY TRUST	6670 WING RD YORKVILLE, IL 60560-		SUNRUN INSTALLATION
3/13/2023	242023045	24 Solar	06-02-102-002	HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	ALLEY SOLAR ELECTRIC
3/6/2023	242023042	24 Solar	05-03-200-031	TORRES ARNULFO S & RUFINA	8110 B ROUTE 71 YORKVILLE, IL 60560-		SUNRUN INSTALLATION

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	\$3,030.00	\$50.00	\$0.00	\$0.00	\$3,080.00	\$27,727.04	\$7,433.47	\$51,199.89
March	\$7,265.95	\$1,962.00	\$3,441.25	\$0.00	\$12,669.20	\$40,396.24	\$30,294.30	\$81,494.19
April	\$16,494.34	\$50.00	\$15,633.11	\$1,000.00	\$33,177.45	\$73,573.69	\$16,538.38	\$98,032.57
May	\$11,172.72	\$50.00	\$13,102.02	\$1,000.00	\$25,324.74	\$98,898.43	\$21,056.55	\$119,089.12
June	\$8,127.40	\$549.00	\$1,364.53	\$0.00	\$10,040.93	\$108,939.36	\$9,828.89	\$128,918.01
July	\$17,223.34	\$2,332.00	\$12,731.79	\$1,000.00	\$33,287.13	\$142,226.49	\$18,978.87	\$147,896.88
August	\$8,887.12	\$150.00	\$15,015.25	\$0.00	\$24,052.37	\$166,278.86	\$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	\$82,348.67	\$6,459.00	\$72,471.19	\$5,000.00	\$166,278.86			