

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of November 13, 2023

CALL TO ORDER

The meeting was called to order by Chairman Wormley at 6:30 p.m.

ROLL CALL

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

Committee Members Absent: Brooke Shanley

Also Present: Matthew H. Asselmeier, Wanda A Rolf, Jeff Milroy, John Philipchuck, Jesse Sexton, William Glendon, Dan Kramer, Carlos Moreno, Luis Moreno, Ken Pettit, and Maffeo Family

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Koukol made a motion, seconded by Member Rodriguez, to approve the minutes of the October 10, 2023, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the Expenditure Report. Mr. Asselmeier responded that the TLO was paid to Oswego Township as part of an intergovernmental agreement. Mr. Asselmeier took Todd Volker the new Economic Development Coordinator and Brian Holdiman out to lunch to discuss department operations as they are the full time employees of the department. The Department's invoices were broken down between Planning, Building, and Zoning related invoices and Economic Development related invoices. There were no questions from the Committee regarding invoices.

PETITIONS

Petition 23-26 Jeffery D. Milroy on Behalf of Milroy Farms, LLC

Chairman Wormley discussed the special use permit.

Member Koukol asked how often a special use permit was renewed. Mr. Asselmeier responded the renewal is in ten (10) year increments.

Member Koukol asked if there were any changes to the Special Use Permit. Mr. Asselmeier responded that there were changes to it and listed the proposed conditions.

1. The facility shall comply with the conditions as they are listed in the applicable sections of the Kendall County Zoning Ordinance related to the composting of landscape waste and food waste, subject to the following:
 - a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in the applicable sections of the Kendall County Zoning Ordinance.
 - b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
 - c. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. on Monday through Fridays and 7:00 a.m. to Noon on Saturdays. Processing operations shall cease after each day's receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
 - d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
 - e. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - f. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
 - g. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
 - h. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
 - i. Truck weights shall be limited to seventy-three thousand, two hundred eighty (73,280) pounds.
 - j. The operator shall provide weight receipts to Kendall County.
 - k. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner's permission.
 - l. Implement strategies to manage potential odor issues such as maintaining proper carbon to-nitrogen ratios, maintaining moisture levels, and sufficient turning of compost piles to enhance decomposition.
 - m. Install water spraying systems or dust suppression equipment at critical points of dust generation. Regularly monitor moisture content and use sprinkler systems or misters to dampen the compost as needed.

2. The facility will be permitted to take in one hundred seventy-five thousand (175,000) cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings, grass **and food waste**). **(Amended after ZPAC)**
3. The site shall be developed substantially in accordance with the site plan provided that the parking stalls conform to the requirements of the Kendall County Zoning Ordinance and the owners of the business allowed by the special use permit may erect one (1) building a maximum of sixty foot by eighty foot (60'X80') in size with a maximum height of twenty-four feet (24') on the property, and the site plan shall be kept on file as an Exhibit. **(Amended at RPC)**
4. A fifteen foot (15') buffer and a berm will be provided between the composting area and the United City of Yorkville's boundary to the east. The berm will be at least fifteen feet (15') wide and three feet (3') high. A twenty-five foot (25') wide berm at least three feet (3') in height will be provided near the western and northern property lines. The buffer landscaping will be composed primarily of pine, fir, and/or shade trees planted at spacing not to exceed forty feet (40') apart. Seedlings will be a minimum of six inches (6") in height. Specimen seedlings will be planted and the berm will be constructed within one (1) year of issuance of the special use permit ordinance. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the berms and landscaping. **(Amended at RPC and after ZBA)**
5. The facility operator shall maintain existing plantings on the berm and ditch.
6. The facility operator shall maintain the security gate, signage, and landscaping as indicated on an Exhibit. The locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
7. The facility operator shall maintain a sampling schedule as shown on an Exhibit dated March 11, 2008.
8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility. **The phone number of the County Solid Waste Coordinator shall be added to a sign on the property that is visible from the street. (Amended at ZBA)**
9. This special use Ordinance shall expire on December 1, 2033, and the petition for renewal shall be made prior to July 1, 2033.
10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received by the site operator/manager and/or parcel owner/manager, they need to be submitted to the County Solid Waste Coordinator within thirty (30) days.
11. The operator of the business allowed by the special use permit shall follow the Decommissioning Plan as described in an Exhibit. The operator shall assume all of the responsibilities assigned to Green Organics in the plan. The Decommissioning Plan shall be kept on file in the site trailer office per EPA requirements and will be accessible to the Kendall County Health Inspector. The operator of the business allowed by the special use permit shall update the Kendall County Health Department within thirty (30) days of changes to the Decommissioning Plan.
12. The operator of the business allowed by the special use permit shall notify the Kendall

County Planning, Building and Zoning Department within thirty (30) days of changes in operation manager. In addition, the operator of the business allowed by this special use permit shall provide contact information of the management operator annually by July 1st.

13. The operator of the business allowed by the special use permit shall ensure a host community agreement is in existence with the County prior to operations.
14. Ordinance 2014-04 and all previous special use permits and amendments to special use permits related to the operation of composting facility on the subject property are hereby repealed in their entirety.
15. ~~None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment. (Deleted at ZPAC)~~
16. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
17. Any structures constructed, installed, or used related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
18. At least one (1) water truck shall be onsite for dust control purposes. **(Added after ZPAC)**
19. The operator of the business allowed by this special use permit shall track wind direction and speed daily and add amendments to the composting materials if windrows are turned with winds blowing towards populated areas. **(Added after ZPAC)** Mr. Asselmeier noted that the Petitioner was opposed to adding amendments.
20. The owners and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
21. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
22. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
23. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
24. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

If the Petitioner does not follow the ordinance the special use permit can be revoked.

Member Koukol asked the Petitioner if there was anything that interrupts his business to the point it makes it difficult to do business. Jeff Milroy, Petitioner, stated he was not opposed to tracking wind direction and speed, but had concerns regarding adding amendments. Attorney John Philipchuck clarified the concerns by stating that this is a composting plant and the addition of certain amendments would impact the ability of the facility to be certified organic.

Member Koukol mentioned that there have been very few complaints regarding odors.

Chairman Wormley recommended the approval of the special use permit to be renewed.

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

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1) Shanley

The motion carried.

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

Petition 23 – 30 Michael R and Darla J Cappellett

Mr. Asselmeier summarized the request.

At the October Planning, Building and Zoning Committee meeting, this proposal was laid over until all utilities submitted their approval.

WBK Engineering submitted a letter with no objections to the vacation on October 21, 2023. This letter was provided.

The Yorkville City Council approved the proposal at their meeting on October 24, 2023. An email stating this information was provided.

On October 30, 2023, the Petitioner submitted a revised plan with affidavits for the applicable utilities to sign which was included in the proposed ordinance.

A JULIE locate had been ordered; the order information was provided.

To date, Comed had not approved the vacation; the most current email was dated September 19, 2023, and was provided.

NICOR approved the vacation on November 2, 2023, as noted in a provided email.

Comcast approved the vacation on November 2, 2023, as noted in a provided email.

AT&T previously approved the vacation as noted in a provided email.

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

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

The property address is 6145 Whitetail Ridge 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).

Whitetail Ridge 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 wooded and single-family residential.

The adjacent properties are zoned A-1 and RPD-2.

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

Kendall Township was emailed information on September 21, 2023. No comments were received.

The United City of Yorkville was emailed information on September 21, 2023. The Yorkville Economic Development Committee reviewed the proposal at their meeting on October 3, 2023, and recommended approval of the proposal. An email on the subject was provided.

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023. No comments were received.

ZPAC reviewed the proposal at their meeting on October 3, 2023. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The application materials, plat for this area of Whitetail Ridge, and plat of vacation were provided.

Petition information was sent to WBK on September 21, 2023. They submitted a letter on October 21, 2023, stating they had no objections.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email was provided.

Staff recommended approval of the proposal subject to the following conditions:

1. The site plan should be included to the vacation ordinance.
2. Certificates indicating approval of the vacation by the applicable utilities shall be added

to the recorded Plat of Vacation.

3. Lots 65 and 66 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of the Plat of Vacation with certificates of approval from the applicable utilities.
4. One (1) single-family residence may be constructed on Lots 65 and 66 of Whitetail Ridge Subdivision combined.
5. This vacation shall become effective upon the successful recording of the Plat of Vacation 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.

The revised draft ordinance with a plat of survey with affidavits for the utilities was provided.

Chairman Wormley recommended approval of the vacation.

Member Rodriguez made a motion, seconded by Member Koukol, for approval of the vacation.

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Shanley

The motion carried.

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

NEW BUSINESS

Recommendation on 2023 Noxious Weed Annual Report

Mr. Asselmeier summarized the issue.

Kendall County is required by Illinois law to submit a Noxious Weed Annual Report to the State by December 1st of each year. The proposed 2023 Noxious Weed Annual Report was presented.

During 2023, the Kendall County, Planning, Building and Zoning Department received one (1) complaint of noxious weeds. In 2022, 2021 and 2020, the Department received zero complaints.

Property owner was sent a warning notice on October 30, 2023. We are waiting to hear how the noxious weeds were being handled. The property owner needs to respond if they dug up the thistle and removed them or provide a timeline for removing them.

Member Flowers made a motion, seconded by Member Rodriguez, to recommend approval of the report.

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Shanley

The motion carried.

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

Approval of a Contract with WBK Engineering to Investigate Stormwater Ordinance Violation at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township in Amount Not to Exceed \$2,450; Related Invoice(s) to Be Paid from PBZ Department Consultant Line Item 11001902-63630

Mr. Asselmeier summarized the issue.

In January 2020, the County issued a stormwater permit for driveway work, installation at the subject property.

On October 10, 2023, the Illinois Department of Natural Resources contacted the County regarding a fuel tank near the floodplain at the subject property.

WBK prepared a quote to investigate the complaint and confirm that the site is still in compliance with the 2020 stormwater permit.

To date, there is Four Hundred Seventy-Five Dollars and Twelve Cents (\$475.12) remaining in the Consultants Line Item for the current fiscal year.

Member Koukol asked if the property had a zoning violation. Mr. Asselmeier stated that there was no zoning violation at this time. It has been investigated for a trucking business and for people living at the property but nothing is open at the moment.

WBK stated they will review flood maps, county records, documents and maps to determine the extent of FEMA Federal Emergency Management Agency regulatory limits. WBK will make a site visit to identify potential encroachments. They will not do a wetland determination. They will do a summary memo to the county to submit a field investigation determination and follow up activities as a result of enforcement that were not included in the supplemental service. There is the potential that the fuel tank and additional work was done on the property beyond the scope of the original permit that was issued in 2020.

Member Koukol asked Mr. Asselmeier if he issued the subject a home business permit. Mr. Asselmeier responded that he did not issue one (1) as there is no house on the property.

Member Koukol asked the property owners if they had a fuel tank on their property. Carlos Moreno, son of the property owner, stated they did have a fuel tank. The fuel tank was above ground and holds two thousand (2000) gallons of fuel.

Member Koukol asked how many trucks they had and Mr. Moreno stated twelve (12) trucks.

Member Koukol stated there have been many complaints regarding the fuel tank being too close to the floodplain.

Member Koukol asked if there was another place they can move the fuel tank to satisfy the Illinois Department of Natural Resources. Mr. Moreno answered they can move the fuel tank and don't mind being inspected.

The consensus of the Committee was not to approve the proposal by WBK Engineering and instead to give the property owners thirty (30) days to apply for a stormwater management permit.

Approval of a Contract with WBK Engineering to Investigate a Drainage Proposal at 5753 Whitetail Ridge Drive (PIN; 06-07-129-007) in Na-Au-Say Township in Amount Not to Exceed \$1,200; Related Invoice(s) to Be Paid from PBZ Department Consultant Line Item 11001902-63630

Mr. Asselmeier summarized the issue.

The owner of the subject property would like to install a swimming pool and related drainage as outlined in the proposal.

WBK prepared a quote to review the proposed plan for compliance with the Stormwater Management Ordinance.

To date, there is Four Hundred Seventy-Five Dollars and Twelve Cents (\$475.12) remaining in the Consultants Line Item for the current fiscal year.

The property owner, Ken Pettit, stated that his neighbor had a sump pump that ran twenty-four (24) hours a day. The builder installed two (2) catch basins, one (1) that flows into a culvert and out to a pond. Another catch basin borders the subject property. When the second (2nd) second catch basin is full, the water overflows into his yard. Mr. Pettit did not know this until he found debris in his yard. The builder has a ten inch (10") inlet in the Pettit yard. Mr. Pettit proposed running a pipe underground and hooking it up to the builder's inlet.

Member Koukol was opposed to the proposed expenditure.

Discussion occurred regarding Mr. Pettit's swimming pool.

Mr. Pettit was not opposed to obtaining and paying for a stormwater permit.

Member Koukol made a motion, seconded by Member Flowers, to have Mr. Pettit apply for a stormwater permit and pay the applicable fee.

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Shanley

The motion carried.

Approval to Extend the Deadline for Allowing an Outdoor Storage at 14339 County Line Road

(PIN: 09-13-200-014) in Seward Township as Allowed by Condition 4.E of Ordinance 2020-14: Property is Zoned B-3 With a Special Use Permit for Indoor Storage

Mr. Asselmeier summarized the issue.

In September 2020, the Kendall County Board approved a rezoning a special use permit for indoor and outdoor storage at the subject property, Ordinance 2020-14. A copy of the ordinance was provided.

Condition 4.E of Ordinance 2020-14 required all outdoor storage to cease by December 31, 2023, unless an extension was granted by the Planning, Building and Zoning Committee. On October 23, 2023, the Property Owner's Attorney submitted a request to extend the deadline for the cessation of the outdoor storage component for another two (2) years. A copy of the request was provided.

In addition to the request for the extension of the deadline, the Property Owner's Attorney wanted to see if the Committee was open to the idea of allowing outdoor storage temporarily on the parcel immediately to the east of the subject property on the property identified by PIN 09-13-200-015. This property was rezoned to B-2 in 2020, but the special use permit was not extended onto this property.

The impacted properties are subject to a pre-annexation agreement with the Village of Shorewood. Emails related to amendments to the agreement were provided.

Staff has no objections to the request to extend the deadline for outdoor storage on the subject property for an additional two (2) years.

Because outdoor storage is not a temporary use as defined in Section 4:19 of the Kendall County Zoning Ordinance, Staff recommends that the Property Owner submit an application for a special use permit on PIN 09-13-200-015.

Chairman Wormley stated that the subject property owners would have to obtain a new special use permit and a new site plan to supersede the previous one.

Dan Kramer, Attorney for the property owners, stated that the property owners would be happy to file for a new special use permit; they have a large demand for storing recreational vehicles.

Member Flowers made a motion, seconded by Member Rodriguez, to grant a two-year extension.

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Shanley

The motion carried.

Discussion of Allowing Outdoor Storage on the Parcel East of 14339 County Line Road and Identified by Parcel Identification Number 09-13-200-015 in Seward Township; Property is Zoned B-2

The consensus of the Committee was that the property owners needed to apply for a special use permit on the subject property.

Approval to Transfer the 2008 Ford F150 4X4 Truck from the Planning Building and Zoning Department to the Facilities Department

Mr. Asselmeier summarized the issue.

Member Flowers made a motion, seconded by Member Rodriguez, to recommend approval of the transfer.

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Shanley

The motion carried.

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

OLD BUSINESS

Approval of Host Agreement of Kendall County and Milroy Farms, LLC Regarding the Composting Facility at 1270 E Beecher Road (PIN: 02-08-100-006) in Bristol Township

The Committee reviewed the proposed agreement.

The proposal has been reviewed by the State's Attorney's Office.

Mr. Philipchuck was concerned that some of the material was on the Yorkville side. In order to remove this material, he claimed that there should not be any tipping fees as the tipping fees had already been paid.

Chairman Wormley asked for a strong commitment from the Petitioner to remove the material from Yorkville's side of the property in a timely manner.

Member Flowers asked how long it takes to process the materials to organic materials. Jesse Sexton, employee of Milroy Farms, LLC, responded that the material in question is in the final tier. Mr. Sexton proposed to move the materials from the Yorkville side in twenty-four (24) months.

Member Rodriguez asked if Mr. Asselmeier was in contact with Yorkville. Mr. Asselmeier stated that he does have communication with Yorkville. Yorkville also has a special use permit that expires on December 1, 2023. Yorkville defined the property as cleaned up.

Chairman Wormley was opposed the Petitioner's request to allow the contract to be transferable.

Member Koukol made a motion, seconded by Member Flowers, to recommend approval of the agreement with an amendment to the fee schedule by adding the following paragraph: "The piles of materials presently located on PIN's 02-08-200-015 and 02-08-200-030 may be hauled

onto the subject property without paying the above host fee for a period of two (2) years commencing on December 1, 2023.”

The votes were as follows:

Yeas (4): Flowers, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Shanley

The motion carried.

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

REVIEW VIOLATION REPORT

The Committee reviewed the report.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Historic Preservation Commission will be meeting at the Helmar Lutheran Church in Newark on November 20, 2023. The Commission was preparing for the annual historic preservation awards with the announcement of the opening of the award applications in January. The Commission will have their group meeting of Historic Preservation Organizations in February; topics will be Au Sable Grove Presbyterian Church which celebrated their one hundred seventy-fifth (175th) anniversary. Jon Pressley from the State will also be speaking about the importance of landmarking a building. The Commission was also looking to find out what was the oldest building in Kendall County.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

October 19, 2023, Email from The Corps of Engineers Dam Removal on The Fox River

The Committee reviewed the correspondence.

October 24, 2023, Notice of Application for Permit to Manage Clean Construction or Demolition Debris at the Vulcan Quarry at 10425 Joliet Road Inside the Village of Lisbon

The Committee reviewed the correspondence.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

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

Chairman Wormley adjourned the meeting at 7:52 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant

Enc.



**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
NOVEMBER 13, 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)
John [unclear]		
JEFF MILROU		
Dan Keenan		
Carlos Moreno		
Luis Moreno		
Ken [unclear]		
[unclear]		
Mafar Font		
JESSIE sexton		
William Aleman		