

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

AGENDA

Monday, March 11, 2019 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Judy Gilmour, Matt Kellogg (Vice-Chairman), Matthew Prochaska (Chairman), and John Purcell

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from February 26, 2019 Meeting (Pages 3-6)

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 7-8)

PUBLIC COMMENT:

PETITIONS:

1. **19 – 02 (Pages 9-14)**

Request: Revoking a Special Use Permit for a Private Dog Kennel Granted by Ordinance 1988-01
PIN: 07-27-200-006
Location: 14005 Joliet Road, Big Grove Township
Purpose: Revokes the Special Use Permit for Private Dog Kennel at the Subject Property.

- A. Approval of Changing the Petitioner from the Kendall County Planning, Building and Zoning Committee to Brad Monkemeyer
- B. Recommendation on the Requested Revocation

NEW BUSINESS:

- 1. Land Cash Ordinance (Pages 15-44)

OLD BUSINESS:

- 1. Zoning Ordinance Project Update

REVIEW VIOLATION REPORT (Pages 45-50):

- 1. Update on Zoning Violation at 790 Eldamain Road

REVIEW NON-VIOLATION COMPLAINT REPORT (Page 51):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 52-56):

REVIEW REVENUE REPORT (Page 57):

CORRESPONDENCE:

1. March 1, 2019 Email Regarding Kane County Stormwater Ordinance (Pages 58-62)
2. Soil Erosion and Sediment Control Workshop Flyer - March 22, 2019 (Page 63)

PUBLIC COMMENT:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
8:00 a.m.

Meeting Minutes of February 26, 2019 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 8:02 a.m.

ROLL CALL

Committee Members Present: Elizabeth Flowers, Judy Gilmour, Matt Kellogg (Vice-Chairman), John Purcell (arrived at 8:09 a.m.), and Matthew Prochaska (Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Brian Holdiman (Code Inspector), and Scott Koepfel (County Administrator)

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Flowers, to approve the minutes of the February 11, 2019, meeting as presented. With a voice vote of four (4) ayes, the motion carried unanimously.

Member Flowers made a motion, seconded by Member Gilmour to correct the approved minutes of the February 11, 2019, meeting by noting that Member Kellogg did not vote on Petition 19-05. The motion passed unanimously.

EXPENDITURE REPORT

The Committee reviewed the expenditure report.

Member Gilmour made a motion, seconded by Member Flowers, to forward the expenditures to the Finance Committee.

Nine (9) plumbing inspections occurred.

The votes were as follows:

Yeas (4): Flowers, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Purcell

The motion carried unanimously.

PUBLIC COMMENT

None

PETITIONS

None

NEW BUSINESS

Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$110.00; Related Invoices to Be Paid from the PBZ Legal Publications Line Item (010-2-002-6209)

Mr. Asselmeier summarized the request.

Member Kellogg made a motion, seconded by Member Flowers, to approve the publishing.

Yeas (4): Flowers, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Purcell

The motion carried unanimously. The proposal will go to County Board on March 5, 2019.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Mr. Asselmeier read the report.

Member Purcell arrived at this time (8:09 a.m.).

The Committee congratulated Brian Holdiman on reaching twenty (20) years of service with the County.

Discussion occurred regarding the difference between major and minor special use permits.

Discussion occurred regarding the timing of updating the Land Cash Ordinance; this Ordinance can be updated anytime by the County Board.

Discussion occurred regarding the reasons the County transferred special use hearing responsibilities to the Zoning Board of Appeals. The Planning, Building and Zoning Committee, at that time, wanted to hear multiple opinions on special use cases. In addition, the law changed to allow Zoning Boards of Appeal to hear special use cases as legislative decisions.

There is one (1) designated historic landmark in the unincorporated area.

Open subdivisions are platted, but not developed.

There was a spike in the number of complaints from the Boulder Hill area. Mr. Holdiman has not issued any citations under the new Inoperable Vehicle Ordinance because no complaints have warranted issuing citations.

2018 County-Wide Building Permit Memo

Mr. Asselmeier read the memo.

Mr. Asselmeier was unaware of any special service areas impacted by the new construction.

Discussion occurred regarding the difference between attached single-family homes and multi-family structures.

OLD BUSINESS

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

Mr. Asselmeier read the memo. The County's insurance consultant recommended changes in the insurance requirements. The United City of Yorkville is reviewing the proposal.

If this Intergovernmental Agreement did not exist, both parties would use consultants to meet their inspection needs and the proposal was originally financial beneficial for both parties.

Member Flowers made a motion, seconded by Member Gilmour, to approve the agreement with the insurance changes.

Yeas (5): Flowers, Gilmour, Kellogg, Purcell, and Prochaska

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried unanimously. The proposal will go to County Board after the United City of Yorkville approves the agreement.

Zoning Ordinance Project Update

Mr. Asselmeier read Mike Hoffman's email. Mr. Hoffman continues to work on this project with the hope of completing the project by March 15th. The contract calls for completion of the project by March 29th.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Discussion occurred regarding processing violations and the definition of commercial vehicles.

Discussion occurred regarding businesses reporting their competition to the Planning, Building and Zoning Department to ensure that their competition has appropriate zoning permits.

The property with the manure issue is on Wolf's Crossing not Minkler Road.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Historic Preservation Commission held a meeting with other historic preservation groups on February 13th at LaSalle Manor. Approximately twenty (20) people attended. The consensus of attendees was that the County should create a map showing the location of historic structures. Historic structures are structures listed on the National Register of Historic Places or are locally designated landmarks or districts.

REVIEW PERMIT REPORT

The Committee reviewed the permit report.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report.

Discussion occurred regarding the purpose and amount charged in the Land Cash Ordinance. The Land Cash Ordinance will be put on the March 11th Planning, Building and Zoning Committee agenda.

CORRESPONDENCE

None

PUBLIC COMMENT

Chairman Prochaska asked Committee members if they wished to attend the March 5th ZPAC meeting at 9:00 a.m.

Discussion occurred about having a Planning, Building and Zoning Committee meeting in Boulder Hill. Member Kellogg was fine with not holding the meeting. Members Gilmour, Flowers, and Prochaska favored having a Boulder Hill focused meeting at the County Office Building in Yorkville. Member Purcell favored waiting until the Inoperable Vehicle Ordinance had been applied on a more frequent basis.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

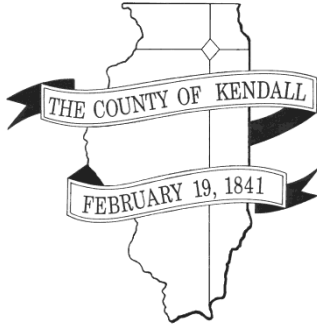
ADJOURNMENT

Member Flowers made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of five (5) ayes, the motion carried unanimously. Chairman Prochaska adjourned the meeting at 9:10 a.m.

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

Vendor #	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 110565	KENDALL PRINTING	19-0117	500 BUSINESS CARDS -	02/04/19	01020026200	OFFICE SUPPLIES	58.00
2 110565	KENDALL PRINTING	19-0129	50 BUSINESS CARDS -	02/04/19	01020026200	OFFICE SUPPLIES	25.50
3 191522	SOURCE ONE OFFICE PRODUCTS	535169	OFFICE SUPPLIES	02/04/19	01020026200	OFFICE SUPPLIES	18.93
4 191522	SOURCE ONE OFFICE PRODUCTS	535115	OFFICE SUPPLIES	02/04/19	01020026200	OFFICE SUPPLIES	71.09
							173.52*
5 220620	VERIZON	9822645762	CELL PHONE - CODE OF	02/04/19	01020026207	CELLULAR PHONE	55.68
							55.68*
6 261005	RANDY ERICKSON	JANUARY 2019	JANUARY 2019 - 10 PL	02/04/19	01020026361	PLUMBING INSPECTIONS	1,400.00
							1,400.00*
7 020541	BUILDING & ZONING PETTY CASH	FEB 1 2019	2/1/19 - RPC ANNUAL	02/04/19	01020026380	REGIONAL PLAN COMMISSION	39.57
8 120542	LEO'S	1010	2 ENGRAVED PLATES CO	02/04/19	01020026380	REGIONAL PLAN COMMISSION	20.00
							59.57*
Total BUILDING AND ZONING							1,688.77*
GRAND TOTAL							1,688.77**

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1	110565	KENDALL PRINTING	500 #10 ENVELOPES	02/19/19	01020026200	OFFICE SUPPLIES	46.45
2	110531	KENDALL CO HIGHWAY DEPT	PBZ TRUCKS - FUEL JA	02/19/19	01020026217	VEHICLE MAINT/REPAIRS	100.20
3	230933	WBK ENGINEERING, LLC	#19-04 - 6725 RT. 71	02/19/19	01020026363	CONSULTANTS	291.00
4	190816	SHAW MEDIA	RPC MEETING LEGAL NO	02/19/19	01020026380	REGIONAL PLAN COMMISSION	27.90
5	020541	BUILDING & ZONING PETTY CASH	2/13/19 HP	02/19/19	01020026383	HISTORICAL PRESERVATION C	48.75
Total BUILDING AND ZONING							
514.30*							
ENGINEERING/CONSULTING ESCROW ACCT							
6	230933	WBK ENGINEERING, LLC	FOX METRO EXPANSION	02/19/19	59020000046	FOX METRO WATER REC DIST	300.40
7	230933	WBK ENGINEERING, LLC	LOTS 1-5 LIGHT ROAD	02/19/19	59020000068	LIGHT RD INDUSTRIAL PARK	1,198.00
Total ENGINEERING/CONSULTING ESCROW							
1,498.40*							
GRAND TOTAL							
2,012.70**							



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-02**14005 Joliet Road, Newark****Revocation of Special Use Permit for
a Commercial or Private Dog Kennel****INTRODUCTION AND BACKGROUND**

On January 12, 1988, the Kendall County Board granted a special use permit for a commercial or private dog kennel at 14005 Joliet Road, Newark. Restriction 3 of the special use permit stated that the special use permit shall be subject to review every five (5) years. Restriction 2 of the special use permit stated that the special use permit will discontinue at the request of the owner. Ordinance 88-1, which granted the special use permit, is included as Attachment 1.

The current property owner, Brad Monkemeyer, purchased the property in 2014.

The Planning, Building and Zoning Department sent a letter to the property owner on August 22, 2018, asking if the property owner desired to keep the special use permit. No response was provided. On November 19, 2018, the Department mailed a certified letter to the property owner. The green card is on file in the Planning, Building and Zoning Department office. No response was provided to the follow-up letter.

At their meeting on December 10, 2018, the Planning, Building, and Zoning Committee voted to initiate the revocation of the special use permit on this property. The property owner was invited to this meeting, but did not attend.

After placing the public hearing notice sign in the yard of the subject property, on February 27, 2019, the property owner signed a letter requesting the revocation of the special use permit. A copy of the revocation ordinance is attached to this memo as Attachment 2

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

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

1. Ordinance 88-1
2. Draft Revocation Ordinance

07-27-200-006
87-43

88-1
ORDINANCE

ESTABLISHING CONDITIONS AND RESTRICTIONS ON A PARCEL OF LAND

A-154

WHEREAS, Geraldine Swanson did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed establishment of a special use as provided by the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed special use as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed special use on the 5th day of January, 1988 in the Kendall County Board Room and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted subject to conditions and restrictions; and

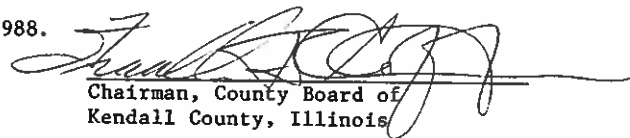
NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be granted the special use for a commercial or private dog kennel and that the Zoning Administrator be hereby ordered and directed to change the zoning map to show the special use classification legally described as follows:


Part of the West half of Section 26 and the East half of Section 27, Township 35 North, Range 6 East of the Third Principal meridian all described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 27, thence North 88°09'46" West 273.95' along the South line of the Northeast Quarter of said Section 27 to the true point of beginning, thence North 59°58'44" West 42.35' to a point, thence North 1°50'14" East 250.0' to a point, thence South 88°09'46" East 350.02' to a point, thence South 1°50'16" West 545.01 to a point, thence North 88°09'31" West 101.94' to a point, thence south 1°11'46" West 849.20' along a line parallel to the East line of the Southeast Quarter of said Section 27 to a point in the centerline of a public road, thence South 88°44'30" West 50.42' along said road centerline to a point, thence North 1°11'46" East 1046.30' along a line parallel to the East line of the Southeast Quarter of said Section 27 to a point, thence North 59°58'44" West 179.96' to the point of beginning, containing 4.26 acres, more or less, all situated in Big Grove Township, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions and restrictions:

1. The special use will be limited to a private dog kennel for not more than 10 dogs.
2. The special use will be discontinued when requested by the owner.
3. The special use will be subject to review every five years.

PASSED THIS 12th day of January, 1988.


Chairman, County Board of
Kendall County, Illinois

ATTEST: 
County Clerk

ORDINANCE NUMBER 2019-_____

**REVOKING A SPECIAL USE PERMIT FOR A COMMERCIAL OR PRIVATE DOG KENNEL
GRANTED BY ORDINANCE 1988-1 AT 14005 JOLIET ROAD (PIN: 07-27-200-006)
IN BIG GROVE TOWNSHIP**

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

WHEREAS, Section 13.08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 4.9 acres and is identified by Parcel Identification Number 07-27-200-006 in Big Grove Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, Geraldine Swanson petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for the operation of a commercial or private dog kennel on the subject property in 1987; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 1988-1 at the subject property on January 12, 1988 for the operation of a commercial or private dog kennel; and

WHEREAS, Condition #3 of Ordinance 1988-1 requires that the special use permit be subject to review every five years; and

WHEREAS, Condition #2 of Ordinance 1988-1 states that the special use permit shall be discontinued when requested by the owner; and

WHEREAS, Brad Monkemeyer acquired the subject property in March 2014 and shall hereinafter be referred to as “The Petitioner”; and

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

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

1. The Kendall County Board hereby revokes the special use permit for a commercial or private dog kennel granted by Ordinance 1988-1.
2. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect the revocation of the special use permit

State of Illinois
County of Kendall
granted by Ordinance 1988-1.

Zoning Petition
#19-02

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of March, 2019.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

Part of the West half of Section 26 and the East half of Section 27, Township 35 North, Range 6 East of the Third Principal meridian all described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 27, thence North 88°09'46" West 273.95' along the South line of the Northeast Quarter of said Section 27 to the true point of beginning, thence North 59°58'44" West 42.35' to a point, thence North 1°50'14" East 250.0' to a point, thence South 88°09'46" East 350.02' to a point, thence South 1°50'16" West 545.01 to a point, thence North 88°09'31" West 101.94' to a point, thence south 1°11'46" West 849.20' along a line parallel to the East line of the Southeast Quarter of said Section 27 to a point in the centerline of a public road, thence South 88°44'30" West 50.42' along said road centerline to a point, thence North 1°11'46" East 1046.30' along a line parallel to the East line of the Southeast Quarter of said Section 27 to a point, thence North 59°58'44" West 179.96' to the point of beginning, containing 4.26 acres, more or less, all situated in Big Grove Township, Kendall County, Illinois.

Exhibit B

Date

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

I, Brad Monkemeyer, am the owner of the parcel 07-27-200-006.

On January 12, 1988, the property was granted a special use (Ordinance 88-1). The special use granted in 1988 was granted for the operation of a private dog kennel.

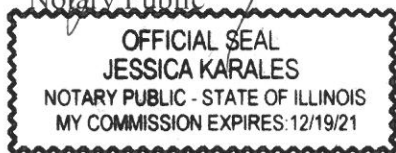
Pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, I hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.

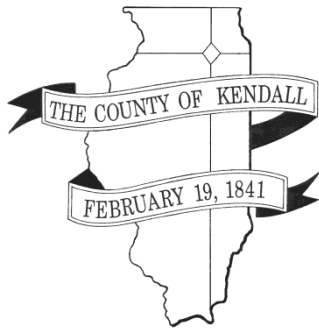
Brad Monkemeyer
(Signature)

2-18-19
(Date)

Brad Monkemeyer
(Printed Name)

Attest: *Jessica Karales* 2/27/19
Notary Public





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

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(630) 553-4141

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MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
 From: Matthew H. Asselmeier, AICP, Senior Planner
 Date: March 5, 2019
 Re: Land Cash Ordinance

The Kendall County Land Cash Ordinance was last updated in April 2014.

Several factors are considered in creating the fee and land donations called for in the Land Cash Ordinance. The first factor is the Estimated Ultimate Population Per Dwelling Unit as set by the Illinois School Consulting Service Associated Municipal Consultants (see Table 1 attached). The second factor is the acre per student based on the current enrollment of the schools (see Table 2 attached). The third factor is the acre per student based on the design capacity of the schools (See Table 3 attached). The fourth factor is Equalized Assessed Value to Market Value over a period of three (3) years (See Table 4 attached).

Land Donations

Pursuant to Section 1.B.2, the land donation is calculated as follows (items in red are based on the new calculations; black is existing calculation):

- a) estimated children to be served in each school classification (this number is determined by applying the estimated ultimate population per dwelling unit table (Table 1) to the number of respective units in the development) over the;
- b) actual average number of students to be served in each such school classification as stated herein, and then applying such ratio to the;
- c) said actual average number of acres for a school site of each such classification as stated herein.

The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification. For purposes of this computation it is presumed that each single family home will have 4 bedrooms. For other dwelling units, such as townhouses and apartments, it is presumed that each unit will have two (2) bedrooms.

Design Capacity and Minimum Acres Are From Table 3

Classification by Grades	Design Capacity per school classification	Minimum Acreage per school classification	Acres Per Student =	Required
Elementary	850 students	15-20 acres	=	0.021
	671	13.85		0.021
Middle	1125 students	30 acres	=	0.027
	881	17.86		0.020
High School	3200 students	110 acres	=	0.034
	1643	62.05		0.038

Number of Residential lots in Subdivision	x	Estimated school children by school classification	x	Acres Per Student Required	=	Acreage Per School Classification
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Example: Development “A” is composed of 100 single family “4 bedroom” units:

0.644, 0.184, and 0.36 are from Table 1.

Elementary

100 x 0.644 x (17.5/850) = 1.326 acres

100 x 0.644 x (13.85/671)=1.327 acres

Middle

100 x 0.184 x (30/1125) = 0.490 acres

100 x 0.184 x (17.86/881)=0.374 acres

High School

100 x 0.36 x (110/3200) = 1.238 acres

100 x 0.36 x (62.05/1643)=1.361 acres

Total Acreage = 3.054 acres

= 3.062 acres

Monetary Donations

Section 1.C.4 explains the method for calculating the fair market value.

The cash contributions in lieu of land shall be based on the “Fair Market Value” of the acres of land in the area improved that otherwise would have been dedicated as park, preserve, recreation or school sites. An “Improved Acre” is defined as a tract of land improved with streets, curbs, water, storm sewer, sanitary sewer, electrical, natural gas and telephone service. Fair Market Value for land not part of a subdivision or a planned unit development shall also be calculated on the Fair Market Value of an improved acre. The Fair Market Value may be adjusted anytime by official action of the County Board. As of April 15, 2014 the Fair Market Value of an improved acre is determined to be \$72,680. The Fair Market Value of an improved acre is calculated as follows:

- (1) Determine “numerator” consisting of the summation of assessed values for the most recent three consecutive years of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) as shown in the final abstracts of assessed property values on Form PTAX-260-A, provided by the County Chief Assessor,
- (2) Determine “denominator” consisting of the summation of the number of improved acres of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) within the County for the most recent three consecutive years,
- (3) Divide “numerator” by “denominator” and multiply by three to convert to Fair Market Value of an improved acre.

Using the above calculation, the Fair Market Value should be \$110,111 (see Table 4 attached).

Tables 5-1, 5-2, 5-3, and 5-4 show the new calculation in red; the existing calculation is in black.

The Total Population per Unit and Students Per Grade Unit come from Table 1. The Acres per School Type/School Capacity by School Type comes from the Land Donation Calculation.

The complete existing Land Cash Ordinance is also attached.

If you have any questions, please let me know.

Thanks,

MHA

ENCs: Table 1
Table 2
Table 3
Table 4
Table 5-1
Table 5-2
Table 5-3
Table 5-4
Land Cash Ordinance Complete

ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT
CHILDREN PER UNIT

Type of Unit	Pre-School 0-4 Years	Elementary Grades K-6 5-11 Years	Junior High Grades 7-8 12-13 Years	Total Grades K-8 5-13 Years	High School Grades 9-12 14-17 Years	Adults 18 Years +	Total Per Dwelling Unit
Detached Single Family							
2 Bedroom	0.113	0.143	0.041	0.184	0.020	1.700	2.017
3 Bedroom	0.292	0.422	0.120	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.644	0.184	0.828	0.360	2.158	3.764
5 Bedroom	0.283	0.461	0.132	0.593	0.300	2.594	3.770
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.106	0.030	0.136	0.038	1.752	1.990
3 Bedroom	0.212	0.227	0.065	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.370	0.106	0.476	0.173	2.173	3.145
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.100	0.028	0.128	0.046	1.693	1.914
3 Bedroom	0.052	0.278	0.079	0.357	0.118	2.526	3.053

Note:

There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single family dwelling units, only one category is provided. The same is true with apartments; thus, only one category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

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Illinois School Consulting Service
Associated Municipal Consultants,
Naperville, Illinois

TABLE 1

DEMOGRAPHICS

Existing Kendall County Public School Sites

Schools Grouped by Type		Enrollment 18-19	Average # Students	Acres Per Site	Average Acreage/Site	Acres Per Student
Existing High School Sites						
Plainfield #202	Plainfield South H.S.	2,521		80.00		
Yorkville #115	Yorkville H.S.	1,917		67.00		
Yorkville #115	Yorkville High School Academy	487		21.10		
Plano #88	Plano H.S.	729		40.00		
Oswego #308	Oswego H.S.	2,774		116.70		
Oswego #308	Oswego East H.S.	2,708		100.75		
Newark H. S. #18	Newark H.S.	167		8.79		
		<u>11,303</u>	1,883.83	<u>434.34</u>	62.05	0.0329
Existing Jr. High Sites						
Oswego #308	Thompson Jr. H.S.	823		19.68		
Oswego #308	Traughber Jr. H.S.	1,136		21.84		
Oswego #308	Karl Plank Jr. H.S.	825		14.48		
Plainfield	Aux Sable M.S.	994		26.50		
Plano #88	Plano M.S.	369		12.41		
Yorkville #115	Yorkville M.S.	991		21.60		
Newark #66	Millbrook Jr. H.S.	94		8.49		
		<u>5,232</u>	747.43	<u>125.00</u>	17.86	0.0239
Existing Elementary School Sites						
Oswego #308	East View G.S.	125		18.25		
Oswego #308	Hunt Club Elementary	694		14.35		
Oswego #308	Boulder Hill G.S.	616		12.00		
Oswego #308	Old Post G.S.	458		17.60		
Oswego #308	Long Beach Elementary	470		9.20		
Oswego #308	Lakewood Creek Elem. School	752		18.00		
Oswego #308	Prairie Point Elem.	449		15.80		
Oswego #308	Churchill Elementary	544				
Oswego #308	Brokaw Early Learning Center (ag	359		23.81		
Oswego #308	Grande Park Elementary	565		36.95		
Oswego #308	Southbury Elementary	568		21.25		
Oswego #308	Fox Chase G.S.	538		12.00		
Lisbon G.S. #90	Lisbon Grade School	108		5.31		
Newark #66	Newark Grade School	144		5.00		
Minooka #201	Jones Elementary School	619		15.00		
Plainfield	Thomas Jefferson Elem.	629		11.78		
Plainfield	Charles Reed Elementary	564		14.47		
Plano #88	PH Miller	342		10.51		
Plano #88	Centennial	311		6.33		
Plano #88	Emily G Johns School Elem.	537		15.05		
Yorkville #115	Yorkville Intermediate	639		10.00		
Yorkville #115	Yorkville G.S.	186		4.00		
Yorkville #115	Circle Center Grade School	467		16.40		
Yorkville #115	Bristol Grade School	219		4.36		
Yorkville #115	Autumn Creek Elementary	666		16.00		
Yorkville #115	Bristol Bay Elementary	573		14.75		
Yorkville #115	Grande Reserve Elementary	548		12.00		
		<u>12,690</u>	488.08	<u>360.17</u>	13.34	0.0273

TABLE 2

Kendall County Public Schools
Existing School Site Acreage and Design Capacity Statistics

Grouped By School Type		Design Capacity	Average Ave. Capacity	Acres Per Site	Average Acreage/Site	Acres Per Student
High School						
Plainfield #202	Plainfield South H.S.	2400.00		80.00		
Yorkville #115	Yorkville H.S.	1500.00		67.00		
Yorkville #115	Yorkville H.S. Academy	600.00		21.10		
Plano #88	Plano H.S.	1000.00		40.00		
Oswego #308	Oswego H.S.	2400.00		116.70		
Oswego #308	Oswego East H.S.	3200.00		100.75		
Newark H. S. #18	Newark H.S.	400.00		8.79		
		<u>11500.00</u>	1642.86	<u>434.34</u>	62.05	0.0378
Middle School						
Oswego #308	Karl Plank Jr. H.S.	1000.00		14.48		
Oswego #308	Thompson Jr. H.S.	1125.00		19.68		
Oswego #308	Traughber Jr. H.S.	1200.00		21.84		
Plainfield	Aux Sable M.S.	900.00		26.50		
Plano #88	Plano M.S.	500.00		12.41		
Yorkville #115	Yorkville M.S.	1200.00		21.60		
Newark #66	Millbrook Jr. H.S.	240.00		8.49		
		<u>6165.00</u>	880.71	<u>125.00</u>	17.86	0.0203
Elementary School						
Oswego #308	East View G.S.	750.00		18.25		
Oswego #308	Hunt Club Elementary	900.00		14.35		
Oswego #308	Boulder Hill G.S.	750.00		12.00		
Oswego #308	Old Post G.S.	600.00		17.60		
Oswego #308	Long Beach Elementary	750.00		9.20		
Oswego #308	Lakewood Creek School	900.00		18.00		
Oswego #308	Prairie Point Elem.	750.00		15.80		
Oswego #308	Fox Chase G.S.	900.00		12.00		
Oswego #308	Churchill Elementary	750.00		23.81		
Oswego #308	Brokaw Early Learning	500.00				
Oswego #308	Grande Park Elementary	725.00		36.95		
Oswego #308	Southbury Elementary	900.00		21.25		
Lisbon G.S. #90	Lisbon Grade School	245.00		5.31		
Minooka #201	Jones Elementary School	750.00		15.00		
Newark #66	Newark Grade School	275.00		5.00		
Plainfield	Thomas Jefferson Elem.	850.00		11.78		
Plainfield	Charles Reed Elementary	850.00		14.47		
Plano #88	PH Miller	650.00		10.51		
Plano #88	Centennial	600.00		6.33		
Plano #88	Emily G Johns School Elem.	600.00		15.05		
Yorkville #115	Yorkville Circle Center	600.00		16.40		
Yorkville #115	Yorkville Intermediate	750.00		10.00		
Yorkville #115	Autumn Creek Elementary	750.00		16.00		
Yorkville #115	Bristol Bay Elementary	650.00		14.75		
Yorkville #115	Yorkville G.S.	300.00		4.00		
Yorkville #115	Grand Reserve	650.00		12.00		
Yorkville #115	Bristol G.S.	425.00		4.36		
		<u>18120.00</u>	671.11	<u>360.17</u>	13.85	0.0206

Improved Lot Value and Farm Homesites

<u>TOWNSHIP</u>	<u>\$</u>	<u># OF</u> <u>2018 ACRES</u>	<u>2017 # OF ACRES</u>	<u>2016 # OF ACRES</u>	<u>TOTAL OF 3</u> <u>YEARS</u>	<u>TOTAL # OF</u> <u>ACRES</u>	<u>AVERAGE/</u> <u>ACRE</u>	<u>EAV to</u> <u>Market Value</u> <u>(EAV x 3)</u>			
LITTLE ROCK	\$	251,192,101	9011	\$230,839,093	9062	\$202,718,922	9,176	\$684,750,116	27,249	\$25,130	\$75,389
BRISTOL	\$	694,624,489	5378	\$644,080,632	5006	\$597,505,098	7,030	\$1,492,777,831	17,414	\$85,724	\$257,171
OSWEGO	\$	1,355,323,159	9518	\$1,261,401,123	9069	\$1,192,185,233	8,191	\$3,808,909,515	26,778	\$142,241	\$426,722
FOX	\$	45,169,406	9378	\$43,121,728	9377	\$42,443,781	9,443	\$130,734,915	28,199	\$4,636	\$13,909
KENDALL	\$	212,862,858	8406	\$204,931,250	8391	\$193,871,354	7,985	\$611,665,462	24,782	\$24,682	\$74,045
NAAUSAY	\$	236,882,221	9237	\$220,522,889	9193	\$201,573,877	9,217	\$658,978,987	27,648	\$23,835	\$71,504
BIG GROVE	\$	30,887,279	7984	\$31,671,230	7949	\$31,687,209	8,019	\$94,245,718	23,952	\$3,935	\$11,804
LISBON	\$	16,648,455	9069	\$ 16,128,941	9365	\$15,409,758	9,440	\$48,187,154	27,874	\$1,729	\$5,186
SEWARD	\$	133,791,949	6469	\$120,015,482	6437	\$105,196,088	6,580	\$359,003,519	19,486	\$18,424	\$55,271
SUM	\$2,977,381,917	74,451	\$ 2,772,712,368	73,849	\$ 2,582,591,320	75,081					
Ave. for 9 townships									36704	\$36,704	\$110,111

TABLE 4

Land Cash Donation Calculation Sheet - (2014)(2019)

Unit Type: Two-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{r}
 \text{(#Dwelling Units) x (Total Population per Unit) x } \frac{10.0 \text{ acres}}{1,000 \text{ population}} \text{ x } (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \text{ x } (2.017) \text{ x } (0.010) \text{ x } (\$72,680) = \mathbf{\$1,465.96} \\
 \mathbf{(1 \text{ unit}) \text{ x } (2.017) \text{ x } (0.010) \text{ x } (\$110,111) = \$2,220.94}
 \end{array}$$

School Donation:

$$\text{(#Dwelling Units) x (Students per Unit by Grade) x } \frac{\text{\# acres per school type}}{\text{school capacity by school type}} \text{ x Fair Market Value } (\$72,680) \mathbf{(\$110,111)} = \text{Contribution per Unit}$$

Elementary

$$\begin{array}{r}
 (1 \text{ unit}) \text{ x } (0.143) \text{ x } (0.021) \text{ x } (\$72,680) = \$ \mathbf{218.26} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.143) \text{ x } (0.021) \text{ x } (\$110,111) = \$ \mathbf{330.66}}
 \end{array}$$

Middle School

$$\begin{array}{r}
 (1 \text{ unit}) \text{ x } (0.041) \text{ x } (0.027) \text{ x } (\$72,680) = \$ \mathbf{80.46} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.041) \text{ x } (0.020) \text{ x } (\$110,111) = \$ \mathbf{90.29}}
 \end{array}$$

High School

$$\begin{array}{r}
 (1 \text{ unit}) \text{ x } (0.020) \text{ x } (0.034) \text{ x } (\$72,680) = \$ \mathbf{49.42} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.020) \text{ x } (0.038) \text{ x } (\$110,111) = \$ \mathbf{83.68}}
 \end{array}$$

Total School Contribution

$$\begin{array}{r}
 \text{-----} \\
 = \$ \mathbf{348.14} \\
 = \$ \mathbf{504.63}
 \end{array}$$

$$\begin{array}{r}
 \text{Forest Preserve Contribution} \qquad \qquad \qquad \$ \mathbf{1,465.96} \mathbf{(\$2,220.94)} \\
 \mathbf{+ Total School Contribution} \qquad \qquad \qquad \mathbf{+ \$ \mathbf{348.14} (\$504.63)} \\
 \hline
 \text{Total Contribution per 2- Bedroom Unit} \qquad \qquad \qquad \mathbf{\$ \mathbf{1,814.10} (\$2,725.57)}
 \end{array}$$

TABLE 5 (Page 1 of 4)

Land Cash Donation Calculation Sheet - (2014)(2019)

Unit Type: Three-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Total Population per Unit) x } \frac{10.0 \text{ acres}}{1,000 \text{ population}} \text{ x } (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \text{ x } (2.899) \text{ x } (0.010) \text{ x } (\$72,680) = \mathbf{\$ 2,106.99} \\
 \mathbf{(1 \text{ unit}) \text{ x } (2.899) \text{ x } (0.010) \text{ x } (\$110,111) = \mathbf{\$3,192.12}}
 \end{array}$$

School Donation:

$$\text{(#Dwelling Units) x (Students per Unit by Grade) x } \frac{\text{\# acres per school type}}{\text{school capacity by school type}} \text{ x Fair Market Value } (\$72,680) \mathbf{(\$110,111)} = \text{Contribution per Unit}$$

Elementary

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.422) \text{ x } (0.021) \text{ x } (\$72,680) = \mathbf{\$ 644.09} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.422) \text{ x } (0.021) \text{ x } (\$110,111) = \mathbf{\$ 975.80}}
 \end{array}$$

Middle School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.120) \text{ x } (0.027) \text{ x } (\$72,680) = \mathbf{\$ 235.48} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.120) \text{ x } (0.020) \text{ x } (\$110,111) = \mathbf{\$ 264.27}}
 \end{array}$$

High School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.184) \text{ x } (0.034) \text{ x } (\$72,680) = \mathbf{\$ 454.69} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.184) \text{ x } (0.038) \text{ x } (\$110,111) = \mathbf{\$ 769.90}}
 \end{array}$$

Total School Contribution	-----	= \$ 1,334.26
		\$ 2,009.97
Forest Preserve Contribution		\$ 2,106.99 \$3,192.12
+ Total School Contribution		+ \$ 1,334.26 \$2,009.97
Total Contribution per 3 - Bedroom Unit		\$ 3,441.25 \$5,202.09

TABLE 5 (Page 2 of 4)

Land Cash Donation Calculation Sheet - (2014)(2019)

Unit Type: Four-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Total Population per Unit) x } \frac{10.0 \text{ acres}}{1,000 \text{ population}} \text{ x } (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \text{ x } (3.764) \text{ x } (0.010) \text{ x } (\$72,680) = \$ 2,735.68 \\
 \text{(1 unit) x (3.764) x (0.010) x } (\$110,111) = \$ 4,144.58
 \end{array}$$

School Donation:

$$\begin{array}{l}
 \text{(#Dwelling Units) x (Students per Unit by Grade) x } \frac{\text{\# acres per school type}}{\text{school capacity by school type}} \text{ x Fair Market Value} \\
 \text{per Unit} \\
 \text{per Unit x } (\$72,680) \text{ (} \$110,111 \text{)=Contribution}
 \end{array}$$

Elementary

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.644) \text{ x } (0.021) \text{ x } (\$72,680) = \$ 982.92 \\
 \text{(1 unit) x (0.644) x (0.021) x } (\$110,111) = \$ 1489.14
 \end{array}$$

Middle School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.184) \text{ x } (0.027) \text{ x } (\$72,680) = \$ 361.07 \\
 \text{(1 unit) x (0.184) x (0.020) x } (\$110,111) = \$ 405.21
 \end{array}$$

High School

$$\begin{array}{l}
 (1 \text{ unit}) \text{ x } (0.360) \text{ x } (0.034) \text{ x } (\$72,680) = \$ 889.60 \\
 \text{(1 unit) x (0.360) x (0.038) x } (\$110,111) = \$ 1506.31
 \end{array}$$

$$\text{Total School Contribution} \text{ -----} = \$ 2,233.59$$

\$3,400.66

Forest Preserve Contribution

\$ 2,735.68 \$4,144.58

+ Total School Contribution

+ \$ 2,233.59 \$3,400.66

Total Contribution per 4- Bedroom Unit

\$ 4,969.27 \$7,545.24

TABLE 5 (Page 3 of 4)

Land Cash Donation Calculation Sheet- (2014)(2019)

Unit Type: Five-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{r}
 \text{(#Dwelling Units) x (Total Population per Unit) x } \frac{10.0 \text{ acres}}{1,000 \text{ population}} \text{ x } (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \text{ x } (3.770) \text{ x } (0.010) \text{ x } (\$72,680) = \mathbf{\$ 2,740.04} \\
 \mathbf{(1 \text{ unit}) \text{ x } (3.770) \text{ x } (0.010) \text{ x } (\$110,111) = \$ 4,151.18}
 \end{array}$$

School Donation:

$$\begin{array}{r}
 \text{(#Dwelling Units) x (Students per Unit by Grade) x } \frac{\text{\# acres per school type}}{\text{school capacity by school type}} \text{ x Fair Market Value} \\
 \text{per Unit} \text{ x } (\$72,680) \mathbf{(\$110,111)} = \text{Contribution}
 \end{array}$$

Elementary

$$\begin{array}{r}
 (1 \text{ unit}) \text{ x } (0.461) \text{ x } (0.021) \text{ x } (\$72,680) = \mathbf{\$ 703.62} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.461) \text{ x } (0.021) \text{ x } (\$110,111) = \$ 1,065.98}
 \end{array}$$

Middle School

$$\begin{array}{r}
 (1 \text{ unit}) \text{ x } (0.132) \text{ x } (0.027) \text{ x } (\$72,680) = \mathbf{\$ 259.03} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.132) \text{ x } (0.020) \text{ x } (\$110,111) = \$ 290.69}
 \end{array}$$

High School

$$\begin{array}{r}
 (1 \text{ unit}) \text{ x } (0.300) \text{ x } (0.034) \text{ x } (\$72,680) = \mathbf{\$ 741.34} \\
 \mathbf{(1 \text{ unit}) \text{ x } (0.300) \text{ x } (0.038) \text{ x } (\$110,111) = \$ 1,255.27}
 \end{array}$$

Total School Contribution

= \$1,703.99

\$2,611.94

Forest Preserve Contribution

\$ 2,740.04 \$4,151.18

+ Total School Contribution

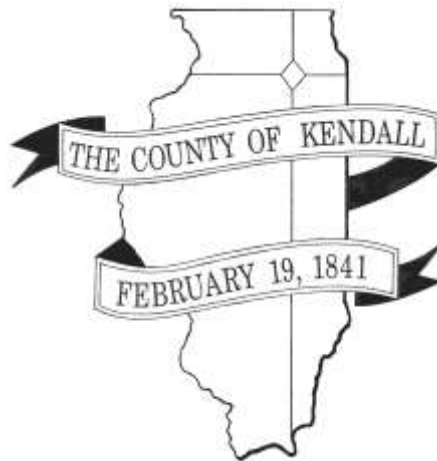
+ \$ 1,703.99 \$1,255.27

Total Contribution per 5- Bedroom Unit

\$ 4,444.03 \$5,406.45

TABLE 5 (Page 4 of 4)

KENDALL COUNTY LAND CASH ORDINANCE



Last Revised April 15, 2014
(Ordinance 2014-09)

Prior Updates:

(Amended July 15, 2013- Ord. 2013-16, complete overhaul)

(Amended May 19, 2009- Ord. 2009-16)

(Amended March 17, 2009 – Ord. 2009-08)

(Amended March 22, 2006 – Ord. 2006-17)

(Amended June 21, 2006- Ord. 2005-41)

(Amended January 16, 2001- Ordinance 2001-01)

(Amended March 18, 1999 - Ord. 1999-15)

(Amended November 13, 1995)

(Amended April 14, 1992)

(Amended August 8, 1989)

(Amended March 13, 1979)

(Adopted May 9, 1978)

(Resolution on March 13, 1973 recommending a Land Cash Ordinance be adopted)

KENDALL COUNTY LAND CASH ORDINANCE

Last Revised April 15, 2014 (Ordinance # 2014-09)

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KENDALL COUNTY LAND CASH ORDINANCE

The County is dedicated to the concept that healthful, productive community life depends in part on the availability of recreational and park space and adequate school facilities. It has been found and determined that the location of park, forest preserve, recreation and school sites to serve the immediate and future needs of adults and children of each new subdivision or planned unit development is just as essential to proper land development as are street, water, sewers and sidewalks. To this end, Kendall County has determined that the dedication of land for parks, forest preserve, recreation and school sites or cash contributions in lieu of actual dedication or a combination of both, shall prevail upon all new final plats of residential subdivisions and planned unit developments. The impact upon schools and parks is likewise equally affected by construction of new dwellings that are not part of a platted subdivision and accordingly, cash contributions should be made with regard to such construction as well.

Therefore, in the public interest, convenience, health welfare and safety, the establishment of parks, recreation and school sites and facilities are required for each final plat of a residential subdivision.

SECTION 1 – DEDICATION OF PARK, FOREST PRESERVE AND SCHOOL SITES OR
PAYMENTS IN LIEU THEREOF:

As a condition of approval of a final plat of subdivision or planned unit development, each individual subdivider or planned unit developer will be required to dedicate land or cash in lieu of actual land or a combination of both based on the recommendation of the affected district which will be the recipient of the contribution, but subject to final determination of the County Board in accordance with the following criteria; (all single family detached dwellings are considered four bedrooms for ordinance computations unless proven otherwise by individual or developer).

A. CRITERIA FOR REQUIRING PARK/FOREST PRESERVE DEDICATION

1. Location

Plans of the park district or forest preserve district or appropriate standards adopted by said agencies shall be used as a guideline in locating sites.

2. Requirement and Population Ratio

The ultimate population density to be generated by a subdivision or planned unit development shall bear directly on the amount of land required to be dedicated for park and recreation sites. The acreage of land dedication requirement shall be determined by obtaining the total population of the development times 10 acres per 1,000 population. Total population is determined by applying the estimated ultimate population per dwelling unit table, as per the Ultimate Yield Table published by the Associated Municipal Consultants, to the number or respective units in the development. For purposes of the following example, it is presumed that each single family home will have 4 bedrooms. For other dwelling units such as townhouses and apartments, it is presumed that each unit will have 2 bedrooms.

3. Donation Requirement Calculation Examples:

Development “A” containing 200 single family homesites

$$\text{(units)} \times \text{(population factor)} \times \frac{\text{the required acreage}}{\text{per 1000 population}} = \text{Total Acres}$$

(from table 1)

$$200 \text{ units} \times 3.764 \times \frac{10 \text{ acres}}{1,000} = 7.53 \text{ acres}$$

4. Credit for Land Development

When land dedication is required by this ordinance, credit to developers for said dedication will be given according to the following criteria:

For dedications to a park district or forest preserve district, the first five (5) acres must be contiguous and in one location. Credit shall only be granted for parcels that consist of “buildable acreage”. For the purposes of this ordinance “buildable

acreage” shall be considered those tracts or areas of land which are not encumbered with any of the following conditions:

- a. Wetlands and land that is generally inundated by water (under ponds, lakes, creeks, etc.),
- b. All of the floodway and floodway fringe within the 100-year floodplain, as shown on official FEMA maps,
- c. Land within the right-of-way or easement of an existing roadway,
- d. Land within an existing permanent easement prohibiting development (including utilities, drainage, access and pipelines).
- e. Soils subject to slumping.
- f. Land with severe slopes (in excess of 25%).

Land in excess of the above mentioned five acres, and land to be dedicated to the forest preserve district shall be credited as follows:

If the benefiting Park or Forest Preserve District determines it is in the best interest of the public at large to take ownership and maintenance of an existing or proposed wetland, it may choose to accept such a property however, no credit will be given. Furthermore the benefiting district may require the developer to provide three (3) years of maintenance after the initial planting of any new or supplemental plantings associated with such wetlands.

Partial credit may be granted at the discretion of such benefiting park or forest preserve district for “unbuildable land” as described above provided such land has been identified by a park or forest preserve district as potential or future linear parks, or such properties have been identified as potential greenway or trail linkages on an officially approved and adopted land use or open space plan.

The benefiting park district or forest preserve district may choose to recommend partial credit for manmade lakes or ponds that are judged to be of recreational or environmental benefit.

The total amount of credit granted for all land donated in any new subdivision shall be noted in any and all required development, PUD or donation agreements.

B) CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION

1. Location

Plans of the affected school district or the appropriate standards adopted by said agencies shall be used as a guideline in locating sites.

2. **Requirement and Population Ratio**

The ultimate number of students to be generated by a subdivision, planned unit development and/or special use permit shall bear directly upon the amount of land

required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of;

- a) estimated children to be served in each school classification (this number is determined by applying the estimated ultimate population per dwelling unit table (Table 1) to the number of respective units in the development) over the;
- b) actual average number of students to be served in each such school classification as stated herein, and then applying such ratio to the;
- c) said actual average number of acres for a school site of each such classification as stated herein.

The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification. For purposes of this computation it is presumed that each single family home will have 4 bedrooms. For other dwelling units, such as townhouses and apartments, it is presumed that each unit will have two (2) bedrooms.

Classification by Grades	Design Capacity per school classification	Minimum Acreage per school classification =	Acres Per Student Required
Elementary	850 students	15-20 acres	= 0.021
Middle	1125 students	30 acres	= 0.027
High School	3200 students	110 acres	= 0.034
Number of Residential lots in Subdivision	x Estimated school children by school classification	x Acres Per Student Required	= Acreage Per School Classification

Example: Development “A” is composed of 100 single family “4 bedroom” units:

Elementary
 $100 \times 0.644 \times (17.5/850) = 1.326$ acres

Middle
 $100 \times 0.184 \times (30/1125) = 0.490$ acres

High School
 $100 \times 0.36 \times (110/3200) = 1.238$ acres

Total Acreage = 3.054 acres

C) CRITERIA FOR REQUIRING A CASH CONTRIBUTION IN LIEU OF LAND FOR PARK, PRESERVE, RECREATIONAL OR SCHOOL SITES.

1. Determination Of Cash-in-lieu of Land Donations:

When available land is inappropriate for park, forest preserve or school sites, as determined by local agency officials, the County shall require a cash contribution in lieu of land dedication by the subdivider or unit developer. The county shall furthermore require a cash contribution for all residential dwellings constructed that are not part of a platted subdivision.

2. Collection of Fees:

- a) The cash contribution in lieu of park and recreation land dedication shall be held in an interest bearing account by the Treasurer of the County, or other public body designated by the County, solely for the acquisition of park or recreational land as herein classified, which will be available to serve the immediate and future needs of the residents of that subdivision or development, or for the improvement of other existing local park and recreation lands which already serve such needs. Distribution of cash contributions shall be made on a quarterly basis to appropriate park/forest preserve/recreation land agents.
- b) The cash contribution in lieu of school sites shall be held in an interest bearing account by the Treasurer of the County or other public body designated by the County. Said funds shall be used solely for the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development, or for the construction of a new school or improvement to any existing school site or buildings which already serve or will serve such need. Distribution of cash contributions shall be made on a quarterly basis to appropriate districts.
- c) Unless otherwise approved by the affected school, park or forest preserve district, the total cash contribution required shall be determined prior to the approval of the final plat and shall be based upon the generation tables and fair market values in effect at the time of recording. If a subdivision contains more than three lots, the Owner/subdivider/developer may choose to pay the cash-in-lieu contribution at the time of issuance of a building permit for each individual lot or as a lump sum payment prior to the recoding of the final subdivision plat.

The cash contribution required for a residential unit not part of a platted subdivision shall be determined in the same manner as for other residential developments and shall be determined and collected prior to the issuance of a building permit by using the generation tables and Fair market Values in effect at time of issuance of the permit. This ordinance does not apply to reconstruction.

- d) Up-front payments made at the time of recording of a final plat shall be computed on the basis of all lots having four bedrooms homes. In those instances in which payment is to be collected at the time of issuance of an individual building permit, the fee to be collected will be based on the actual

number of bedrooms as determined by the County based upon the architectural plans submitted.

The payment procedures agreed upon as well as the generation tables and fair market values in effect at the time of recording shall be noted in any and all development agreements and shall be disclosed to all prospective lot purchasers prior to execution of a sales contract for any lot in the development. A note disclosing this obligation shall also appear on all plats submitted for recording.

3. Criteria for Requiring Land Dedication and a Fee

There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary; these occasions will arise when:

a) Only a portion of the land to be developed is proposed as the location for a park, preserve, recreation or school site. That portion of the land within the subdivision falling within the school, park or forest preserve location shall be dedicated as a site as stated earlier, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.

b) A major part of the park, preserve, recreation or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication and a cash contribution in lieu thereof shall be required.

4. Fair Market Value

The cash contributions in lieu of land shall be based on the “Fair Market Value” of the acres of land in the area improved that otherwise would have been dedicated as park, preserve, recreation or school sites. An “Improved Acre” is defined as a tract of land improved with streets, curbs, water, storm sewer, sanitary sewer, electrical, natural gas and telephone service. Fair Market Value for land not part of a subdivision or a planned unit development shall also be calculated on the Fair Market Value of an improved acre. The Fair Market Value may be adjusted anytime by official action of the County Board. As of April 15, 2014 the Fair Market Value of an improved acre is determined to be \$72,680. The Fair Market Value of an improved acre is calculated as follows:

- (1) Determine “numerator” consisting of the summation of assessed values for the most recent three consecutive years of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) as shown in the final abstracts of assessed property values on Form PTAX-260-A, provided by the County Chief Assessor,
- (2) Determine “denominator” consisting of the summation of the number of improved acres of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) within the County for the most recent three consecutive years,
- (3) Divide “numerator” by “denominator” and multiply by three to convert to Fair Market Value of an improved acre.

The total number of acres was provided by the GIS Department in April

In the event a subdivider or developer files a written objection to the Fair Market Value as specified herein, said subdivider or developer shall submit their own study of the Fair Market Value of land showing the comparable cost of land within the affected district. In that event, final determination of the Fair Market Value to be used in such calculations shall be made by the County Board, based upon such cost information submitted by the subdivider or developer and from other sources which may be submitted to the County Board by the School District or others.

Dual districts will be treated as they are affected by the impact of the subdivision or development within their territories: elementary and middle school contributions shall go to the elementary district and high school contributions shall go to the high school district.

5. Conveyance of Land

The subdivider or developer shall convey to the respective school district, park or forest preserve the land required under this agreement within 90 days after request by the district.

6. Density Formula

The attached table, marked as Table 1 being the same as Estimated Ultimate Population per Dwelling Unit, is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contribution in lieu thereof unless a written objection is filed thereto by the subdivider or developer.

In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population Per Dwelling Unit, attached hereto, said subdivider or developer shall submit their own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and in that event final determination of the density formula to be used in such calculations shall be made by the County Board, based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the County Board by the School District or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula components for the dedication of land, or the payment of fees in lieu thereof, as stated herein is subject to periodic review and amendment upon verification of current data by the Kendall County Board or its designee.

7. Reservation of Additional Land

Where the park district, forest preserve district or school district's plan or standards of the County Plan call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchases by the County or other public body designated by the County, provided that the designated public body/governing agency and developer approve a contract for the sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase before final plat approval. However, the designated public body/governing agency and developer may jointly request in writing that the County, upon approval by the County Board, allow an extension of a specified time

to finalize the future sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase.

8. Site Condition

The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading and seeding as well as the installation of drainage and other required improvements on sites to be dedicated for park, preserve or school uses will be performed by the developer according to the plans, specifications and design criteria provided by the benefiting park, preserve or school district.

9. Improved Sites

At the time of dedication and conveyance to the benefiting district, all sites shall be in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. Such sites and the required improvements shall conform to all standards, specifications, plans and design criteria as provided by the benefiting park, forest preserve or school district.

10. Agreements

The details regarding the type and amount of any land or cash donations or credits to be supplied in fulfillment of this ordinance, and any terms or conditions attendant thereto, shall be included and specified in the corresponding PUD or development agreement required to be supplied and executed in conjunction with any new residential subdivisions approved by the County and such other agreements as may be required by the benefiting school, park or forest preserve district.

ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT
CHILDREN PER UNIT

Type of Unit	Pre-School 0-4 Years	Elementary Grades K-6 5-11 Years	Junior High Grades 7-8 12-13 Years	Total Grades K-8 5-13 Years	High School Grades 9-12 14-17 Years	Adults 18 Years +	Total Per Dwelling Unit
Detached Single Family							
2 Bedroom	0.113	0.143	0.041	0.184	0.020	1.700	2.017
3 Bedroom	0.292	0.422	0.120	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.644	0.184	0.828	0.360	2.158	3.764
5 Bedroom	0.283	0.461	0.132	0.593	0.300	2.594	3.770
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.106	0.030	0.136	0.038	1.752	1.990
3 Bedroom	0.212	0.227	0.065	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.370	0.106	0.476	0.173	2.173	3.145
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.100	0.028	0.128	0.046	1.693	1.914
3 Bedroom	0.052	0.278	0.079	0.357	0.118	2.526	3.053

Note:

There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single family dwelling units, only one category is provided. The same is true with apartments; thus, only one category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

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TABLE 1

Kendall County Public Schools
Existing School Site Acreage and Design Capacity Statistics

Grouped By School Type		Design Capacity	Average Ave. Capacity	Acres Per Site	Average Acreage/Site	Acres Per Student
High School						
Plainfield #202	Plainfield South H.S.	2400.00		80.00		
Yorkville #115	Yorkville H.S.	1250.00		67.00		
Yorkville #115	Yorkville H.S. Academy	600.00		21.10		
Plano #88	Plano H.S.	1000.00		40.00		
Oswego #308	Oswego H.S.	2400.00		116.70		
Oswego #308	Oswego East H.S.	2400.00		100.75		
Newark H. S. #18	Newark H.S.	400.00		8.79		
		<u>10450.00</u>	1492.86	<u>434.34</u>	62.05	0.0416
Middle School						
Oswego #308	Karl Plank Jr. H.S.	1000.00		14.48		
Oswego #308	Thompson Jr. H.S.	1125.00		19.68		
Oswego #308	Traughber Jr. H.S.	1200.00		21.84		
Plainfield	Aux Sable M.S.	900.00		26.50		
Plano #88	Plano M.S.	500.00		12.41		
Yorkville #115	Yorkville M.S.	1200.00		21.60		
Newark #66	Millbrook Jr. H.S.	240.00		8.49		
		<u>6165.00</u>	880.71	<u>125.00</u>	17.86	0.0203
Elementary School						
Oswego #308	East View G.S.	750.00		18.25		
Oswego #308	Hunt Club Elementary	900.00		14.35		
Oswego #308	Boulder Hill G.S.	750.00		12.00		
Oswego #308	Old Post G.S.	600.00		17.60		
Oswego #308	Long Beach Elementary	750.00		9.20		
Oswego #308	Lakewood Creek School	900.00		18.00		
Oswego #308	Prairie Point Elem.	750.00		15.80		
Oswego #308	Fox Chase G.S.	900.00		12.00		
Oswego #308	Churchill Elementary	750.00		23.81		
Oswego #308	Brokaw Early Learning	500.00				
Oswego #308	Grande Park Elementary	725.00		36.95		
Oswego #308	Southbury Elementary	900.00		21.25		
Lisbon G.S. #90	Lisbon Grade School	245.00		5.31		
Minooka #201	Jones Elementary School	750.00		15.00		
Newark #66	Newark Grade School	275.00		5.00		
Plainfield	Thomas Jefferson Elem.	850.00		11.78		
Plainfield	Charles Reed Elementary	850.00		14.47		
Plano #88	PH Miller	650.00		10.51		
Plano #88	Centennial	600.00		6.33		
Plano #88	Emily G Johns School Elem.	600.00		15.05		
Yorkville #115	Yorkville Circle Center	600.00		16.40		
Yorkville #115	Yorkville Intermediate	750.00		10.00		
Yorkville #115	Autumn Creek Elementary	750.00		16.00		
Yorkville #115	Bristol Bay Elementary	650.00		14.75		
Yorkville #115	Yorkville G.S.	300.00		4.00		
Yorkville #115	Grand Reserve	650.00		12.00		
Yorkville #115	Bristol G.S.	425.00		4.36		
		<u>18120.00</u>	671.11	<u>360.17</u>	13.34	0.0199

DEMOGRAPHICS

Existing Kendall County Public School Sites

Schools Grouped by Type		Enrollment 11-12	Average # Students	Acres Per Site	Average Acreage/Site	Acres Per Student
Existing High School Sites						
Plainfield #202	Plainfield South H.S.	2,450		80.00		
Yorkville #115	Yorkville H.S.	1,106		67.00		
Yorkville #115	Yorkville High School Academy	402		21.10		
Plano #88	Plano H.S.	629		40.00		
Oswego #308	Oswego H.S.	2,433		116.70		
Oswego #308	Oswego East H.S.	2,059		100.75		
Newark H. S. #18	Newark H.S.	187		8.79		
		<u>9,266</u>	1,323.71	<u>434.34</u>	62.05	0.0469
Existing Jr. High Sites						
Oswego #308	Thompson Jr. H.S.	883		19.68		
Oswego #308	Traugher Jr. H.S.	1,019		21.84		
Oswego #308	Karl Plank Jr. H.S.	847		14.48		
Plainfield	Aux Sable M.S.	1,005		26.50		
Plano #88	Plano M.S.	335		12.41		
Yorkville #115	Yorkville M.S.	847		21.60		
Newark #66	Millbrook Jr. H.S.	107		8.49		
		<u>5,043</u>	720.43	<u>125.00</u>	17.86	0.0248
Existing Elementary School Sites						
Oswego #308	East View G.S.	520		18.25		
Oswego #308	Hunt Club Elementary	597		14.35		
Oswego #308	Boulder Hill G.S.	534		12.00		
Oswego #308	Old Post G.S.	397		17.60		
Oswego #308	Long Beach Elementary	591		9.20		
Oswego #308	Lakewood Creek Elem. School	784		18.00		
Oswego #308	Prairie Point Elem.	510		15.80		
Oswego #308	Churchill Elementary	705		23.81		
Oswego #308	Brokaw Early Learning Center (ag	243				
Oswego #308	Grande Park Elementary	446		36.95		
Oswego #308	Southbury Elementary	696		21.25		
Oswego #308	Fox Chase G.S.	616		12.00		
Lisbon G.S. #90	Lisbon Grade School	132		5.31		
Newark #66	Newark Grade School	114		5.00		
Minooka #201	Jones Elementary School	466		15.00		
Plainfield	Thomas Jefferson Elem.	596		11.78		
Plainfield	Charles Reed Elementary	742		14.47		
Plano #88	PH Miller	468		10.51		
Plano #88	Centennial	351		6.33		
Plano #88	Emily G Johns School Elem.	539		15.05		
Yorkville #115	Yorkville Intermediate*	601		10.00		
Yorkville #115	Yorkville G.S.	200		4.00		
Yorkville #115	Circle Center Grade School	530		16.40		
Yorkville #115	Bristol Grade School	205		4.36		
Yorkville #115	Autumn Creek Elementary	491		16.00		
Yorkville #115	Bristol Bay Elementary	548		14.75		
Yorkville #115	Grande Reserve Elementary	503		12.00		
		<u>13,125</u>	486.11	<u>360.17</u>	13.34	0.0274

TABLE 2

Improved lot value and Farm Homesites

<u>TOWNSHIP</u>	<u>2013</u>	<u># OF ACRES</u>	<u>2012</u>	<u># OF ACRES</u>	<u>2011</u>	<u># OF ACRES</u>	<u>TOTAL OF 3</u> <u>YEARS</u>	<u>TOTAL # OF</u> <u>ACRES</u>	<u>AVERAGE/</u> <u>ACRE</u>	<u>EAV to</u> <u>Market Value</u> <u>(EAV x 3)</u>
LITTLE ROCK	\$36,872,478	2,203	\$43,676,540	2,209	\$56,303,890	2,209	\$136,852,908	6,620	\$20,671	\$62,014
BRISTOL	\$88,876,748	3,249	\$118,818,615	3,243	\$131,268,417	3,243	\$338,963,780	9,735	\$34,817	\$104,452
OSWEGO	\$244,677,552	5,396	\$256,497,862	5,365	\$278,794,080	5,365	\$779,969,494	16,126	\$48,368	\$145,105
FOX	\$10,449,170	1,089	\$12,117,522	1,094	\$14,596,897	1,094	\$37,163,589	3,277	\$11,341	\$34,023
KENDALL	\$39,518,029	1,781	\$51,652,236	1,774	\$52,877,209	1,774	\$144,047,474	5,329	\$27,033	\$81,099
NAASAY	\$33,615,635	1,435	\$43,508,577	1,420	\$46,752,024	1,420	\$123,876,236	4,276	\$28,970	\$86,911
BIG GROVE	\$12,165,484	659	\$12,159,901	659	\$12,427,813	659	\$36,753,198	1,978	\$18,586	\$55,757
LISBON	\$3,506,115	450	\$3,479,850	443	\$3,475,917	443	\$10,461,882	1,337	\$7,826	\$23,479
SEWARD	\$16,446,355	984	\$21,109,436	975	\$22,370,452	975	\$59,926,243	2,934	\$20,427	\$61,282
SUM Ave. for 9 townships	\$486,127,566	17,247	\$563,020,539	17,182	\$618,866,699	17,182		5,735	\$24,227	\$72,680

***# of acres is from 2013 & 2012. 2011 is using 2012 numbers for acreage

Updated on 4.1.14

TABLE 4

Land Cash Donation Calculation Sheet - (2014)

Unit Type: Two-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\begin{array}{r}
 \text{(#Dwelling Units)} \times \text{(Total Population per Unit)} \times \frac{10.0 \text{ acres}}{1,000 \text{ population}} \times (\$72,680) = \text{Contribution per Unit} \\
 (1 \text{ unit}) \times (2.017) \times (0.010) \times (\$72,680) = \mathbf{\$1,465.96}
 \end{array}$$

School Donation:

$$\begin{array}{r}
 \text{(#Dwelling Units)} \times \left(\frac{\text{\# acres per school type}}{\text{Students per Unit by Grade}} \right) \times \text{Fair Market Value} \\
 \text{(#Dwelling Units)} \times \left(\frac{\text{Students per Unit by Grade}}{\text{school capacity by school type}} \right) \times (\$72,680) = \text{Contribution per Unit}
 \end{array}$$

Elementary

$$(1 \text{ unit}) \times (0.143) \times (0.021) \times (\$72,680) = \mathbf{\$ 218.26}$$

Middle School

$$(1 \text{ unit}) \times (0.041) \times (0.027) \times (\$72,680) = \mathbf{\$ 80.46}$$

High School

$$(1 \text{ unit}) \times (0.020) \times (0.034) \times (\$72,680) = \mathbf{\$ 49.42}$$

$$\text{Total School Contribution} \text{ -----} = \mathbf{\$ 348.14}$$

Forest Preserve Contribution	\$ 1,465.96
+ Total School Contribution	+ \$ 348.14
Total Contribution per 2- Bedroom Unit	\$ 1,814.10

TABLE 5 (Page 1 of 4)

Land Cash Donation Calculation Sheet- (2014)

Unit Type: Five-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\frac{(\#Dwelling Units) \times (Total Population per Unit) \times \frac{10.0 \text{ acres}}{1,000 \text{ population}} \times (\$72,680)}{(1 \text{ unit}) \times (3.770) \times (0.010) \times (\$72,680)} = \text{Contribution per Unit} = \mathbf{\$ 2,740.04}$$

School Donation:

$$\frac{(\#Dwelling Units) \times (\text{Students per Unit by Grade}) \times \frac{\# \text{ acres per school type}}{\text{school capacity by school type}} \times \text{Fair Market Value}}{(\#Dwelling Units) \times (\text{Students per Unit by Grade}) \times \text{school capacity by school type} \times (\$72,680)} = \text{Contribution per Unit}$$

Elementary

$$(1 \text{ unit}) \times (0.461) \times (0.021) \times (\$72,680) = \mathbf{\$ 703.62}$$

Middle School

$$(1 \text{ unit}) \times (0.132) \times (0.027) \times (\$72,680) = \mathbf{\$ 259.03}$$

High School

$$(1 \text{ unit}) \times (0.300) \times (0.034) \times (\$72,680) = \mathbf{\$ 741.34}$$

$$\text{Total School Contribution} \text{ -----} = \mathbf{\$ 1,703.99}$$

Forest Preserve Contribution	\$ 2,740.04
+ Total School Contribution	+ \$ 1,703.99
Total Contribution per 5- Bedroom Unit	\$ 4,444.03

TABLE 5 (Page 4 of 4)

Land Cash Donation Calculation Sheet - (2014)

Unit Type: Four-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\frac{(\# \text{ Dwelling Units}) \times (\text{Total Population per Unit}) \times \frac{10.0 \text{ acres}}{1,000 \text{ population}} \times (\$72,680)}{(1 \text{ unit}) \times (3.764) \times (0.010) \times (\$72,680)} = \text{Contribution per Unit} = \$ 2,735.68$$

School Donation:

$$\frac{(\# \text{ Dwelling Units}) \times (\text{Students per Unit by Grade}) \times \frac{\# \text{ acres per school type}}{\text{school capacity by school type}} \times \text{Fair Market Value}}{(\# \text{ Dwelling Units}) \times (\text{Students per Unit by Grade}) \times \text{school capacity by school type} \times (\$72,680)} = \text{Contribution per Unit}$$

Elementary

$$(1 \text{ unit}) \times (0.644) \times (0.021) \times (\$72,680) = \$ 982.92$$

Middle School

$$(1 \text{ unit}) \times (0.184) \times (0.027) \times (\$72,680) = \$ 361.07$$

High School

$$(1 \text{ unit}) \times (0.360) \times (0.034) \times (\$72,680) = \$ 889.60$$

$$\text{Total School Contribution} = \$ 2,233.59$$

Forest Preserve Contribution	\$ 2,735.68
+ Total School Contribution	+ \$ 2,233.59
Total Contribution per 4- Bedroom Unit	\$ 4,969.27

TABLE 5 (Page 3 of 4)

Land Cash Donation Calculation Sheet - (2014)

Unit Type: Three-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

$$\frac{(\# \text{ Dwelling Units}) \times (\text{Total Population per Unit}) \times \frac{10.0 \text{ acres}}{1,000 \text{ population}}}{(1 \text{ unit}) \times (2.899) \times (0.010)} \times (\$72,680) = \text{Contribution per Unit}$$

$$(1 \text{ unit}) \times (2.899) \times (0.010) \times (\$72,680) = \mathbf{\$ 2,106.99}$$

School Donation:

$$\frac{(\# \text{ Dwelling Units}) \times (\text{Students per Unit by Grade}) \times \frac{\# \text{ acres per school type}}{\text{school capacity by school type}} \times \text{Fair Market Value}}{(\# \text{ Dwelling Units}) \times (\text{Students per Unit by Grade}) \times \text{school capacity by school type}} \times (\$72,680) = \text{Contribution per Unit}$$

Elementary

$$(1 \text{ unit}) \times (0.422) \times (0.021) \times (\$72,680) = \mathbf{\$ 644.09}$$

Middle School

$$(1 \text{ unit}) \times (0.120) \times (0.027) \times (\$72,680) = \mathbf{\$ 235.48}$$

High School

$$(1 \text{ unit}) \times (0.184) \times (0.034) \times (\$72,680) = \mathbf{\$ 454.69}$$

$$\text{Total School Contribution} \text{ -----} = \mathbf{\$ 1,334.26}$$

Forest Preserve Contribution	\$ 2,106.99
+ Total School Contribution	+ \$ 1,334.26
Total Contribution per 3 - Bedroom Unit	\$ 3,441.25

TABLE 5 (Page 2 of 4)

Improved lot value and Farm Homesites

<u>TOWNSHIP</u>	<u>2012</u>	<u># OF ACRES</u>	<u>2011</u>	<u># OF ACRES</u>	<u>2010</u>	<u># OF ACRES</u>	<u>TOTAL OF 3</u>	<u>TOTAL # OF</u>	<u>AVERAGE/</u>	<u>EAV to</u>
							<u>YEARS</u>	<u>ACRES</u>	<u>ACRE</u>	<u>Market Value</u>
										<u>(EAV x 3)</u>
LITTLE ROCK	\$43,676,540	2,209	\$56,303,890	2,209	\$63,238,516	2,209	\$163,218,946	6,626	\$24,634	\$73,901
BRISTOL	\$118,818,615	3,243	\$131,268,417	3,243	\$143,433,864	3,243	\$393,520,896	9,730	\$40,445	\$121,336
OSWEGO	\$256,497,862	5,365	\$278,794,080	5,365	\$295,529,673	5,365	\$830,821,615	16,094	\$51,622	\$154,866
FOX	\$12,117,522	1,094	\$14,596,897	1,094	\$16,168,478	1,094	\$42,882,897	3,282	\$13,068	\$39,203
KENDALL	\$51,652,236	1,774	\$52,877,209	1,774	\$56,869,347	1,774	\$161,398,792	5,322	\$30,326	\$90,979
NAASAY	\$43,508,577	1,420	\$46,752,024	1,420	\$50,796,385	1,420	\$141,056,986	4,261	\$33,103	\$99,308
BIG GROVE	\$12,159,901	659	\$12,427,813	659	\$12,327,007	659	\$36,914,721	1,977	\$18,669	\$56,006
LISBON	\$3,479,850	443	\$3,475,917	443	\$4,609,044	443	\$11,564,811	1,330	\$8,697	\$26,091
SEWARD	\$21,109,436	975	\$22,370,452	975	\$24,493,058	975	\$67,972,946	2,925	\$23,242	\$69,726
SUM	\$563,020,539	17,182	\$618,866,699	17,182	\$667,465,372	17,182				
Ave. for 9 townships								5,727	\$27,089	\$81,268

***# of acres is ONLY from 2012, will have to fill in as we get new numbers each year

TABLE 5

2019 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
19-001	Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Junk & Debris	12/19/2018	1/13/2019			2/21/2019
19-002	Peaslee	03-09-108-011	148 Circle Dr East	Boulder Hill	Zoning Violation - Fence	12/21/2018	2/1/2019			2/21/2019
19-003	Staggs	02-31-477-005	4 Poplar Rd	Foxlawn	Chickens in R-4 Zoning	12/28/2018	1/11/2019			1/13/2019
19-004	Whitlock	03-04-476-035	82 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-005	Butz	03-04-476-030	72 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	2/28/2019			2/28/2019
19-006	Altaro/Vargas	03-04-477-009	61 Paddock St.	Boulder Hill	Prohibited parking - trailer	1/3/2019	1/18/2019			1/18/2019
19-007	Kubica/Mszal	03-04-376-057	74 Sierra	Boulder Hill	Prohibited pkg com vehicles	1/3/2019	1/18/2019			1/17/2019
19-008	Fletcher	03-03-351-001	63 Sonora Dr	Boulder Hill	Prohibited Motor Home pkg	1/3/2019	1/29/2018			1/28/2019
19-009	Green/Gaither	03-04-329-013	33 Whitney Way	Boulder Hill	Prohibited pkg com vehicle	1/3/2019	1/18/2019			1/18/2019
19-010	Jordan	03-04-480-011	130 Saugatuk	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019
19-011	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Multiple Violations	1/3/2019	1/18/2019			1/19/2018
19-012	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	1/4/2019	3/8/2019			
19-013	Amador	03-05-404-017	134 Boulder Hill Pass	Boulder Hill	Prohibited parking/surface	1/4/2019	1/29/2019			1/11/2019
19-014	ERB Properties, LLC	09-13-400-006	276 Route 52		Possible Landscape Business	1/10/2019	4/1/2019			
19-015	Sasso	09-36-300-004	660 Holt Rd		Possible Landscape Business	1/10/2019	2/15/2019			2/14/2019
19-016	Hardekopf	03-04-253-010	44 Ingleshire Rd	Boulder Hill	Junk & Debris	1/11/2019	2/15/2019			
19-017	Lozano/Nolasco	03-05-404-023	146 Boulder Hill Pass	Boulder Hill	Illegal parking /Commercial vehicle	2/7/2019	2/21/2019			
19-018	Hagemeyer	03-04-352-021	172 Boulder Hill Pass	Boulder Hill	Prohibited Parking - rec vehicle	2/7/2019	2/21/2019			
19-019	Bodnar	08-29-200-005	16296 Route 47		Junk & Debris	2/28/2019	3/14/2019			

2018 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V18-001	Bliek/Derewanko	01-34-300-008	14824 Millhurst Rd		Storage Containers	12/12/2017	1/14/2019			1/15/2019
V18-002	Romero/Rios	03-05-229-002	20 Fernwood	Boulder Hill	Pool w/o fencing & Junk and Debris	12/12/2017	4/1/2018			5/2/2018
V18-003	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Junk & Debris on Trailer	12/19/2017				3/1/2018
V18-004	Hutchings	03-04-380-002	20 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	12/19/2017	5/1/2018			4/26/2018
V18-005	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Parking	12/19/2017				1/15/2018
V18-006	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Inoperable Vehicle	1/25/2018	5/7/2018			5/21/2018
V18-007	Rod	08-02-300-008	7775 Plattville Rd		Sunroom built w/o Permit	2/1/2018				2/8/2018
V18-008	Jordan	03-04-480-011	130 Saugatuck Rd	Boulder Hill	Prohibited Parking - Boat in yard	2/8/2018				3/7/2018
V18-009	Petersen	03-04-454-015	63 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	2/8/2018	4/16/2018			4/13/2018
V18-010	Hafenrichter	03-03-352-003	138 Saugatuck Rd	Boulder Hill	Prohibited Parking - Rec. Vehicle	2/8/2018				2/13/2018
V18-011	Ring	06-02-177-007	1551 Cherry Rd	Oswego Plains	Landscaping Bus in R3 Zoning	2/15/2018	5/11/2018	Matt		11/1/2018
V18-012	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	3/1/2018	3/16/2018			3/16/2018
V18-013	Straudacher Farm Tr	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	3/8/2018				3/28/2018
V18-014	Lakewest Builders	04-16-378-003	15749 Sumner Ct	Est. of Millbrook	Stormwater Violation	2/20/2018		Matt		5/30/2018
V18-015	Schleining	02-06-300-010-003	790 Eldmain Rd		Fence Violation	3/19/2018	10/29/2018		8/17/2018	
V18-016	Cusimano, Kesselring	02-34-151-003	90 Quinsey Rd	Nelson Quinsey	Junk & Debris	3/26/2018	4/27/2018			5/4/2018
V18-017	Hart	03-09-155-012	7 Circle Ct	Boulder Hill	Inoperable Vehicle & Junk & Debris	3/27/2018	5/31/2018	Brian has file		6/19/2018
V18-018	Old 2nd Natl Bank	02-34-151-005	82 Quinsey	Nelson Quinsey	Shed falling down/Junk & Debris	3/27/2018	4/3/4/18			4/26/2018
V18-019	Schanz	03-04-454-017	67 Saugatuck	Boulder Hill	Prohibited Parking of Truck	3/27/2018	5/31/2018			6/19/2018
V18-020	Blewer	03-09-102-003	204 Boulder Hill Pass	Boulder Hill	Prohibited Parking of Trailer	3/27/2018				5/2/2018
V18-021	Beyer	03-09-108-007	140 Circle Dr E	Boulder Hill	Prohibited parking of Trailer	3/27/2018	5/1/2018			4/26/2018
V18-022	VOID									4
V18-023	Ybarra	03-05-276-021	29 Alton Rd	Boulder Hill	Junk & Debris/ Inoperable Vehicle	3/29/2018	5/31/2018		7/17/2018	
V18-024	Douglas	03-05-430-025	54 S. Bereman	Boulder Hill	Junk & Debris	4/11/2018	5/25/2018			7/18/2018
V18-025	Alkharajji	03-09-104-002	212 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	4/13/2018	4/27/2018			5/2/2018
V18-026	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Prohibited parking - Trailer	4/13/2018	5/13/2018			5/10/2018
V18-027	Min	03-04-479-015	69 Eastfield Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/27/2018
V18-028	Bautista	03-04-476-032	75 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/31/2018			6/19/2018
V18-029	Fehrle	03-04-477-037	78 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/21/2018
V18-030	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface/ Junk & Debris	4/23/2018	5/30/2018			6/19/2018
V18-031	VOID									
V18-032	Shachray	03-04-477-019	81 Paddock St	Boulder Hill	Illegal Pkg on non approved surface	4/24/2018	11/19/2018			11/20/2018
V18-033	Muniz	09-18-300-016	Brisbin Rd		Landscaping Bus IN A1/ Junk & Debris	4/30/2018	12/1/2018			12/3/2018
V18-034	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Prohibited parking on grass	5/3/2018	5/17/2018			5/21/2018
V18-035	Marmolejo	03-08-253-007	10 Ashawn	Boulder Hill	Prohibited parking of trailer	5/3/2018	5/17/2018			5/21/2018
V18-036	Guddendorf	03-04-303-010	2 Marnel Rd	Boulder Hill	Inoperable Vehicle	5/3/2018	5/17/2018			5/21/2018
V18-037	Baustian	05-03-200-005	8510 Hilltop		Junk & Debris	5/4/2018	5/18/2018			5/24/2018
V18-038	Higgins	05-02-125-001	7686 Audrey Dr	FOFC	Prohibited Parking of Trailer(s)	5/4/2018	5/18/2018			7/18/2018
V18-039	Carle	09-13-300-002	920 Route 52		Accessory Bldg Built w/o Permit	5/4/2018	5/18/2018			6/5/2018
V18-040	AP4F, LLC	03-04-427-017	159 Heathgate Rd	Boulder Hill	Junk & Debris/ Illegal Boat Parking	5/23/2018	6/6/2018			6/19/2018
V18-041	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited parking of RV	5/31/2018	6/15/2018			6/19/2018
V18-042	Sutphin	03-09-105-004	118 Circle Dr. East	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-043	Ammwoz	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-044	Amstadt	02-35-380-001	7796 Madeline Dr	FOFC	Prohibited Parking of RV	5/31/2018	6/18/2018			6/19/2018

2018 VIOLATIONS

V18-045	Chicago Title Land	02-35-381-008	5896 Fields Dr	FOFC	Illegal Boat parking	6/5/2018	6/19/2018		6/19/2018
V18-046	Wolgast	02-13-479-003	19 Center Dr	Riverview Hts	Multiple Violations	6/14/2018	8/3/2018		9/4/2018
V18-047	US Bank Trust Ntl Assn	03-08-303-006	107 Dolores St	Boulder Hill	Junk & Debris	6/14/2018	6/28/2018		7/5/2018
V18-048	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	6/26/2018	7/29/2018		8/1/2018
V18-049	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	6/26/2018	10/1/2018		10/9/2018
V18-050	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	6/26/2018	8/13/2018		8/15/2018
V18-051	Stone	05-07-101-004	10 Hillview Ct	Pavillion Hts	Inoperable Vehicle	7/5/2018	7/19/2018		8/1/2018
V18-052	Sullivan	05-07-101-002	20 Hillview Ct	Pavillion Hts	Illegal Discharge of Sump	7/5/2018	7/19/2018		7/10/2018
V18-053	Gates	02-27-151-008	4401 Turna Rd	Kenny	Junk & Debris	7/9/2018	7/23/2018		7/25/2018
V18-054	Velazquez	01-20-352-018	84 Woodland Dr	Sugarbrook	Stormwater Violation	7/10/2018	11/5/2018	Matt	11/6/2018
V18-055	Elliott	04-16-128-001	8055 Whitfield Rd	Vil of Millbrook	Burning of Landscaping Bus. Debris	7/10/2018	7/24/2018	Matt	10/2/2018
V18-056	Vasquez	03-05-278-028	1 Knollwood Dr	Boulder Hill	Camper not on approved surface	7/11/2018	10/27/2018	Matt	12/4/2018
V18-057	Keivanfar	03-08-153-031	2500 Light Rd #105	Deer Run Condos	No Permit - Remodeling	7/13/2018	9/21/2018		12/3/2018
V18-058	Johnson	03-04-354-006	68 Hampton Rd	Boulder Hill	Chickens not allowed in R-6	7/17/2018	7/31/2018		8/1/2018
V18-059	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	7/17/2018	7/31/2018		7/31/2018
V18-060	Zack	03-05-476-020	15 Codorus Rd	Boulder Hill	Prohibited Boat Parking (2)	7/18/2018	9/17/2018		9/17/2018
V18-061	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Prohibited trailer parking	7/18/2018	8/13/2018		8/15/2018
V18-062	Quinn	02-35-413-019	5805 Audrey Ave	FOFC	Prohibited trailer parking	7/18/2018	8/1/2018		8/1/2018
V18-063	Montano	03-15-251-002	2450 Wolf Rd		Landscape Business w/o Zoning	7/18/2018	8/1/2018		8/2/2018
V18-064	Decker	03-09-108-005	136 Circle Dr E	Boulder Hill	Prohibited Parking	7/26/2018	1/18/2019		
V18-065	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	7/26/2018	8/9/2018		8/22/2018
V18-066	Nunez	02-24-300-003	6725 Route 71		Business w/o Proper Zoning	7/30/2018	HOLD 12/21/18	Matt	1/15/2019
V18-067	Otto	03-04-151-007	56 Fernwood Rd	Boulder Hill	Prohibited parking on grass	7/31/2018	8/14/2018		8/22/2018
V18-068	Butz	03-04-305-023	16 Wyndham Dr	Boulder Hill	Junk & Debris	8/1/2018	9/28/2018		10/31/2018
V18-069	Nanninga	03-03-351-009	135 Saugatuck	Boulder Hill	Inoperable Vehicle	8/14/2018	9/17/2018		9/17/2018
V18-070	Eipers	01-29-151-008	4350 Sandy Bluff Rd		Pool&Pool House built w/o Permit	8/14/2018	8/28/2018		8/28/2018
V18-071	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Pool w/o Permit	8/23/2018	9/6/2018		9/6/2018
V18-072	Coomley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Multiple Violations	8/23/2018	9/20/2018		10/31/2018
V18-073	Bozarth	03-04-478-031	72 Eastfield Rd	Boulder Hill	Prohibited RV Parking	8/28/2018	9/11/2018		10/31/2018
V18-074	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Boat Parking	8/28/2018	9/11/2018		9/17/2018
V18-075	Navarro	03-12-100-009	1026 Harvey Rd.		Multiple Violations	9/4/2018	12/26/2018	Matt	12/18/2018
V18-076	Com Ed	03-12-100-001			Multiple Violations(V18-075)	9/4/2018	12/26/2018	Matt	12/18/2018
V18-077	Martinez	03-12-100-004	1038 Harvey Rd.		Zoning Violation	9/6/2018	12/14/2018	Matt	12/18/2018
V18-078	American Elm	03-04-277-022	2 Pendleton Pl	Boulder Hill	Multiple Violations	9/11/2018	9/25/2018		9/26/2018
V18-079	DuVall & Paulette	03-04-277-042	40 Afton Dr.	Boulder Hill	Inoperable Vehicle	9/11/2018	10/1/2018		10/31/2018
V18-080	Hughes	03-04-277-041	38 Afton Ct	Boulder Hill	Inoperable Vehicle	9/11/2018	11/5/2018		12/3/2018
V18-081	Saleem Mohammed	03-07-230-007	3 Dolphin Cr	Marina Terrace	Junk & Debris	9/13/2018	9/27/2018		9/27/2018
V18-082	BLEDI SULO LLC	05-21-300-006	9513 Walker Rd		Inoperable Vehicle & Pkg Non approved surface	9/13/2018	11/23/2018		11/20/2018
V18-083	Anderson	06-13-176-003	508 W. Rr. 126	Boulder Hill	Stormwater Violation	10/2/2018	11/1/2018	Matt	
V18-084	Allen	03-04-376-040	52 Sierra Rd.	Boulder Hill	Junk & Debris	10/2/2018	11/23/2018		11/20/2018
V18-085	Haggemeier	03-04-477-002	99 Longbeach Rd	Boulder Hill	3 Inoperable Vehicles	10/2/2018	10/16/2018		10/17/2018
V18-086	Marmolejo	03-08-253-007	10 Ashlawn	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018		10/29/2018
V18-087	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Parking	10/3/2018	10/27/2018	Matt	12/3/2018
V18-088	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	10/3/2018	10/17/2018		10/16/2018
V18-089	Rife	03-31-452-006	5 Ottawa Ct.	Na-Au-Say	Prohibited Parking	10/4/2018	12/1/2018		12/4/2018
V18-090	Moran	03-05-426-018	8 Greenbriar Rd	Boulder Hill	Inoperable Vehicle	10/9/2019	12/14/2018		12/19/2018

2018 VIOLATIONS

V18-091	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	10/9/2018	10/23/2018			10/23/2018
V18-092	Haefner	02-14-252-002	147 W. Rickard Dr.	Lynwood	Inoperable Vehicles	10/9/2018	11/1/2018			11/1/2018
V18-093	Undesser	02-15-177-006	2480 B Bristol Rdg Rd		Inoperable Vehicles	10/9/2018	11/2/2018			12/3/2018
V18-094	Camacho	03-05-476-011	9 Clay Ct.	Boulder Hill	Inoperable Vehicle	10/16/2018	10/30/2018			10/29/2018
V18-095	CT&T	03-08-278-009	4 Culver Rd.	Boulder Hill	Multiple Violations	10/16/2018	10/30/2018			10/29/2018
V18-096	Akers	03-04-379-002	55 Longbeach Rd.	Boulder Hill	Junk & Debris	10/22/2018	1/20/2019			1/15/2019
V18-097	Ortiz	03-09-104-009	63 Old Post Rd	Boulder Hill	Illegal Home Occupation/Commercial Vans	11/7/2018	12/3/2018			12/3/2018
V18-098	Stukas	03-05-428-002	29 Circle Drive E	Boulder Hill	Inoperable Vehicle	11/7/2018	11/21/2018			11/13/2018
V18-099	Auer	02-06-400-005	West Beecher Rd		Stormwater Violation	11/14/2018	12/14/2018		Matt	11/20/2018
V18-100	Schmidt	03-07-252-012	120 Augusta Rd		Junk & Debris	11/14/2018	1/31/2019			
V18-101	Coulouris & Dublin	02-15-177-005	2480 A Bristol Rdg Rd		Multiple Violations	11/19/2018	12/14/2018			
V18-102	Allen	09-04-300-017	3827 Van Dyke Rd		Mobile Home Violation	11/21/2018	5/31/2019		Matt	

2017 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	Closed	SAO
V17-001	VOID									
V17-002	Randy Fowler	01-28-252-001	1203 W. South Street	Caguelin's Sub	Abandoned Struc	12/7/2016			1/18/2018	
V17-003	March & Lisa Schulz	03-04-278-041	146 Heathgate Rd	Boulder Hill	Inoperable Vehic	1/25/2017			2/7/2017	
V17-004	Meyers/Presnell	03-04-255-010	119 Heathgate Rd	Boulder Hill	Inoperable Vehic	12/7/2016			1/1/8/2017	
V17-005	Stevenson	02-13-429-004	15 Clark Avenue	Owner's	Occupied Rec. V	12/19/2016			1/4/2017	
V17-006	Ramiro Guzman	09-04-300-002	McKanna Rd		Fill in Floodplain	1/10/2017			8/17/2017	
V17-007	Maria Ramirez	03-07-276-002	15 Shell Court	Marina Terrace	Inop Vehicles & I	1/17/2017			8/17/2017	
V17-008	Steven Oderrnatt	03-04-255-012	123 Heathgate Rd	Boulder Hill	Inoperable Vehic	1/25/2017			2/6/2017	
V17-009	George Olmstead	06-02-201-002	27 Oswego Plains Dr	Oswego Plains S	Remodeling w/o	1/31/2017			4/18/2017	
V17-010	Fed Home Ln Mortg	01-03-353-010	35 Earl Street	Stainfield	Junk & Debris/ In	2/7/2017			3/21/2017	
V17-011										
V17-012	Gomez Salvador	09-27-200-004	2511 Wildy Rd		Bus w/o Prop Zc	3/1/2017			8/17/2017	
					Permit/Sign Ord Violation/ Poss.					
					Zoning Ordinance Violation					
V17-013	Leroy Richmond	02-10-227-004	61 W. Larkspur	Willowbrook	Unsecured struc	3/1/2017			3/21/2017	
V17-014	Two Star Enterp. LLC	02-06-400-006			Stormwater Viol	3/1/3/2017			8/17/2017	
V17-016	Aguirre, Marciana	03-12-203-001	12 Council Ave		Remodeling w/o	3/1/0/2017			8/17/2017	
V17-017	Daugherty, Richard	03-27-401-001	4520 Douglas Rd	Ring Neck	Inoperable Vehic	3/1/3/2017			5/7/2017	
V17-018	Wargo, Craig & Susan	03-04-477-038	80 Springdale Ln	Boulder Hill	Junk & Debris	3/1/4/2017			3/30/2017	
V17-019	Fitzgerald, Richard	03-08-326-008	75 Century Dr	Wormley Estates	Inoperable Vehic	3/20/2017			4/12/2017	
V17-020	Balines, Noe	03-08-227-008	54 Codorus Rd	Boulder Hill	Junk & Debris	3/24/2017			4/12/2017	
V17-021	Coyne	09-24-100-001	15200 Ridge Road	Clark's	Operating Bus. w	3/20/2017			4/10/2017	
V17-022	Montano	03-15-251-002	2450 Wolf Road		Operating Bus. w	3/31/2017			8/29/2017	
V17-023	LaSalle Natl Bank	02-19-400-006	11443 Route 34		Junk & Debris/ U	3/20/2017			4/2/2018	
V17-024	Jimenez	03-08-280-006	12 Gebold Drive	Boulder Hill	Non-Permitted A	4/10/2017			5/12/2017	
V17-025	Murray	03-31-427-001	38 Eagle View Lane	Reservation Heig	Remodeling w/o	4/27/2017			5/2/2017	
V17-026	CAN NOT LOCATE									
V17-027	Kelley, Craig & Renee	09-22-400-003	2100 Bell Road		Junk & Debris/In	4/11/2017			8/17/2017	
V17-028	Pugsley, Mary	03-04-380-001	106 Circle Drive East	Boulder Hill	Trailer parked in	5/11/2017			5/23/2017	
V17-029	Matile, Dennis	03-09-152-006	230 Boulder Hill Pass	Boulder Hill	Trailer parked in	5/11/2017			6/6/2017	
V17-030	Daum, Andrew	05-02-201-005	6111 Audrey Ave	Rose Hill	Inoperable Vehic	5/15/2017			6/6/2017	
V17-031	Garcia, Luis	03-04-478-005	51 Springdale Rd	Boulder Hill	Repair Bus./ Veh	5/31/2017			6/20/2017	
V17-032	SL Enterprises	03-04-430-008	164 Tealwood Rd	Boulder Hill	RV Parked in Frc	6/1/2017			6/21/2017	
V17-033	Gonzalez	06-13-300-004	609 Wheeler Rd		Party Business	6/1/2017			8/25/2017	
V17-034	Berger, Richard	04-08-200-015	7428 Oakbrook Rd		2 homes on R-1	6/1/2017			8/29/2017	
V17-035	Pepple	03-04-431-004	57 Sonora Dr	Boulder Hill	Bus Operating in	6/9/2017			8/17/2017	

2017 VIOLATIONS

V17-036	CAN NOT LOCATE																			
V17-037	Temes	02-35-382-008	5812 Danielle Lane	Fields Of Farm C	RV Parked in Fr		6/8/2017													
V17-038	Memming	03-32-328-005	8 Crestview Drive	Crestview Wood	RV Parked in Fr		6/9/2017													
V17-039	Ramon Ramirez	03-08-277-031	33 Fieldpoint Rd	Boulder Hill	Garage/Shed built		6/20/2017													
V17-040	McDonald	08-14-200-003	14207 Church Rd		Poss. Op. Indoor		6/23/2017													
V17-041	Herrandez	03-05-476-012	10 Clay Street	Boulder Hill	Prohibited Parkin		7/12/2017													
V17-042	Hrvatin, Arthur	01-19-476-006		Hrvatin	Violation of Scor		7/12/2017													
V17-043	First American Bank	05-18-226-002	8115 E. Highpoint Rd	Tuck-Oak Grov	Op. Trucking Bu		7/27/2017													
V17-044	Davis, Carlos & Tracy	09-23-400-006	15875 Ridge Road		Dumping Dirt/St		8/7/2017													
V17-045	Greenblade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Parkin		8/9/2017													
V17-046	Scull, Enoch	01-16-427-001		Meterbrook	Ill. Parking - Limi		8/14/2017													
V17-047	Friel, Steven	03-08-253-012	20 Ashlawn	Boulder Hill	Accessory Buildi		8/14/2017													
V17-048	Evans, Eun	03-05-428-015	10 Hampton Rd	Boulder Hill	Junk&Debris & Il		8/9/2017													
V17-049	Shockerland Co.	02-28-252-027	9316 Route 34		Illegal Banners, Ir		8/14/2017													
V17-050	Beery	01-35-284-001	13040 River Road	Minnetonka Sprin	Accessory Buildi		8/17/2017													
V17-051	Villesenor, Emmanuel	03-08-230-003	34 Old Post Road	Boulder Hill	Inoperable Vehic		9/8/2017													
V17-052	Schanz	03-04-454-017	67 Saugatuck Rd	Boulder Hill	Prohibited Parkin		9/11/2017													
V17-053	Paxton	03-04-455-001	56 Saugatuck Rd	Boulder Hill	Trailer parked in		9/18/2017													
V17-054	Szchliński	03-04-355-004	8 Saugatuck Rd	Boulder Hill	VOID															
V17-055	Nataly Perez	03-35-376-005	1481 Plainfield Rd		Running Landsc		9/27/2017													
V17-056	Moran	03-04-476-019	93 Longbeach Rd	Boulder Hill	Inoperable Vehic		10/11/2017													
V17-057	Larsen	03-08-276-002	6 Old Post Rd	Boulder Hill	Prohibited Parkin		10/18/2017													
V17-058	Herrandez	05-16-300-005	9850 Ament Rd		Structure Built w		10/24/2017													
V17-059	Christensen	04-16-204-007	8255 Fox River Rd	Millbrook	Remodeling with		10/30/2017													
V17-060	Walper	04-16-126-001	8025 Whitfield Rd	Millbrook	Possible occupie		10/30/2017													
V17-061	Herrandez	03-12-203-011	29 Gastville Rd	Gastville Acreage	Running a Landsc		10/30/2017													
V17-062	Bernister	05-09-152-001	33 Bonnie Lane	Williams	Fence placed in t		11/13/2017													
V17-063	Amstadt	02-35-380-001	7796 Madeline Dr	Fields Of Farm C	Prohibited Parkin		11/17/2017													
V17-064	Alvarez	02-35-431-010	5748 Audrey Ave	Fields Of Farm C	Inoperable Vehic		11/17/2017													
V17-065	Biesterfeld	05-06-127-001	42 W. Fox Glen Drive	Fox Glen	Shed being built		11/21/2017													
V17-066	Merchants Ntl Bank	03-18-403-015	5375 Route 34		Occupying B-2 c		11/27/2017													
V17-067	Karen Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Shed being built		11/29/2017													
V17-068	Johnson	05-02-101-002	324 Austin	Fields of Farm C	Illegal Trailer Par		11/28/2017													
V17-069	Commonwealth Edison	03-07-251-001	Commerce Drive		Illegal Dumping /		11/30/2017													
V17-070	Melrose Holdings I LLC	03-07-177-004	Commerce Drive		Illegal Dumping /		11/30/2017													
V17-071	Stephens	04-16-251-009	7 Sherman St.	Village of Millbro	Shipping containe		11/30/2017													
V17-072	Alcala	03-04-355-001	190 Boulder Hill Pass	Boulder Hill	Inoperable Vehic		11/20/2017													

Non Violations 2019

Date	Name	Address	Subdivision	PIN #	Description	Date Inspected	Violation Y/N
12/3/2018	Perez	22 Cayman Dr	Boulder Hill	03-09-103-002	Trailer parked in front yard	1/3/2019	N
12/3/2018	Hurtado	116 Longbeach Rd	Boulder Hill	03-04-408-037	Trailer parked in front yard	1/3/2019	N
12/3/2018	Schanz	67 Saugatuk Rd	Boulder Hill	03-04-454-017	Truck parked on grass/prohibited trailer parking	1/3/2019	N
12/7/2018	Medgyesi	2588 I Rock Creek Rd	Solitude Lakes	01-14-325-003	Build 3 season room w/o permit	1/3/2019	N
12/21/2018	Pratt	74 W. Rickard Dr		02-14-428-001	Possible Inoperable Vehicles	1/17/2019	N
12/28/2018	Tapia	99 Clark Ave Oswego	Clark's	02-13-277-003	Trash dumping onto property	1/2/2018	N
1/9/2019	Freda	5724 Minkler Rd		02-36-300-005	Possible Dog Grooming Business	1/12/2019	N
1/9/2019	Benes	2575 Minkler Rd		03-15-126-004	Manuer Pile affecting storm drain	1/18/2019	N
2/11/2019	Waldron	8 Shagbark Ln	Foxhurst	04-09-377-002	Possible horses	2/14/2019	N
2/28/2019	Diangkis	7520 Route 34		02-23-202-022	Burn Pile a concern	2/28/2019	N

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	1	1	0	0	0	0	0	0	0	0	0	0	0
Accessory Buildings	2	1	1	0	0	0	0	0	0	0	0	0	0
Additions	1	1	0	0	0	0	0	0	0	0	0	0	0
Remodeling	2	0	2	0	0	0	0	0	0	0	0	0	0
Signs	1	0	1	0	0	0	0	0	0	0	0	0	0
Demolitions	3	2	1	0	0	0	0	0	0	0	0	0	0
Change in Occupancy	1	0	1	0	0	0	0	0	0	0	0	0	0
Fire Restoration	1	0	1	0	0	0	0	0	0	0	0	0	0
Generator	2	0	2	0	0	0	0	0	0	0	0	0	0
Solar	4	4	0	0	0	0	0	0	0	0	0	0	0
	18	9	9	0	0	0	0	0	0	0	0	0	0

YTD 2018 3 Houses
23 Permits

February 2018 2 Houses
11 Permits

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
Accessory Buildings	1	\$20,000	\$315	\$0
Remodeling	2	\$55,000	\$210	\$0
Signs	1	\$2,100	\$0	\$0
Demolitions	1	\$6,000	\$150	\$0
Change in Occupancy	1	\$7,800	\$0	\$0
Fire Restoration	1	\$0	\$0	\$0
Generator	2	\$13,511	\$220	\$0
	9	\$104,411	\$895	\$0

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/5/2019	012019017	01 House	03-32-326-003	FAZIO JOSEPH & BOWERS TRACY	67 CRESTVIEW DR OSWEGO, IL 60543	CRESTVIEW WOODS	DJK CUSTOM HOMES INC.
2/5/2019	032019020	03 Accessory Buildings	08-12-127-001	SHARP EDDIE W & GUYLAL	6720 CHICAGO RD YORKVILLE, IL 60560-		BOB LEE
1/4/2019	032019009	03 Accessory Buildings	06-33-300-004	WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
1/22/2019	042019014	04 Additions	02-23-228-008	SHEEREN PATRICIA J	30 BRISTOL CT OSWEGO, IL 60543-	CHRISTIAN SUB	VAN DUZOR CONSTRUCTION CO., INC.
2/19/2019	052019024	05 Remodeling	09-15-100-007	RUSSELL CHARLES A JR & SAMIOS-RUSSELL MARY	2735 ROUTE 52 MINOOKA, IL 60447-		DAMICO CONCRETE CO
1/15/2019	062018189	06 Commercial - M Zone	03-07-227-002	UTILITY DYNAMICS CORPORATION	5327 LIGHT ROAD OSWEGO, IL 60543		CLEARY BUILDING CORP.
1/14/2019	142019013	14 Demolitions	03-12-100-009	NAVARRO SALVADOR	-		SAME
2/1/2019	142019018	14 Demolitions	02-16-476-001	STEVE KANNEY	2776 CANNONBALL TRL BRISTOL, IL 60512-		SAME
1/22/2019	142019015	14 Demolitions	01-01-400-002	BARBARA S. SEARS	951 ELDAMAIN RD PLANO, IL 60545-		
2/14/2019	232019023	23 Generator	04-20-227-006	KUTAY EDWARD J & JANET R	16082 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	LEE LEGLER CONSTRUCTION & CONTRACTING
2/4/2019	232019019	23 Generator	02-11-129-003	PAPASIDERIS FAMILY TRUST	29 BROOKSIDE LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	LEE LEGLER CONSTRUCTION & CONTRACTING

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/15/2019	242019012	24 Solar	03-05-255-007	DAVIS JOSEPH	4 E ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	SUNRUN INSTALLATION LLC
1/15/2019	242019011	24 Solar	03-08-281-001	VALDEZ JAN J & DANIELLE M	105 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION LLC
1/25/2019	242019016	24 Solar	04-17-395-002	SCHULTZ CHRSTOPHERA & RUDIENY	9020 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	RETHINK ELECTRIC, LLC
1/15/2019	242019010	24 Solar	03-04-407-002	LOPEZ DAVID	103 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION LLC

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/5/2019	012019017	01 House	03-32-326-003	FAZIO JOSEPH & BOWERS TRACY	67 CRESTVIEW DR OSWEGO, IL. 60543	CRESTVIEW WOODS	DJK CUSTOM HOMES INC.
2/5/2019	032019020	03 Accessory Buildings	08-12-127-001	SHARP EDDIE W & GUYLAL	6720 CHICAGO RD YORKVILLE, IL 60560-		BOB LEE
2/19/2019	052019024	05 Remodeling	09-15-100-007	RUSSELL CHARLES A JR & SAMIOS-RUSSELL MARY	2735 ROUTE 52 MINOOKA, IL 60447-		DAMICO CONCRETE CO
2/1/2019	142019018	14 Demolitions	02-16-476-001	STEVE KANNEY	2776 CANNONBALL TRL BRISTOL, IL 60512-		SAME
2/14/2019	232019023	23 Generator	04-20-227-006	KUTAY EDWARD J & JANET R	16082 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	LEE LEGLER CONSTRUCTION & RESTORATION LLC
2/4/2019	232019019	23 Generator	02-11-129-003	PAPASIDERIS FAMILY TRUST	29 BROOKSIDE LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	LEE LEGLER CONSTRUCTION & RESTORATION LLC

PLANNING BUILDING & ZONING RECEIPTS 2019

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY19	TOTAL FY19	MONTHLY FY 18	TOTAL FY18
December	\$4,836.48	\$2,625.00	\$9,834.36	\$2,000.00	\$19,295.84	\$19,295.84	\$2,288.40	\$2,288.40
January	\$3,617.44	\$525.00	\$0.00	\$0.00	\$4,142.44	\$23,438.28	\$12,520.13	\$14,808.53
February	\$2,785.20	\$0.00	\$876.19	\$0.00	\$3,661.39	\$27,099.67	\$8,037.67	\$22,846.20
March							\$21,314.78	\$44,160.98
April							\$11,771.49	\$55,932.47
May							\$7,987.60	\$63,920.07
June							\$19,226.05	\$83,146.12
July							\$14,137.16	\$97,283.28
August							\$7,091.31	\$104,374.59
September							\$19,862.73	\$124,237.32
October							\$21,049.54	\$145,286.86
November							\$10,219.42	\$155,506.28
TOTAL	\$11,239.12	\$3,150.00	\$10,710.55	\$2,000.00	\$27,099.67		\$155,506.28	

Matt Asselmeier

From: Wollnik, Jodie [WollnikJodie@co.kane.il.us]
Sent: Friday, March 01, 2019 1:15 PM
To: Wollnik, Jodie
Subject: FW: 90% Draft of the revised Kane County Stormwater Ordinance for Public Comment
Attachments: 2019.02.28 Kane County 90% SMO.pdf; Letterhead-JLWmemo90.pdf; 2019 Press Release.pdf

Please find attached the 90% draft of the revised Kane County Stormwater Ordinance, a memo reviewing the proposed revisions, and press release with the anticipated schedule and public hearing date. A separate email has been sent to members of the Stormwater Committee, TAC and Certified Communities so we apologize if some of you are receiving this twice as there is some overlap in the distribution lists. The public hearing is scheduled for March 21, 2019 at 7:00 pm in the County Board Room. Comments will be accepted through March 31, 2019 on the proposed draft.

Thank you,

Jodie L. Wollnik, P.E. – Director
Wollnikjodie@co.kane.il.us
Kane County – Environmental & Water Resources Division
719 Batavia Avenue
Geneva, IL 60134
(630)232-3499

Press Release

DATE: February 28, 2019

For Immediate
Release

The Kane County Stormwater Management Planning Committee has released the revisions to the Kane County Stormwater Ordinance for a 30-day public review and comment. The revisions aim to incorporate Ordinance language from the Technical Manual, address conflicting language within the Ordinance, make the Ordinance more user friendly, add requirements for water quality/best management practices, standardize detention triggers, promote redevelopment and provide watershed benefit options that encourage farmland preservation.

Following the Public Hearing, we anticipate the Stormwater Management Planning Committee will make a recommendation to the County Board at their April 9, 2019, 4:00 PM meeting. If approved by the County Board at their May meeting, the Ordinance would become effective *June 1, 2019*, and will be the countywide minimum standard. Developments seeking exemption from the revisions should contact their permitting authority prior to the effective date to determine if they are eligible for an exemption.

Over three hundred copies of the Ordinance revisions have been distributed for public review to County Board Members, municipal and village offices, township offices, consulting engineering firms, and interested organizations for review and comment. We encourage you to review these Ordinance revisions and provide your comments.

The Ordinance can be viewed and downloaded on the Kane County Stormwater Ordinance website:
<https://www.kanecountystormwaterupdate.org/updated-ordinance.html>

Written public comments can be submitted directly on the website or may be mailed to: Kane County Department of Environment & Water Resources, 719 Batavia Ave. Geneva, IL. 60134, Attn: Jodie Wollnik, Director.

A Public Hearing will be held on March 21, 2019 at 7:00 PM. The County requests all comments be received by March 31, 2019 for consideration. Public comment will be reviewed and incorporated into the Ordinance as deemed appropriate.

**NOTICE OF PUBLIC HEARING
COUNTY OF KANE, ILLINOIS
KANE COUNTY STORMWATER MANAGEMENT ORDINANCE**

NOTICE IS HEREBY GIVEN that on March 21, 2019, at 7:00 pm, in the County Board Room, Kane County Government Center, Building "A", 719 South Batavia Ave, Geneva, Illinois 60134, a public hearing will be held by the County of Kane, Illinois (the "*County*"), before the Kane County Stormwater Management Planning Committee, at which time any interested person may file with the Director of Environmental & Water Resources written comments to and may be heard orally in respect to the revisions to the Kane County Stormwater Management Ordinance. The revised Ordinance can be viewed at <https://www.kanecountystormwaterupdate.org/updated-ordinance.html> CONTACT: Jodie Wollnik, Director of Environmental & Water Resources, 719 Batavia Ave, Geneva, IL 60134 – phone 630-232-3497. In compliance with the American with Disabilities Act and other federal and state laws, the public hearing is accessible to those with disabilities.

COUNTY OF KANE

**KANE COUNTY DIVISION OF
ENVIRONMENTAL & WATER
RESOURCES**



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3497
Fax: (630) 208-3837
e-mail: WollnikJodie@co.kane.il.us
website: <http://www.co.kane.il.us>

**Jodie L. Wollnik, P.E., CFM
Director**

TO: Public Officials

FROM: Jodie L. Wollnik, P.E., CFM – Director

DATE: March 1, 2019

RE: 30 Day Review of 90% Draft of Kane County Stormwater Ordinance Revisions

The Kane County Stormwater Management Planning Committee and Technical Advisory Committee (TAC) have been working diligently over the past two years to improve and update our Countywide Stormwater Ordinance. The primary goals of the update were as follows:

1. Remove Ordinance language from the Technical Manual and incorporate language, where appropriate, into the Stormwater Ordinance.
2. Address conflicting language within the Ordinance that has caused difficulties in enforcement and consistency amongst Certified Communities.
3. Streamline permit process and organization of Ordinance to make the document more user friendly.
4. Add requirements for Water Quality/Best Management Practices (rain gardens, bioswales, etc.) to reflect changes at the State level and industry standards.
5. Reduce regulatory burden and confusion in both the floodplain and wetland sections where conflicts or slight variations from State and Federal requirements exist.
6. Work with the agriculture community to develop agricultural standards that provide watershed benefits and encourage farmland preservation and protection.

The first draft of the revisions was released in November to Certified Communities and the TAC. The TAC met in January and February to review the comments that were received and made the necessary changes to the draft Ordinance.

The major recommendations included in the 90% draft are:

1. A Detention trigger that is based on Impervious Area instead of zoning classifications
2. Watershed Benefit Measures for large open parcels as an option in lieu of traditional Detention
3. A 100% credit for removal of existing Impervious Area (current Ordinance has no credit)
4. Additional guidance on downstream impacts and compliance with Illinois Drainage Law
5. Addition of Development to Fee in Lieu section (current Ordinance only allows Redevelopment or Mass Grading)
6. Allowance of existing damaged structures to be rebuilt in the Floodway in accordance with IDNR standards
7. Modification of Substantial Damage/Improvement language for maintenance items
8. Modification of Compensatory Storage requirements to 1.2:1 for modeled developments and 1:1 for stream restoration and roadway projects and 1.5:1 for all other projects
9. Addition of indirect impacts to Wetlands
10. Clarification of Buffer definition and addition of requirements for reestablishing Buffers

11. Increase in Buffer width requirements with allowance for increased flexibility in Buffer averaging
12. New Best Management Practice section with Category I BMP trigger requirements at 5,000 sq ft of New Impervious (current Ordinance does not require BMP's until detention is triggered)
13. Revised Engineer Review Specialist list that will only include Certified Community staff reviewing Permits and Firms/Individuals under contract with a Community for reviews

The full PowerPoint presentations for these revision are available on the County's website in the agenda packets for the March 13, 2018 and June 12, 2018 meetings. For additional information and an overview of the proposed revisions see: <http://www.countyofkane.org/Pages/CountyBoard/committee.aspx?cID=52>

The 90% draft revised Ordinance can be found at:
<http://www.kanecountystormwaterupdate.org/updated-ordinance.html>

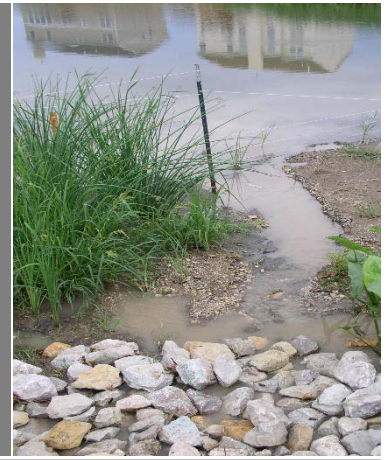
Comments may be submitted directly on the website or mailed to our office (Kane County Environmental & Water Resources – 719 Batavia Ave, Geneva, IL 60134). Please submit your comments on the 90% draft by March 31, 2019. Thank you for your time and thoughtful review of the draft Ordinance. Your feedback is extremely important during this process so please do not hesitate to contact us with any questions or concerns you may have.

Questions may be directed to any of the following staff members:

Jodie Wollnik, P.E., CFM:	630-232-3499 or wollnikjodie@co.kane.il.us (general)
Anne Wilford, CFM:	630-232-3496 or wilfordanne@co.kane.il.us (floodplain)
Rob Linke, P.E., CFM	630-232-3498 or linkerobert@co.kane.il.us (wetlands)

SOIL EROSION & SEDIMENT CONTROL WORKSHOP

Friday, March 22, 2019



The Kendall County Soil & Water Conservation District (SWCD) in partnership with the Village of Oswego are pleased to present our Spring 2019 Workshop. We hope you'll be able to join us!

When:

**Friday, March 22, 2019
8:00am – 12:00noon**

Where:

**Village of Oswego
100 Parkers Mill
Oswego, IL 60543**

Who Should Attend:

**Contractors, Developers,
Engineers, Consultants,
Site Inspectors**

Cost:
Free

Space is Limited:

**Advance Registration is
Required**

Contact:

Kendall County SWCD by
3/21/2019 to reserve your spot
at: (630)553-5821 x4009 or
Megan.Andrews@il.nacdnet.net

**Professional Development
Credit Hours** are available for
attending the workshop.

WORKSHOP DETAILS

Session Overview:

- 7:45am **Registration**
- 8:00am **Establishing the Framework – A Fox River Watershed Update**
- 8:15am **Building your Soil Erosion & Sediment Control Toolbox:
The Illinois Urban Manual (IUM)**
Learn how to make the IUM work for you and your project. Current updates to the IUM and the new website will be provided.
- 8:45am **Spring is Here, How to be Prepared on Your Project:
Best Management Practices (BMPs)**
From site stabilization practices to dewatering, ensure stormwater is properly managed onsite.
- 9:45am Break & Products
- 9:55am **General NPDES Permit No. ILR10 for Construction Activities:
Update**
Ensure compliance with your permit by understanding the current requirements.
- 10:25am **Maintaining Compliance from Start to Finish**
Learn about a comprehensive soil erosion and sediment control program approach to achieve compliance. Troubleshooting 101 – what to do and where to turn when faced with a noncompliance issue on your project.
- 11:15am **Inspector Perspective**
Commonly found problems associated with project construction and ways to avoid problems on your own site.

Presentations provided by:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
KENDALL COUNTY SOIL & WATER CONSERVATION DISTRICT
HANES GEO COMPANIES
DEUHLER ENVIRONMENTAL INC
CHRISTOPHER B. BURKE ENGINEERING LTD

Sponsored By:

