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

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**AGENDA**

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Monday, October 7, 2024 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from September 9, 2024, Meeting (Pages 3-21)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Previous Month (Pages 22-25)

PETITIONS (Roll Call Votes):

1. **Petition 24 – 14 – Tim O’Brien on Behalf of Seward Township (Pages 26-59)**

Request: Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes

Location: Seward Township

Purpose: Petitioner Wants to Adopt a New Future Land Use Map for Seward Township

2. **Petition 24 – 22 – Leo M. Phillipp (Pages 60-147)**

Request: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District

PIN: 05-08-301-002

Location: 10835 Legion Road, Yorkville in Kendall Township

Purpose: Petitioner Wants to Rezone the Property in Order to Build 3 Houses

NEW BUSINESS:

1. Approval of a Request from Michael and Karen Webster to Refund a Fee for an Unused Building Permit at 15751 S. Stonewall Drive, Newark (PIN: 04-21-125-026) in Fox Township in the Amount of One Thousand Nine Hundred Dollars (\$1,900) (Roll Call Vote)(Pages 148-149)

2. Update on Planning, Building and Zoning Department Staffing

3. Follow-Up from September 11, 2024, Boulder Hill Neighborhood Watch Meeting (Page 150)

4. November 14, 2024, Homeowners Association Training Event (Page 151)

5. Recommendation on 2025 Comprehensive Noxious Weed Work Plan (Roll Call Vote) (Page 152-153)

6. Recommendation on Fiscal Year 2024-2025 Meeting Calendar (VV) (Page 154)

7. Approval to Change the November 2024 Planning, Building and Zoning Committee Meeting Date and Time (VV)

OLD BUSINESS:

1. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township
2. Approval to Extend or Revoke Building Permit 01-2020-146 for a Single-Family Home at 7782 Tanglewood Trails (Roll Call Vote) (Page 155)

REVIEW VIOLATION REPORT (Pages 156-157):

REVIEW PRE-VIOLATION REPORT (Pages 158-161):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 162-187):

REVIEW REVENUE REPORT (Page 188):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION (Roll Call Vote):

1. Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

NEW BUSINESS (VV):

1. Approval to Release the Executive Session Minutes of October 7, 2024

ADJOURNMENT (VV):

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

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**

*Kendall County Office Building*

*Rooms 209 and 210*

*111 W. Fox Street, Yorkville, Illinois*

**6:30 p.m.**

**Meeting Minutes of September 9, 2024 – Unofficial until Approved**

**CALL TO ORDER**

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

**ROLL CALL**

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

Committee Members Absent: Elizabeth Flowers and Brooke Shanley

Also Present: Matthew H. Asselmeier, Director, Wanda A. Rolf, Office Assistant, Dan Kramer, Ann Simmons, Kevin Simmons, Cynthia Lucksinger, and John Stotz

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Member Rodriguez made a motion, seconded by Member Koukol, to approve the minutes of the July 8, 2024, meeting. With a voice vote of three (3) ayes, the motion carried.

**PUBLIC COMMENT**

Ann Simmons, resident of Bristol, spoke regarding the mowing of Blackberry Oaks Golf Course at 5:00 a.m., using multiple industrial mowers and other equipment. Ms. Simmons stated she contacted the golf course on several occasions and left messages but nothing has been done. Ms. Simmons contacted Mr. Asselmeier regarding the issue at Blackberry Oaks Golf Course and mowing at 5:00 a.m. Mr. Asselmeier suggested Ms. Simmons attend one of the Planning, Building, and Zoning meetings.

Ms. Simmons home is zoned R-1. She looked into the earliest times that a business can operate in a residential area is at 7:00 a.m. and the latest is at 10:00 p.m. She also checked into the maximum decibels for equipment. An industrial gas powered mower goes up to ninety-five (95) decibels. The maximum noise level in a residential area is fifty-five (55) decibels. She stated her neighbors have also reported the issue.

Ms. Simmons also checked with Fox Bend Golf Course in Oswego and they have the same noise ordinances.

Chairman Wormley stated that the golf course is built on A-1 zoned land, which is exempt from the noise ordinance, and will look into finding a way for the golf course to work with the residents.

## **EXPENDITURE REPORT**

### Review of Expenditures from July and August 2024

The Committee reviewed the Expenditure Reports from July and August 2024.

### Quarterly Expenditure Report

The Committee reviewed the Quarterly Expenditure Report.

## **PETITIONS**

### Petition 24-17 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

In 2001, through Ordinance 2001-33, Kendall County established pipeline regulations in the Zoning Ordinance.

In May 2024, TC Energy's ANR Pipeline announced a pipeline project in Kendall County. Concerns were raised regarding the proposed depth of the pipelines.

At their meeting on June 10, 2024, the Kendall County Planning, Building and Zoning Committee voted to initiate an amendment to the pipeline depth requirements contained in Section 6:07 of the Kendall County Zoning Ordinance. The proposed changes are as follows:

#### A. Pipeline Depth

1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:

- a. A minimum of five (5) feet of top cover where it crosses cropland.
- b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.
- c. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.
- d. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses wooded/brushy land or other sensitive areas.
- e. Substantially the same top cover as an existing parallel pipeline, but not less than ~~three (3)~~ **five (5)** feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be ~~30 sixty~~ **(60)** inches.

The proposal was sent to the townships and fire protection districts on June 10, 2024. Steve Knutson submitted an email stating that the Fox Township Planning Commission informally found the proposal uncontroversial. This email was provided. No other comments were received.

ZPAC reviewed this proposal at their meeting on July 2, 2024. Discussion occurred regarding the reasons for selecting five feet (5') as the requirement; these included safety, room to bury other infrastructure below the freeze line, and concerns about pipelines flexing. Discussion occurred regarding federal regulations and whether any other counties had similar regulations; it was determined that other counties do not have these regulations because Kendall County was unique with the number of pipelines underground. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Comprehensive Land Plan and Ordinance Committee reviewed this proposal at their meeting on July 24, 2024. Discussion occurred regarding Federal Energy Regulatory Commission requirements, the pipelines paying for inspections, and the need to obtain variances if a project cannot meet the zoning requirements. The Comprehensive Land Plan and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of six (6) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 24, 2024. Discussion occurred on who TC Energy was legally; they are TransCanada Energy. Mitchell Schaben from TC Energy was in attendance and had no comments regarding the proposal. Discussion occurred about setting pipelines below the permafrost depth. Discussion also occurred regarding setbacks from pipelines. Staff will be researching this topic, including rationale for establishing the setback for the August Comprehensive Land Plan and Ordinance Committee meeting by contacting the municipalities and neighboring counties. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on July 29, 2024. No one from the public testified at the hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Rodriguez made a motion, seconded by Member Koukol, to recommend approval of the text amendments.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley  
Nays (0): None

Abstain (0): None  
Absent (2): Flowers and Shanley

The motion carried.

The proposal will go to the September 17, 2024, Kendall County Board meeting on the consent agenda.

Petition 24-19 Kendall County Planning, Building and Zoning Department

Mr. Asselmeier summarized the request.

On January 1, 2025, Public Act 103-0621, formerly SB 2751, will become effective.

This Act prevents counties from charging building permit fees to disabled veterans and caretakers of disabled veterans for improvements to residences required to accommodate a veteran's disability. A county can still require building permits for these types of improvements. The Act requires a county to require proof of veteran status and requires an applicant to attest to the fact that the improvement is required to accommodate the veteran's disability.

The draft ordinance was provided.

Member Koukol asked if the caretaker applies for the building permit or the disabled veteran. Mr. Asselmeier stated the caretaker can apply for a building permit on behalf of the disabled veteran free of charge. Or the caretaker may apply for a building permit at their place of residence and it would be free of charge.

Member Koukol made a motion, seconded by Member Rodriguez, to forward the amendment to the fee schedule as proposed to the County Board.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (2): Flowers and Shanley

The motion carried.

The proposal will go to the September 17, 2024, Kendall County Board meeting on the consent agenda.

Petition 24-20 Lydia Ramirez

Mr. Asselmeier summarized the request.

On February 19, 2019, the Kendall County Board approved Ordinance 2019-03, granting a special use permit for a banquet facility at 5438 (formerly 5100 block) Schlapp Road in Oswego Township.

On September 20, 2022, the Kendall County Board approved Ordinance 2022-26, amending the site plan, photometric plan, and engineering plans at the subject property.

On or about July 18, 2024, and finalized on September 4, 2024, the Petitioner submitted an application for the following minor amendments to the site plan:

1. Install an eighty foot by twenty-two foot (80' X 22') terrace on top of the existing concrete pad with two inch by ten inch (2" X 10") inch cedar exposed attached to the building. The maximum height of the structure would be thirteen feet (13').
2. Install one (1) maximum six foot (6') tall fireplace under the terrace.
3. Install one (1) twenty-two foot by twelve foot (22' X 12') gazebo by ceremony area. The maximum height of the gazebo would be eleven feet (11'). An image of the gazebo was provided.
4. Instead of gravel, install asphalt on the parking lot and walkway area.
5. Install a fountain in the pond.
6. Install a fence along the western perimeter of the property (the location was unknown).
7. Install two (2) columns near the driveway.

The revised site plan was provided. The location of the fence was not shown on the site plan; the present fence was installed without approval and is in the right-of-way. The site plan also shows six (6) columns near the driveway entrance. Four (4) of the columns are in the right-of-way; Staff is unsure if the remaining two (2) columns are setback the required ten feet (10') from the right-of-way.

The application was provided.

The Petitioners do not plan to change the location of the sign as originally requested in their application and shown on the revised site plan.

Section 13:08.N discuss the requirements for minor amendments. Amendments 1 and 2 are proposed on already impervious surface areas. Amendment 3 would be new impervious area, but the added area is small compared to the existing buildings, driveways, and walkways. Regarding amendment 4, when the stormwater permit was issued, an allowance was made regarding future pavement. Amendment 5 does not impact stormwater. An email from WBK Engineering was provided. Staff cannot comment on amendment 6, because no information was provided regarding the location or description of the fence. Amendment 7 meets for the requirements for qualifying for a minor amendment.

Ordinance 2019-03 already addresses concerns that may arise with the proposed amendments including lighting of signs (Condition 2.H), noise (Condition 2.J), outside music (Condition 2.K), and hours of operation (Condition 2.L). None of these conditions were proposed for amendment presently.

Ordinances 2019-03 and 2022-26 were provided.

A draft minor amendment was provided.

Member Koukol made a motion, seconded by Member Rodriguez, to approve the minor amendment.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

*Petition 24-21 Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust*

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately thirteen point nine more or less (13.9 +/-) acres located on north side of Miller Road between 15715 and 15609 Miller Road from A-1 Agricultural District to R-1 One Family Residential District in order to build two (2) houses at the property.

In addition to the map amendment, the Petitioners were seeking a variance to Section 8:02.D.1 which requires properties zoned R-1 to be a minimum two hundred feet (200') in width at the building line. The Petitioners were not involved in the division of the property from the larger farm or the annexation of a portion of the larger farm to the City of Plano, which caused the flag lot. The parcel is approximately forty feet (40') wide at the building line.

The application materials and zoning plat were provided.

The property was located between 15715 and 15609 Miller Road on the north side of Miller Road.

The existing land use is Agricultural.

The County's Land Resource Management Plan calls for the property to be Countryside Residential. Plano's Future Land Use Map calls for the property to be Estate Residential.

Miller Road is a Township maintained Minor Collector.



Plano has a trail planned along Miller Road.

There is a wetland (freshwater pond) on the property.

The adjacent land uses are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1 and R-3 in the County and AG-1 inside Plano.

The County's Future Land Use Map calls for the area to be Countryside Residential (Max 0.33 DU/Acre). Plano's Future Land Use Map calls for the area to be Estate Residential (Max 0.8 DU/Acre) and Low Density Residential (Max 2.25 DU/Acre).

Properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, and R-3 in the County and AG-1 inside Plano.

The A-1 special use permits to the east is for a campground (Boy Scout camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

Petition information was sent to Little Rock Township on July 30, 2024. The Township reviewed the proposal at their meeting on August 21, 2024, and recommended approval of the map amendment. The email from the Township was provided.

Petition information was sent to the City of Plano on July 30, 2024. On July 30, 2024, the City of Plano submitted a letter expressing no objections to the proposal. The letter was provided.

Petition information was sent to the Little Rock-Fox Fire Protection District on July 30, 2024. No comments were received.

ZPAC reviewed the proposal at their meeting on August 6, 2024. The Petitioner's Attorney said the property to the north was annexed to Plano as part of a larger residential development that never materialized and how the subject property came into the current configuration. ZPAC recommended approval of the map amendment and variance by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 28, 2024. Discussion occurred regarding the driveway. The Petitioner's Attorney explained the history of the larger farm and that the owner of the original farm house and outbuildings and the Petitioners have a use agreement for the road. It was noted that one (1) new house will definitely be built and the son of the Petitioners may build a second house in the future. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of held a public hearing on the proposal on September 3, 2024. Other than the Petitioner's Attorney, no other members of the public testified at the public hearing. Discussion occurred regarding the potential lot sizes and the reason for the variance. The Petitioner's Attorney explained the history of annexations and development in the area. He also noted the existence of a maintenance agreement for the driveway. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property. Since an access easement already exists on the west side of the property, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently farmed. Any future buildings would have to meet applicable building codes.

There is electricity on the southeast corner of the property. No information was provided regarding wells or septic systems on the property

The property fronts Miller Road. Little Rock Township has permitting authority over access at the property.

A gravel driveway connects the property to Miller Road and serves the adjoining two (2) parcels.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The Findings of Fact for the Map Amendment were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural in the unincorporated area and in the City of Plano. There are also R-1, R-2, and R-3 zoned properties in the vicinity.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of marginal farmland and, due to its size, it is not eligible for residential uses without a map amendment.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Countryside Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

The Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property was part of a larger farm, which has been divided and a portion of this farm was annexed to the City of Plano, causing the flag shape of the lot.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other R-1 zoned properties that were parts of larger farms, whereby part of the larger farm was annexed to a municipality by a previous owner, could request a similar variance.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created by a previous owner when they divided the larger farm and annexed a portion of the larger farm to Plano.

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Granting the variance would not be detrimental to the public or substantially injurious to other properties.

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

Staff recommended approval of the proposed map amendment and variance.

The draft ordinance was provided.

Member Koukol asked if there were any houses currently on the fourteen point nine (14.9) acres of land. Dan Kramer, Attorney for the Petitioner, stated there were no houses currently on the property.

Member Koukol asked where the land would be split. Mr. Kramer answered it would be split at about seven (7) to seven and a half (7.5) acres. Mr. and Mrs. Hill's son would like to build a house at a later date. Mr. and Mrs. Hill will build their house closer to the lake. They will continue to farm the land. There will be two (2) parcels on the land.

Mr. Kramer asked the committee if this Petition can be moved to the October 15, 2024, Kendall County Board meeting. The reason is that the Petitioners would like to obtain an A-1 permit for a storage building prior to constructing the house. They have farming equipment and need a place to store the equipment. The house will not be built for a year or two (2).

Member Koukol made a motion, seconded by Member Rodriguez, to forward this request to the October 15, 2024, Kendall County Board meeting.

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

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

The proposal will go to the October 15, 2024, Kendall County Board meeting on the consent agenda.

*Petition 24-27 Steve W. Jeffers on Behalf of Revolution Investments, LLC*

Mr. Asselmeier summarized the request.

The Petitioner would like to vacate the easement between the two (2) properties in order to build a house over the common lot line.

WBK Engineering, the Homeowners' Association and all of the utilities have reviewed the proposal and expressed no opposition.

ZPAC recommended approval of the proposal.

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

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

The proposal will go to the September 17, 2024, Kendall County Board meeting on the consent agenda.

**NEW BUSINESS:**

*Approval of a Request to Extend the Deadline to Install Landscaping at the Property Between 3900 and 3716 Stewart Road (PIN: 03-24-400-013) in Oswego Township*

Mr. Asselmeier summarized the issue.

On April 16, 2024, through Ordinance 2024-12, the County Board approved a special use permit for a landscaping business at the subject property.

Condition 2.O of Ordinance 2024-12 required the installation of the vegetation and materials described in the landscaping plan by September 1, 2024. This condition also allowed the Planning, Building and Zoning Committee to extend this deadline.

On July 22, 2024, the Petitioner's Attorney submitted a request asking for an extension to the landscaping installation requirement until May 1, 2025.

Chairman Wormley suggested setting the deadline to June 1, 2025, due to unpredictable weather.

Member Rodriguez made a motion, seconded by Member Koukol, to approve the extension to June 1, 2025.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

Approval to Extend the Deadline to Construct and Occupy the Buildings and Install Landscaping at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township

Mr. Asselmeier summarized the issue.

In June 2023, the Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2021-23 allowing a landscaping business at 10744 Route 47.

Among other changes to the original proposal, the minor amendment set a deadline of June 1, 2024, to construct and occupy the building shown on the site plan. The minor amendment also set a deadline of June 1, 2024, for the installation of landscaping.

At their meeting on May 6, 2024, the Planning, Building and Zoning Committee approved an extension to the deadline of both items to December 1, 2024.

On July 22 and 23, 2024, the Petitioner's Attorney submitted a request to extend the deadline to construct and occupy the buildings shown on the site plan and install the landscaping to May 1, 2025.

Chairman Wormley suggested setting the extension date to December 1, 2025.

Member Koukol made a motion, seconded by Member Rodriguez, to approve the extension to December 1, 2025.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

Request for Guidance Regarding a Stormwater Management Ordinance Violation at 7821 Route 71, Yorkville (PINs: 02-35-151-017 and 02-34-279-001) in Oswego Township; Committee Could Issue Additional Citations

Mr. Asselmeier summarized the issue.

In November 2023, the County issued a warning notice to the owners of subject property for disturbing more than one (1) acre of ground without a permit as required by the Kendall County Stormwater Management Ordinance.

The matter was not remedied, the court found the property owners guilty, and placed a lien of Eighteen Thousand, One Hundred Dollars (\$18,100) on the property in June 2024.

In July 2024, the owners submitted an application for a stormwater permit. WBK Engineering submitted a response letter requesting additional information. WBK Engineering also performed an inspection at the property at the end of July; the letter to the owner was provided. To date, the property owners have not responded to WBK Engineering's request for more information and clarification of site work.

Also, to date, the first installment of the taxes on one (1) of the parcels remains unpaid.

Staff requested guidance on next steps. In the past, specifically in the case involving 1038 Harvey Road, the County issued additional citations.

Chairman Wormley suggested following Staff's recommendation.

Mr. Asselmeier stated the Department would issue citations.

John Stotz, one of the neighbors, asked what the land usage will be. Mr. Asselmeier stated that, at this time, there is a stormwater violation. There have been allegations of having an illegal banquet facility on the property.

There is still a special use permit from the previous owners for the sale of agricultural products not grown on the premises. If the owners wanted to have a banquet facility or any other special use permit, they would have to apply for one (1). Mr. Asselmeier stated it is not illegal to have a party on their own property. If they start charging money for a banquet facility, it becomes a business, and that activity would be a violation.

Chairman Wormley stated that violations should be watched carefully and would like staff to make a recommendation.

Member Rodriguez made a motion, seconded by Member Koukol for staff to follow through on violations.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

Approval of a Quote in an Amount not to Exceed One Thousand Five Hundred Fifty Dollars (\$1,550) from WBK Engineering to Investigate Drainage Issues at 45 Settlers Lane, Oswego (PIN: 06-06-127-012) in Na-Au-Say Township; Related Invoice(s) to be Paid from the PBZ Department's Consultant's Line Item 11001902-63630

Mr. Asselmeier summarized the issue.

On June 4, 2024, the owner of the subject property, Cynthia Lucksinger, spoke at the County Board regarding drainage issues at the property. Ms. Lucksinger followed up with an email to Chairman Kellogg on June 21, 2024.

Staff contacted WBK Engineering to prepare a quote to investigate this matter. WBK proposes to visit the property, determine the extent of improvements, and prepare a summary memo.

Nobody at the County was aware of Kendall County previously undertaking stormwater/drainage work in this area and the County does not historically maintain stormwater/drainage infrastructure inside easements.

To date, there is Five Thousand Nine Hundred Ninety-Four Dollar (\$5,994) remaining in the Consultant's Line Item. The cost to remedy any issues found at the site is unknown.

Cynthia Lucksinger, property owner, spoke about the drainage issues. She stated they lived at the property for nine (9) years. Ms. Lucksinger stated that erosion started last year. It felt like the stormwater management system underground had failed. The ditches around the property have become very deep.

Member Koukol asked if there are any new subdivisions near her. Ms. Lucksinger said there were none, but she also stated that when it rains all the culverts on Abbeyfeale, the next street over from her, have no water going through them. Ms. Lucksinger has a large amount of water going through her property. She also stated that some of the homes on Abbeyfeale have flooded in the past. There is a very large retaining pond at the end of Abbeyfeale and Settlers Lane that backs up to Reservation Road. In the past the pond was always full of water. Now there is very little water in the retaining pond.

Member Koukol asked Ms. Lucksinger if she spoke to the road commissioner of Na-Au-Say Township. Ms. Lucksinger said she has not. Member Koukol stated the county does not normally perform stormwater work on private homes.

Chairman Wormley stated that the only way the County can prove to Ms. Lucksinger that the County doesn't perform work on private property is by having an outside company, WBK Engineering, to investigate this matter. WBK proposes to visit the property, determine the extent of improvements, and prepare a summary memo.



Chairman Wormley stated that Kendall County has never worked on her property. The State's Attorney has gotten involved and would like to receive a review of the data that is found by an investigation. Chairman Wormley stated he doesn't want to set a precedent for the County to work on private property. WBK Engineering will investigate this matter.

Member Rodriguez asked Ms. Lucksinger if her home was flooded from this issue. Ms. Lucksinger stated that her home was not flooded.

Member Rodriguez made a motion, seconded by Member Koukol, to approve the quote and scope of work.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Flowers and Shanley

The motion carried.

*Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year at a Cost Not to Exceed One Hundred Seventy-Five (\$175) Per Hour; Related Invoices to be Paid from the Planning, Building and Zoning Department's Consultant Line Item (11001902-63630)*

Mr. Asselmeier summarized the issue.

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

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

The costs and scope of work are the same as the 2023-2024 contract.

Mike Hoffman is the assigned Staff member from Teska Associates, Inc. If Mike is unavailable, the contract would need to be amended.

Member Koukol made a motion, seconded by Member Rodriguez, to approve the contract.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (2): Flowers and Shanley

The motion carried.

The proposal will go to the September 17, 2024, Kendall County Board meeting on the consent agenda.

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

Mr. Asselmeier summarized the issue.

On May 11, 1982, the County Board approved Ordinance 82-2 which granted a special use permit for swimming lessons at 15331 Burr Oak Road. Condition 1 required that the special use permit be renewed annually.

On July 10, 2024, the property owner, Michael Isadore, submitted a request to renew the special use permit.

On July 17, 2024, Staff emailed the Health Department and Sheriff's Department asking if they had any objections to this renewal. To date, no objections have been received.

Member Koukol made a motion, seconded by Member Rodriguez, to approve the renewal.

The votes were as follows:

Yeas (3): Koukol, Rodriguez, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (2): Flowers and Shanley

The motion carried.

*NPDES Survey Results*

The Committee reviewed the results of the survey. The Stormwater Management Oversight Committee will be meeting on October 10, 2024.

*Special Use Permit Enforcement Update*

The Committee reviewed the update.

*October 25, 2024, Illinois Association of County Zoning Officials Training*

The Committee reviewed the agenda for the training.

**OLD BUSINESS:**

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township

Mr. Asselmeier stated that the Petitioner submitted their revised drawings on September 6, 2024. This information was sent to WBK for review.

Approval to Extend or Revoke Building Permit 01-2020-146 for a Single-Family Home at 7782 Tanglewood Trails

Mr. Asselmeier provided an email from Brian Holdiman stating that Mr. Holdiman felt the project would be completed by the October 8, 2024, deadline.

**REVIEW VIOLATION REPORT:**

The Committee reviewed the report.

**REVIEW PRE-VIOLATION REPORT:**

The Committee reviewed the report.

**UPDATE FROM HISTORIC PRESERVATION COMMISSION:**

Follow-Up from July 15, 2024, Historic Preservation Group Summer Meeting

Mr. Asselmeier said that Jacquie Purcell spoke about the body that was found on the Bristol Burial Ground. She worked with the various historic groups to identify first, it was a cemetery and second, the identity of the person. The various groups from around the County spoke about what was going on with their organization.

**REVIEW PERMIT REPORT FOR JULY AND AUGUST:**

The Committee reviewed the reports.

**REVIEW REVENUE REPORT:**

The Committee reviewed the report.

**CORRESPONDENCE**

June 3, 2024, Petition from Residents of Burton Street in Millbrook Regarding a Proposed Business at the End of Burton Street

The Committee reviewed the Petition.

**COMMENTS FROM THE PRESS:**

None

Mr. Asselmeier reported that on September 5, 2024, he was appointed to the Illinois Task Force on Interjurisdictional Industrial Zoning Impacts.

**EXECUTIVE SESSION:**

None

**ADJOURNMENT:**

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

Chairman Wormley adjourned the meeting at 7:40 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant

Enc.



**KENDALL COUNTY  
PLANNING, BUILDING, & ZONING COMMITTEE  
SEPTEMBER 9, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)	
Don Keenan			
24-21 24-27			
Ann Simmons			
Cynthia Lucasinger			
John D. Stetz			

CAM

Zoning-Econ 9-10-24

CLERK: WROTF BATCH: 4804

NEW INVOICES

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

PENDING UNPAID INVOICES

107	00000	AUTOMOTIVE	SPECT	26199	091524	753.00	.00	.00	753.00	1099:
CASH	000008	2024/10	INV	09/06/2024	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE	09/06/2024	DESC:Automotive	Specialties 2017 Chev S11				
CONDITIONS THAT PREVENT POSTING INVOICE 107/55603										

*Cherry-oil change, transmission/steelt*

\* Invoice must be approved or voided to post.

1153	00000	KENDALL CO	HIGHW	090624	091524	215.17	.00	.00	215.17	1099:
CASH	000008	2024/10	INV	09/06/2024	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE	09/06/2024	DESC:PB&Z Gas-Hwy Dept					
CONDITIONS THAT PREVENT POSTING INVOICE 1153/55568										

\* Invoice must be approved or voided to post.

2063	00000	RUNCO OFFICE	SUP	949492-0	091524	59.34	.00	.00	59.34	1099:
CASH	000008	2024/10	INV	09/06/2024	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE	09/06/2024	DESC:Office supplies					
CONDITIONS THAT PREVENT POSTING INVOICE 2063/55709										

*Labels on cardstock*

\* Invoice must be approved or voided to post.

3883	00000	MAYER PLUMBING	L	090124	091524	840.00	.00	.00	840.00	1099:
CASH	000008	2024/10	INV	09/06/2024	SEP-CHK: Y	DISC: .00				
ACCT	1Y210	DEPT 19	DUE	09/06/2024	DESC:KC Plumbing Inspections-Mayer Plumbing					
CONDITIONS THAT PREVENT POSTING INVOICE 3883/55571										

\* Invoice must be approved or voided to post.

4 PENDING UNPAID INVOICES TOTAL 1,867.51										
0 INVOICE(S) REPORT POST TOTAL .00										
REPORT TOTALS .00										

# Kendall County



## Zoning-Econ 9-24-24

CLERK: WR01f BATCH: 4822

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WTR
107 00000 AUTOMOTIVE SPECI 26206				184.03	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:2020 GMC Terrain, Oil chg, wipers			11001902 62170		184.03	1099:
1172 00000 KENDALL PRINTING 24-0917				100.90	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:250 Inspection forms			11001902 62000		100.90	1099:
1247 00000 LEO'S 4061				20.00	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:Name Plate			11001902 63800		20.00	1099: <i>RP</i>
1928 00000 WBK ENGINEERING, 25964				306.72	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:Central Limestone			180119 63150		306.72	1099:
1928 00000 WBK ENGINEERING, 25965				245.47	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:10744 Rt 47 revised Civil site Plans			180119 63150		245.47	1099:
1928 00000 WBK ENGINEERING, 25966				245.47	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:5753 Whitetail Ridge			180119 63150		245.47	1099:
1928 00000 WBK ENGINEERING, 25967				475.47	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:Arbeen LLC			180119 63150		475.47	1099:
1928 00000 WBK ENGINEERING, 25968				1,425.51	.00	.00	
CASH 000008 2024/10 INV 09/12/2024	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 09/12/2024	DESC:3875 El'damain YMCA			180119 63150		1,425.51	1099:

# Kendall County



## Zoning-Econ 9-24-24

CLERK: WR01f BATCH: 4822

NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS	PO BY	PO BALANCE	CHK/WIRE
1928	00000	WBK ENGINEERING, 25969			093024			236.72	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:7789 Rt 47				24-07	-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 25970			093024			122.50	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:Harvey Creek				24-01	-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 25972			093024			162.50	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:2142 Woolley Rd				24-10	-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 25973			093024			490.00	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:Yorkville water main on Blackberry Creek				24-02	-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 25974			093024			545.43	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:7821 Rt 71				24-05	-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 25975			093024			1,987.50	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:Flotto Roofing				24-24	-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 25945			093024			1,060.00	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			11001902 63630	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:Kendall County Review					-CONTSVC
								-002 WBK	-
1928	00000	WBK ENGINEERING, 26009			093024			800.14	
CASH	000008	2024/10 INV 09/12/2024		SEP-CHK: Y	DISC: .00			180119 63150	1099:
ACCT	1Y210	DEPT 19 DUE 09/12/2024		DESC:Prof serv 7/28/24-8/12/24				20-16	-CONTSVC
								-002 WBK	-
<b>TOTAL</b>					<b>8,408.36</b>				



# Kendall County



## Zoning-Econ 9-24-24

CLERK: WR01f BATCH: 4822

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WTR
PENDING UNPAID INVOICES							
1928	00000 WBK ENGINEERING, 25971		093024	245.00	.00	.00	
CASH	000008	2024/10	INV 09/12/2024	SEP-CHK: Y	DISC: .00	180119	63150
ACCT	1Y210	DEPT 19	DUE 09/12/2024	DESC:14719 O'Brien Rd		24-09	-CONTSVC
CONDITIONS THAT PREVENT POSTING INVOICE				1928/56143		-002	WBK
* Invoice must be approved or voided to post.							
1 PENDING UNPAID INVOICES				TOTAL	245.00		

16 INVOICE(S) REPORT POST TOTAL 8,408.36



# Kendall County Agenda Briefing

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**Meeting Type:** Planning, Building and Zoning  
**Meeting Date:** 10/7/2024  
**Subject:** Approval of Petition 24-14, New Future Land Use Map for Seward Township  
**Prepared by:** Matthew H. Asselmeier, AICP, CFM  
**Department:** Planning, Building and Zoning

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**Action Requested:**

Approval of Petition 24-14, A Request from Tim O'Brien on Behalf of Seward Township for an Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes

**Previous Board/Committee Review:**

ZPAC-Approval (9-0-1) on May 7, 2024

Kendall County Regional Planning Commission-Approval with Seward Township Meeting Minutes added to the Record (6-1-3) on May 22, 2024

Kendall County Zoning Board of Appeals-Forward to the County Board (7-0) on May 28, 2024

**Fiscal impact:**

N/A

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**Background and Discussion:**

The Petitioner would like to update the Future Land Use Map for Seward Township.

At their meeting in June, the Planning, Building and Zoning Committee gave Seward Township an extension to revise their plans. As of October 4, 2024, an updated proposal has not been provided to the County.

**Staff Recommendation:**

Approval

**Attachments:**

Memo Dated October 4, 2024



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

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**To:** Kendall County Planning, Building and Zoning Committee

**From:** Matthew H. Asselmeier, AICP, CFM, Planning Director

**Date:** 10/4/2024

**Subject:** New Proposed Future Land Use Map for Seward Township

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed the attached new Future Land Use Map. The existing Future Land Use Map is also attached.

The proposed changes are as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans is attached.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are attached.

The Kendall County Regional Planning Commission held a public hearing on this proposal on May 22, 2024. Other than the Petitioner, no other person testified in favor or in objection to the proposal. One (1) person asked what a comprehensive plan was and another person requested clarification regarding the land use classifications along Route 52 between County Line and Ridge Roads. Seward Township explained

the public's involvement in the proposal, to date. Discussion occurred regarding the removal of the Commercial area near the intersection of Route 52, O'Brien, and McKanna Roads and the retention of the Commercial area at the intersection of Grove Road and Route 52; the area was retained for traffic and trail reasons. Discussion occurred regarding the impact of property owners to ask for map amendments, if the proposal was approved. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor, one (1) in opposition, and three (3) absent. The minutes of the hearing are attached.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on May 28, 2024. Discussion occurred regarding residential development in unincorporated Seward Township; the Chairman of the Seward Township Planning Commission felt that large lot subdivisions were unlikely to occur. Information was provided on previous public meetings Seward Township held on the proposal. Discussion occurred regarding the procedure that would occur if someone wanted to rezone their property, but lacked forty (40) acres. The Kendall County Zoning Board of Appeals voted to forward the proposal to the County Board by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the meeting are attached.

At their meeting on June 10, 2024, the Planning, Building and Zoning Committee gave Seward Township an extension to submit a revised proposal. As of the date of this memo, no revised proposal has been received.

The revise draft resolution is attached.

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

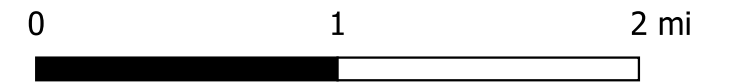
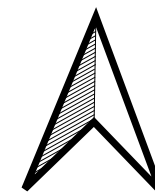
Thanks,

MHA

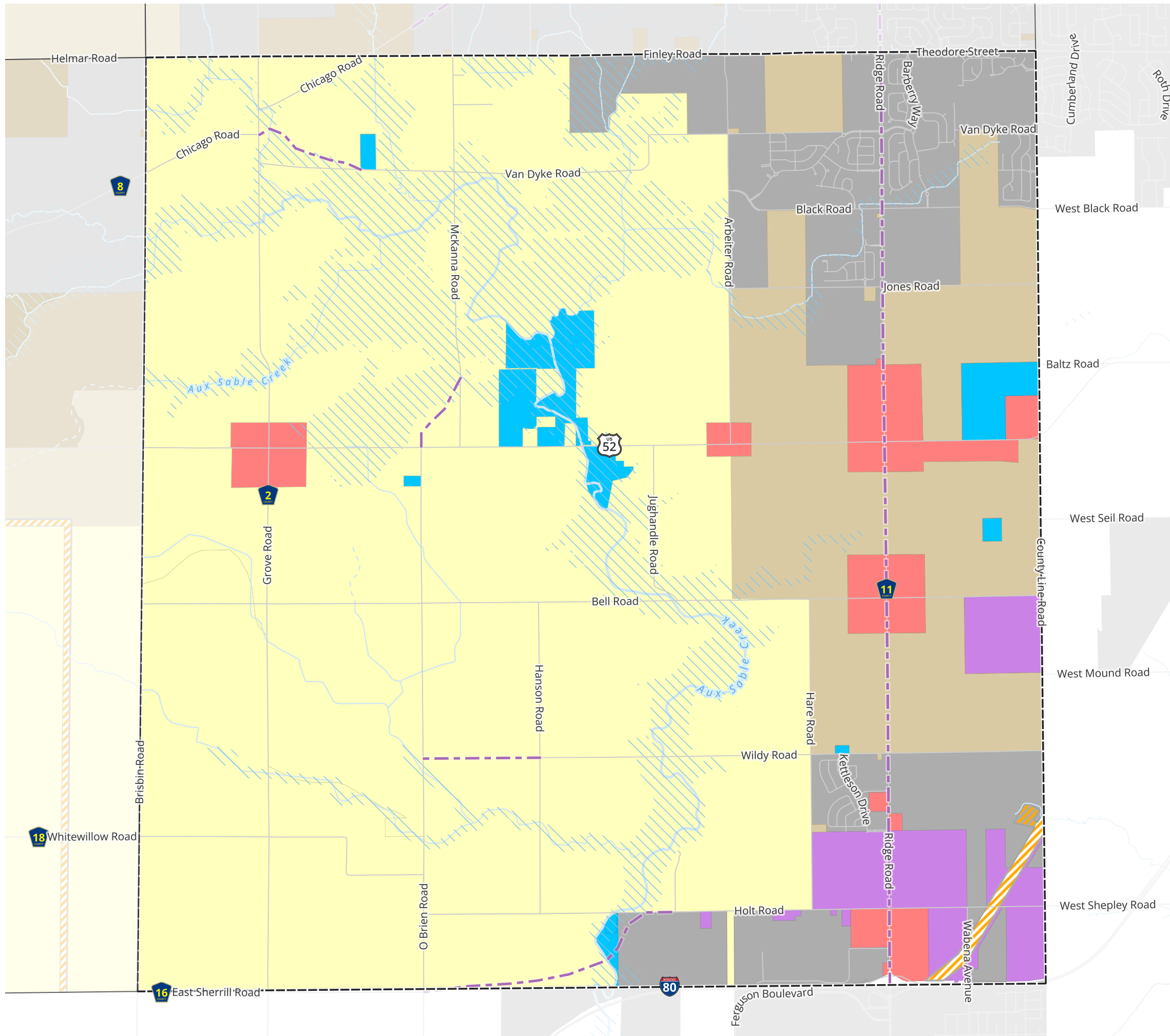
Encs.: Proposed Future Land Use Map  
Existing Future Land Use  
Composite Future Land Use Map  
May 7, 2024, ZPAC Meeting Minutes (This Petition Only)  
May 22, 2024, Kendall County Regional Planning Commission Hearing Minutes (This Petition Only)  
May 28, 2024, Kendall County Zoning Board of Appeals Meeting Minutes (This Petition Only)  
Draft Resolution (Revised 10/4/2024)

# Seward Township

## Future Land Use Drafts / Proposals





- - Proposed Roadway Improvements
- /// Floodplain
- LRMP Management Areas
  - Urbanized Communities
  - Suburban Residential
  - Rural Residential
  - Rural Estate Residential
  - Countryside Residential
  - Hamlet
  - Rural Community
  - Commercial
  - Public / Institutional
  - Open Space
  - Natural Resource Area
  - Agriculture
  - Mining
  - Potential Mining District
  - Mixed Use Business
  - Transportation Corridors
  - Utility Right of Way
  - Agricultural Conservation Area



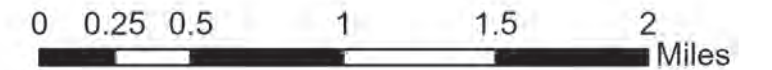
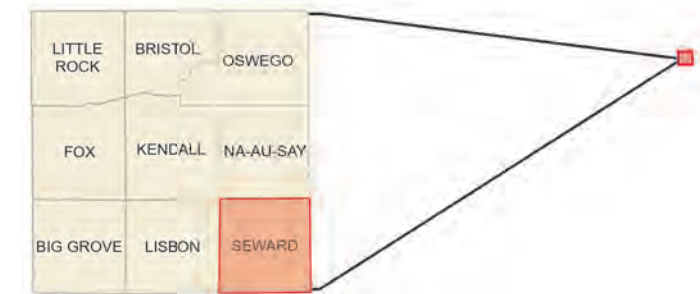
# FUTURE LANDUSE SEWARD TOWNSHIP 2023

## Legend

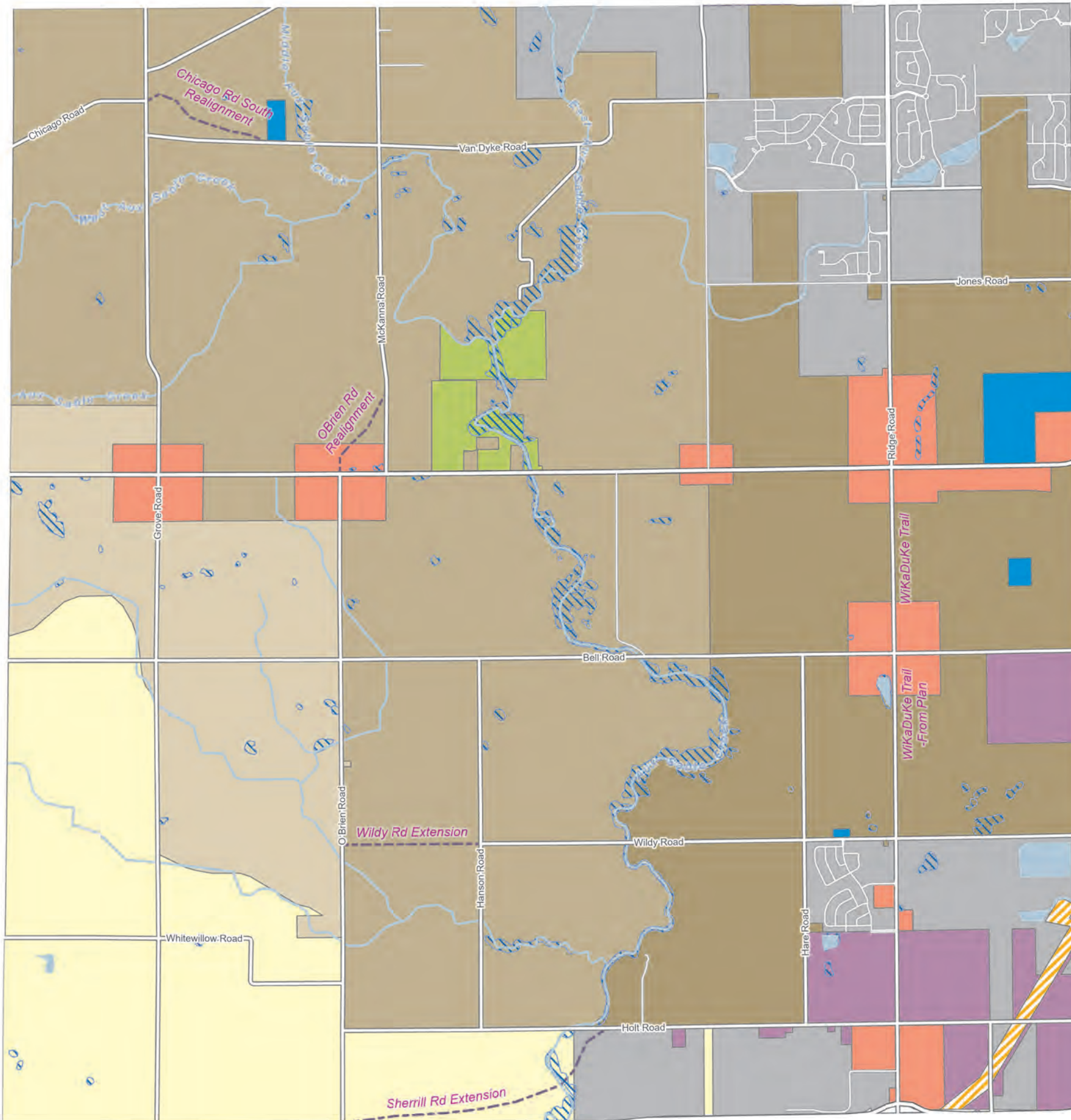
-  Wetlands
-  Floodplains
-  Proposed Roadway Improvements

## Land Resource Management Plan Management Areas

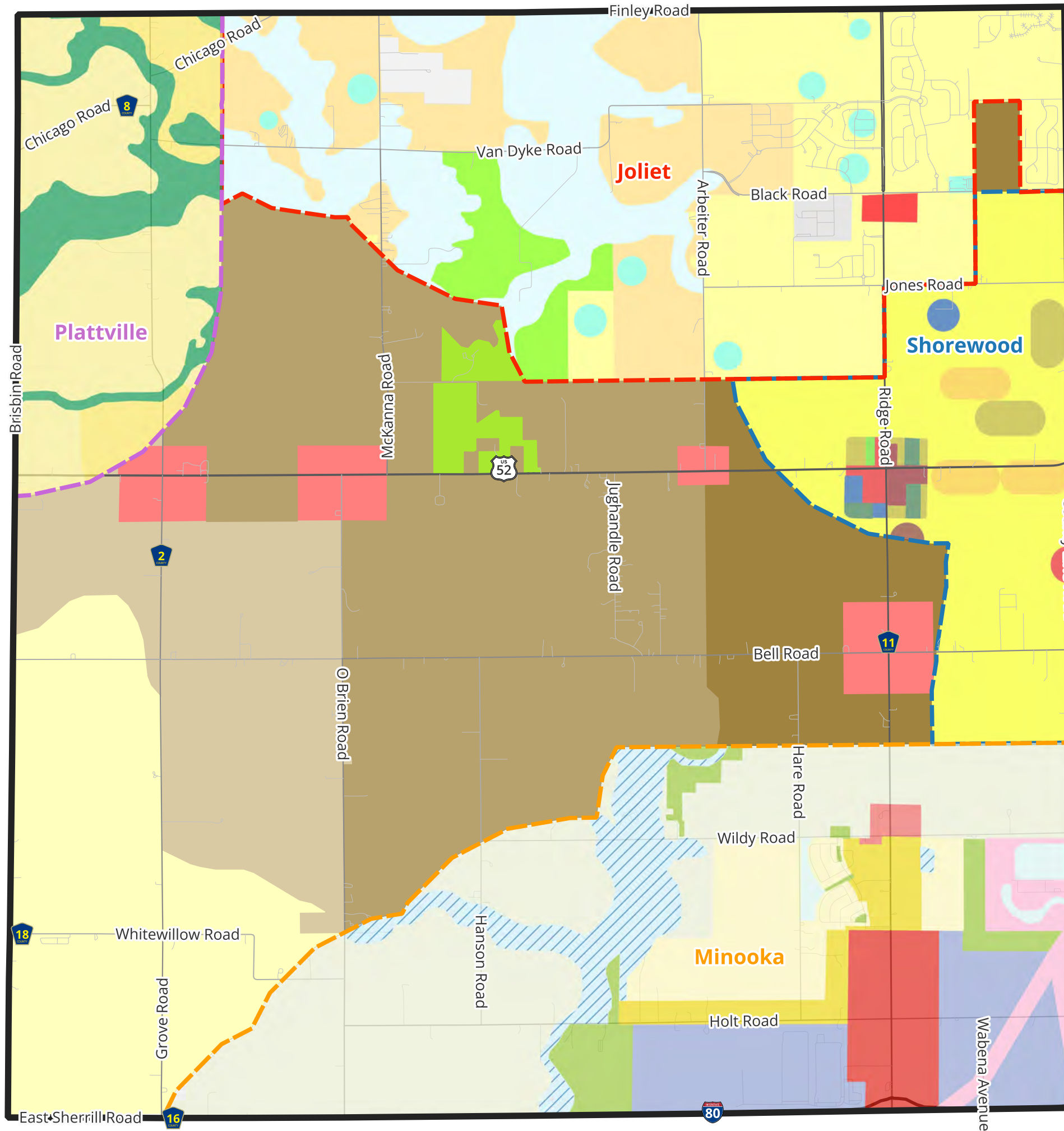
- |   |  |  |
|---|--|--|
|  Utility Right of Way            |  Rural Residential        |  Mixed Use Business     |
|  Urbanized Communities           |  Rural Estate Residential |  Public / Institutional |
|  Suburban Residential            |  Commercial               |  Open Space             |
|  Agricultural Conservation Areas |  Agriculture              |  |



Kendall County  
 Planning, Building & Zoning Department  
 111 Fox Street  
 Yorkville, Illinois 60560



# Seward Township Future Land Use Plan



Seward Township Boundary

### Kendall County

- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Commercial
- Open Space
- Agriculture

### City of Joliet

- Residential - Various Density Conditions
- Residential - Aux Sable Design Corridor
- Local Commercial
- Community Commercial
- Municipal / Institutional
- Utilities
- Parks
- Flood Plain
- Planning Area

### Village of Plattville

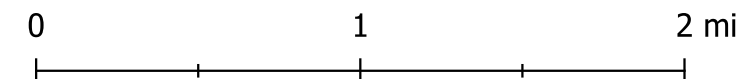
- Low Density Residential
- Medium Density Residential
- Parks & Open Space
- Planning Area

### Village of Minooka

- Single Family - Detached
- Single Family - Attached
- Agriculture
- Industrial
- Utilities
- Commerical Corridor
- Community Commercial
- Flood Area
- Parks
- Water Bodies
- Planning Area

### Village of Shorewood

- Single Unit - Detached
- Single Unit - Attached
- Multi-Unit
- Corridor Commercial
- Community Commercial
- Institution
- Mixed Use
- Conservation
- Recreation
- Planning Area



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
May 7, 2024 – Unapproved Meeting Minutes**

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

Present:

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

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Tim O’Brien, Pete Fleming, Michael Korst, Jim Filotto, Ryan Solum, Bruce Miller, Alex Schuster, and Gloria Foxman

**PETITIONS**

**Petition 24-14 Tim O’Brien on Behalf of Seward Township**

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed the attached new Future Land Use Map. The existing Future Land Use Map is also attached.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O’Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities’ comprehensive plans is attached.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>.



Mr. Asselmeier noted that he would add a disclaimer to text of the Seward Township portion of the Land Resource Management Plan noting that if conflicts arise between the text and the Future Land Use Map, the Future Land Use Map would take precedence.

Mr. Guritz stated that he attended the public meeting in Seward Township and felt that it was well attended and most people in attendance were in favor of the proposal. The addition of the floodplain gives the map a different perspective.

Mr. Guritz made a motion, seconded by Mr. Rybski, to recommend approval of the request.

The votes were follows:

Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on May 22, 2024.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:54 a.m., adjourned.

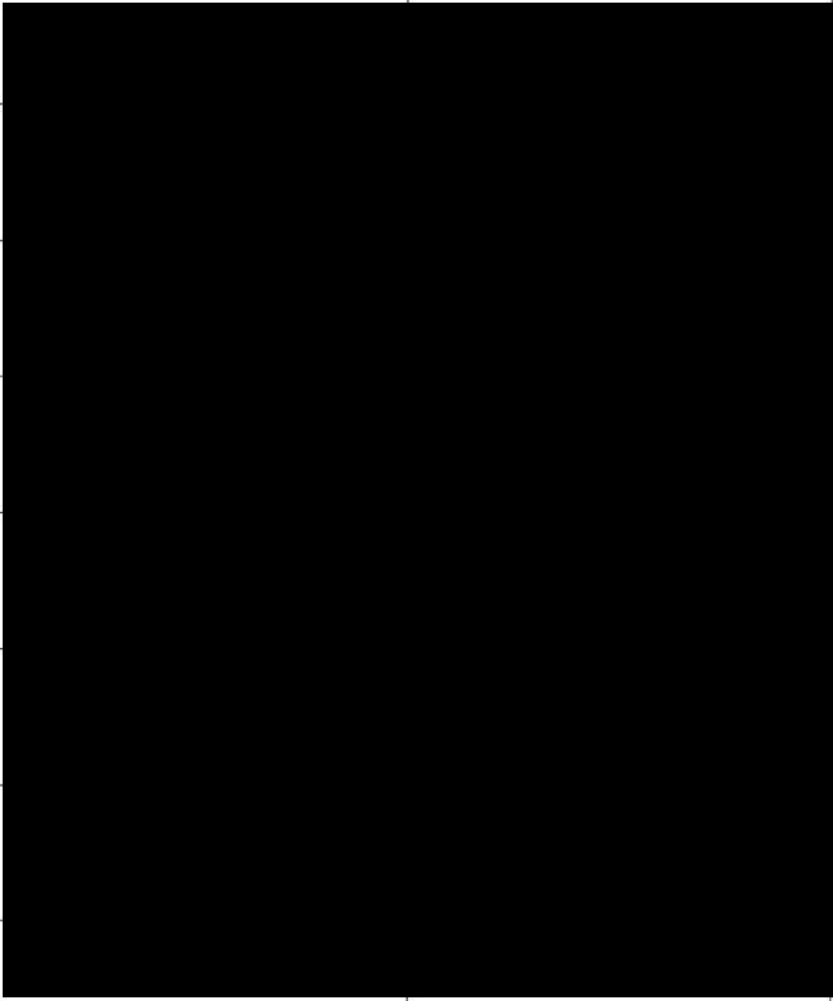
Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Director

Enc.

/

**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
MAY 7, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Jim O'Brien</i>		
<i>Pete Fleming</i>		
<i>Michael Korst</i>		
<i>Jim Filotto</i>		
<i>Ryan Solum</i>		
<i>BRUCE MILLER</i>		
<i>ALEX Schuster</i>		

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of May 22, 2024 - 7:00 p.m.**

Chairman Bill Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Members Present:** Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman (Arrived at 7:08 p.m.), Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley (Arrived at 7:40 p.m.)

**Members Absent:** Karin McCarthy-Lange and Bob Stewart

**Staff Present:** Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

**Others Present:** Tim O'Brien, Dave Koehler, Joan Soltwisch, Marcia Rousonelo, Ray Jackinowski, Kyle Barry, Erin Bowen, Katherine Carlson, Tom Huddleston, Paul Yearsley, Joy Lieser, Greg Henderson, Carrie Kennedy, Andrew Daylor, Kristine Henderson, Michael Korst, Bruce Miller, and Gloria Foxman

The Kendall County Regional started their review of Petition 24-14 at 7:02 p.m.

**PUBLIC HEARING**

**Petition 24-14 Tim O'Brien on Behalf of Seward Township**

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed a new Future Land Use Map, which was provided. The existing Future Land Use Map was provided.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended. Mr. Asselmeier said a disclaimer would added to the text of Seward Township portion of the Land Resource Management to note that the map would take precedent over the text, in the event of conflict.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans were provided.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>. No comments were received.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

Member Nelson asked if any notice would be given regarding the date when the map would become effective. Mr. Asselmeier responded that no specific notice would be given. The map would automatically become effective upon approval by the County Board.

Member Wilson stated that, as a representative of Seward Township, she felt Seward Township proposed the change to the site plan in awful manner with unclear notice and little information provided prior to the meeting. She had no objection to expanding the building. Chairman Ashton said that matter will be discussed later in the meeting.

Member Hamman arrived at this time (7:08 p.m.).

Chairman Ashton opened the public hearing at 7:08 p.m.

Joan Soltwisch, Seward Township Planning Commission, said that twenty-two (22) people completed the evaluation form and sixteen (16) people attended the Seward Township public meeting. She said the Seward Township Supervisor and two (2) Seward Township Trustees attendees. She said that David Guritz from the Kendall County Forest Preserve, Dan Lobbes from the Conservation Foundation, Mike Hoffman from Teska Associates, Dan Duffy and Ryan Anderson from the Village of Minooka, and Natalie Engel from the Village of Shorewood. Five (5) maps were explored. The following maps were presented the Aux Sable Creek Watershed Map, the Zoning Map, the Hydric Soil Map, and the proposed Future Land Use Map. All comments were positive. The parties agreed to continue to work together on future development. The minutes of the Seward Township meetings were submitted for the record.

Marcia Rousonelo asked what the Comprehensive Plan was. Chairman Ashton responded that it was land use plan for the Township for forward looking development.

Member Nelson noted that, if the plan is adopted, that people wanting the build in the agricultural designated areas, the County would not entertain rezoning requests in those areas. The Land Resource Management Plan would need to be changed and the rezoning request would have to be submitted, if someone wanted to rezone their property in that area.

Member Bernacki asked about the impact of switching residential lands to the agricultural classification. Mr. Asselmeier presented the current Future Land Use Map for Seward Township. The impacted properties would not be able to rezone their properties unless the Land Resource Management Plan was amended. Presently, a property could ask to rezone those properties, if the map allowed.

Member Bernacki asked if it be easier for landscaping businesses to open if a property was zoned agricultural. Mr. Asselmeier said that businesses allowed in the agricultural district would have to secure applicable permits. If a property needed to be rezoned to A-1 to open a business, that process could occur, if the map was approved.

Ray Jackinowski asked about the locations of County Line Road and Route 52 on the map. He was shown those locations.

Discussion occurred regarding the impact of Chatham annexations.

Ray Jackinowski asked about rezoning for a storage facility along Route 52 near County Line Road. Mr. Asselmeier said that area was already shown as commercial on the Future Land Use Map.

Member Bernacki asked why the commercial area was removed from the O'Brien-McKanna-Route 52 interchange. Ms. Soltwisch said that the change was made to protect the Aux Sable watershed. It was unknown if the landowner(s) knew about the proposed reclassification. No timetable was known regarding the road realignment of O'Brien and McKanna Roads. The water engineering study for the realignment area was conducted by the USDA. Further studies will occur when the road alignment is examined. Discussion occurred regarding flooding in the area.

Member Wilson asked why the commercial remained at the Grove Road intersection. Ms. Soltwisch said it remained in the plan because of traffic and trail considerations.

Member Nelson made motion, seconded by Member Hamman to close the public hearing.

With a voice vote of seven (7) ayes, the motion carried.

Chairman Ashton closed the public hearing at 7:31 p.m.

Member Nelson made a motion, seconded by Member Bernacki, to recommend approval of the proposal provided that all the maps and minutes of the various Seward Township meetings be included in the record.

Member Bernacki asked why Seward Township shaded the floodplain areas instead of having different coloring distinctions like Joliet's map had. The reason for the shading was to reduce clutter on the map and make it easier to read.

The vision of Seward Township has changed over the years.

Member Casey asked how much land was required to build a house on Suburban Residential and Rural Residential land. Mr. Asselmeier said that R-1 required approximately two point nine-nine (2.99) acres unless

it is part of a planned development. Member Casey asked how much land was required to build a house on Agricultural Land. Mr. Asselmeier said that A-1 required forty (40) acres.

The votes were as follows:

Ayes (6): Ashton, Bernacki, Casey, Hamman, Nelson, and Rodriguez

Nays (1): Wilson

Absent (3): McCarthy-Lange, Stewart, and Wormley

Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on May 28, 2024.

The Kendall County Regional Planning Commission concluded their review of Petition 24-14 at 7:37 p.m.

#### **CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

#### **OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported that Petition 24-10 and 24-11 will be on the agenda for the June meeting.

#### **ADJOURNMENT**


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

The Kendall County Regional Planning Commission meeting adjourned at 9:59 p.m.

Respectfully submitted by,  
Wanda A. Rolf, Administrative Assistant

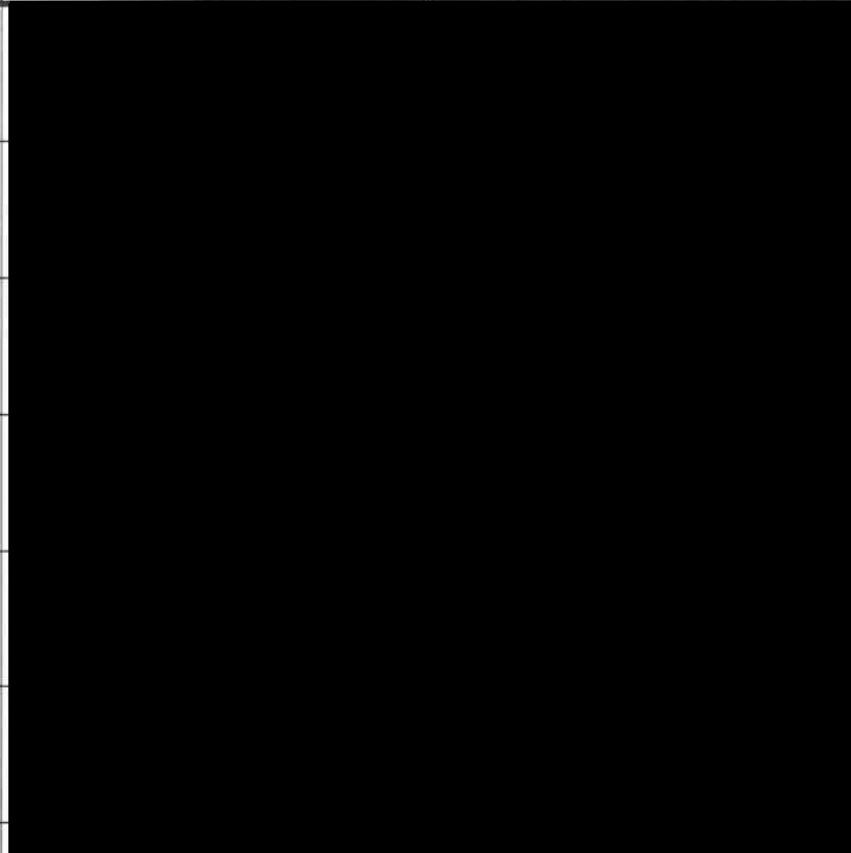
**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MAY 22, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Tim O'Brien		
DAVE Koehler		
BELVE MILLER		
Joan Seltman		
marcia Rousonolo		
Ray Johnson 514 RT 52		
Kyle Barry		
Gloria Foxman		

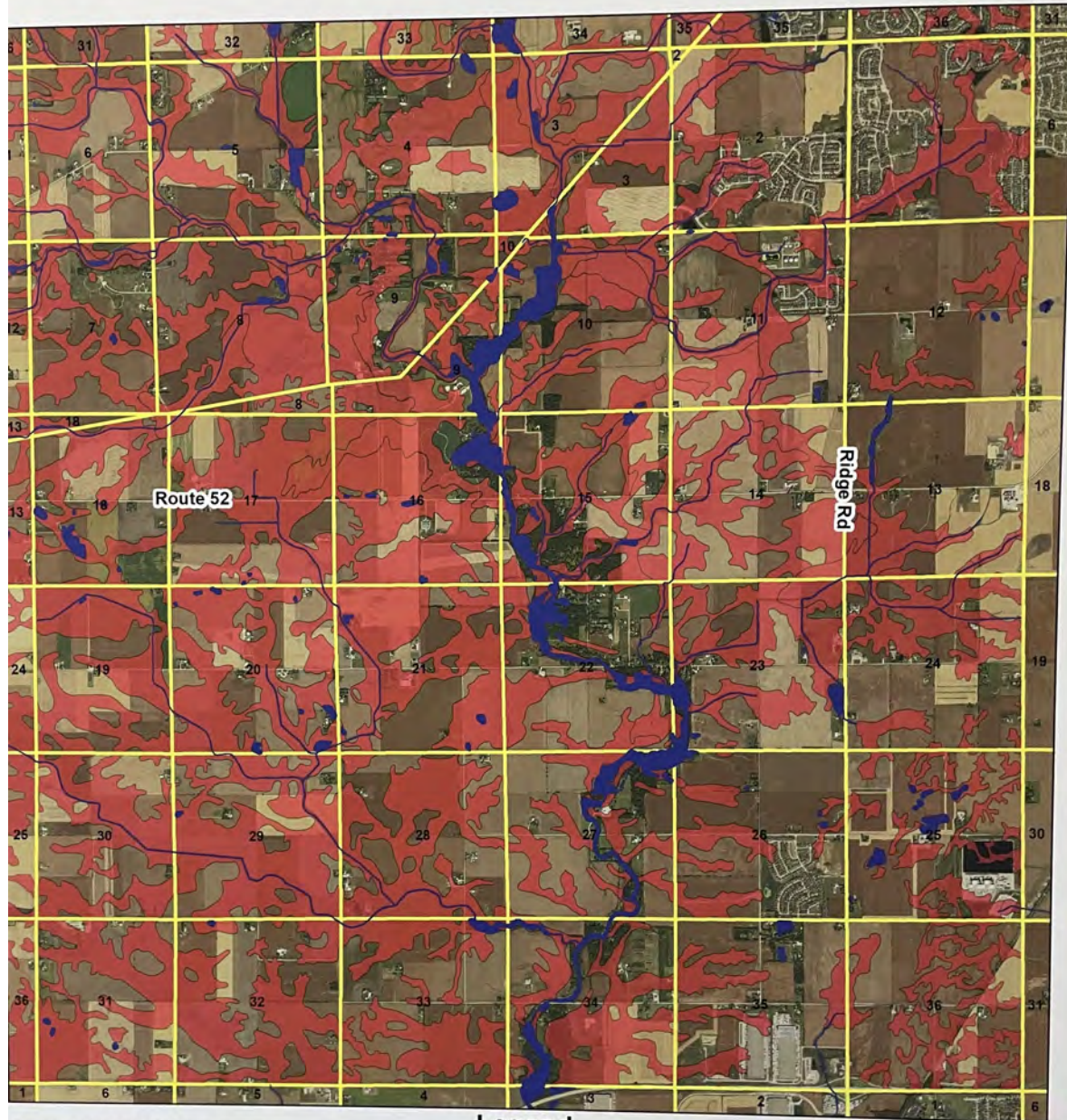
**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MAY 22, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Erin Bowen		
Katherine Carlson		
TOM HUDDLESTON		
Paul Yearley		
Dave Koehler		
Jay Lieser		



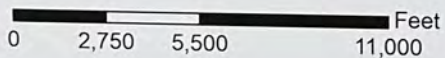
# Seward Township Hydric Soils & Wetlands/Waterways

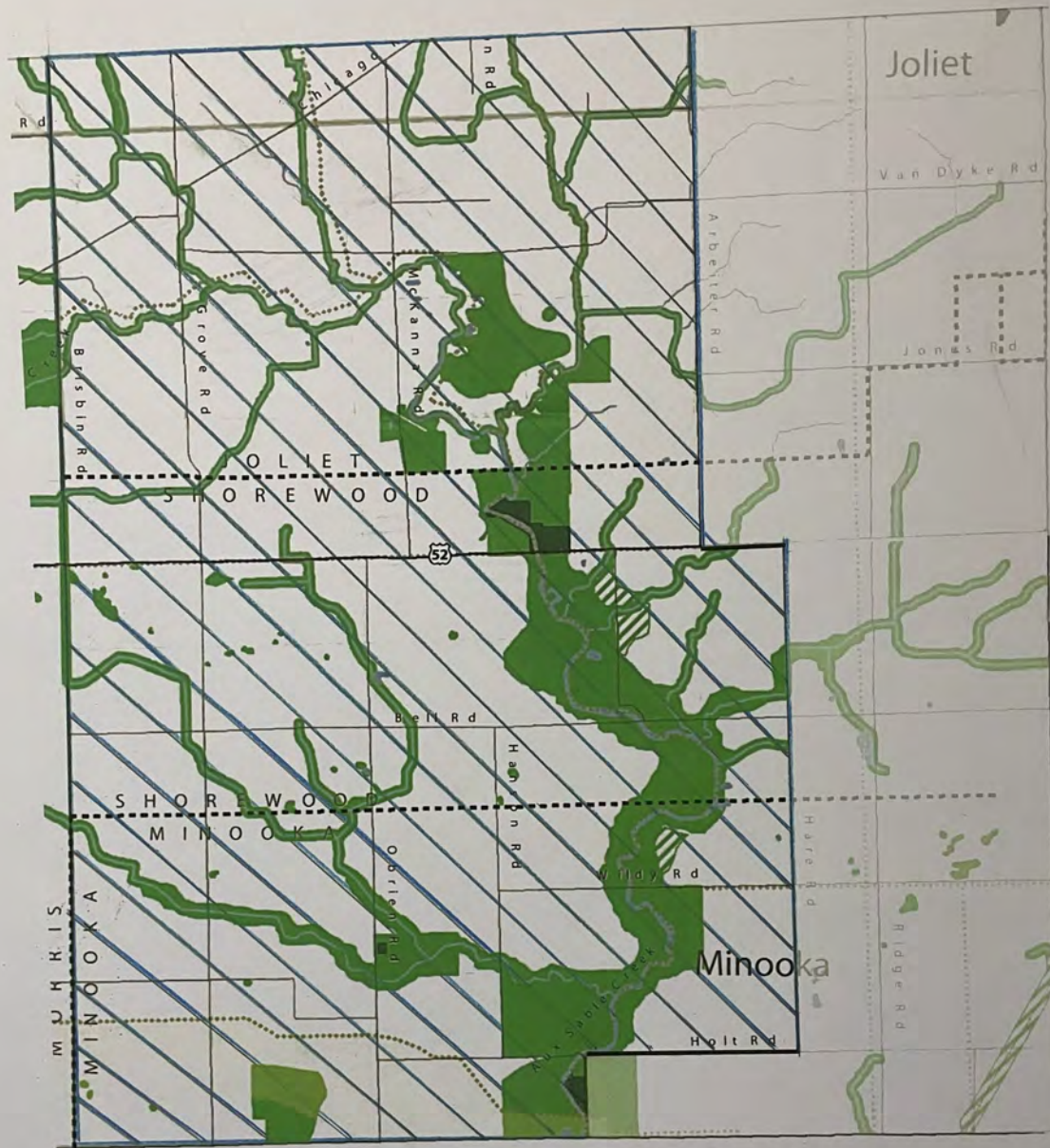


Source: USDA NRCS Ortho Imagery

### Legend

-  NWI Wetlands Upper IL Watershed
-  NWI Wetlands Des Plaines Watershed
-  Section Lines
-  Hydric Soil





Excerpted from "The Natural Treasures of Kendall County"



# SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING FEBRUARY 05, 2024

**Call to Order:** Time 6:32 P.M.

**Location:** Seward Township Building  
1479 O'Brien Road  
Minooka, Illinois, 60447

**Pledge of Allegiance** was lead by Mr. Fleming

**Roll Call:** Called by Ms. Soltwisch

Present at meeting: Peter Fleming, Jessica Nelson, Joan Soltwisch

Absent at the meeting: Ron Miller, excused.

Guests: Debrae Chow, Mike Cook, Garrett Cook

**Approval of the January 16th Minutes:** Ms. Nelson moved, Ms. Soltwisch seconded.  
**Motion Carried.**

**Public Comment:**

**New Business:**

1. Presentation by Cook Engineering Group on re-zoning property along the East side of Ridge Road, North of Bell Road, adjacent to the Rusty Ridge Vet Clinic, from A-1 to B-3. Ms. Chow and Mr. Cook discussed that they wanted to be re-zoned by Kendall County, and thought that the properties plan would be an asset to the township. Ms. Nelson moved to approve the plan, as presented. Ms. Soltwisch seconded. **Motion Carried.** Mr. Cook and Ms. Chow asked that our committee recommend an approval of their plan to the Seward Township Board.

2. Our committee was made aware that several solar farm sitings were in progress in Seward Township. We were told that these farms would not be zoned through the Kendall County Zoning Board. The companies involved were originally asked to come to our resource Planning Committee with their plans. Instead they will be approved, for siting, by the municipalities of Joliet. Minooka and Shorewood. Ms. Soltwisch noted that at the Kendall County Planning, Building & Zoning Annual meeting, on February 3<sup>rd</sup>. 2024, the Mayor of Shorewood spoke and stated that their zoning board denied the siting of the solar farm on Seil Road. The board thought that the plan did not fit their land use, for Best Management.

3. Ms. Soltwisch, and Mr. Fleming will attend the next Kendall County Regional Planning Commission, to discuss our Seward Township zoning map change. We have been asked to meet with them on February 28<sup>th</sup>, 5:00 P.M. Our Seward Township supervisor, Tim O'Brien will be asked to attend with us.

We will also announce, to the Regional Planning Commission, that our township will host a Panel Discussion, to cover topics of land preservation, along the Aux Sable Creek, and open space map zoning changes. We will ask representatives from Shorewood and Minooka, as well as representatives

from the Kendall Forest Preserve, Teska and Associates, and The Conservation Foundation. The panel will take place at the Seward Township. There will be no cost to the township.

Mr. Fleming called for a motion to approve our amended Seward Township zoning map. Ms. Nelson moved and Ms. Soltwisch seconded. **Motion carried.**

**Old Business:** There is no old business at this time.

**Other Business/Announcements:** There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, March 11, 2024, at 6:30 P.M.

**Adjournment:** Mr. Fleming called for an adjournment of the meeting Ms. Nelson moved and Ms. Soltwisch seconded. **Motion carried.** Meeting adjourned at 7:21 P.M.

Minutes submitted by Joan Kathryn Soltwisch

# SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING MARCH 25, 2024

**Call to Order:** Time 6:32 P.M.

**Location:** Seward Township Building  
14719 O'Brien Road  
Minooka, Illinois, 60447

**Pledge of Allegiance** was lead by Mr. Fleming

**Roll Call:** Called by Ms. Soltwisch

Present at meeting: Peter Fleming, Jessica Nelson, Joan Soltwisch Ron Miller

**Approval of the February 5th 2024 Minutes:** Ms. Nelson moved, Ron Miller seconded.  
**Motion Carried.**

**Public Comment:** There was no public comment at this time.

## **New Business:**

Ms. Soltwisch, and Mr. Fleming, and Seward Township Supervisor, Tim O'Brien, attended the Kendall County Regional Plan Commission, February 28<sup>th</sup> 2024. We were asked to go back to the Township to discuss our Zoning Map change, and bring back an evaluation so that the County could get a feel for resident support, of our Proposed Map.

Our township will host a Panel Discussion, and invite the residents of Seward to engage in conversation over topics of land preservation, along the Aux Sable Creek, and open space map zoning changes, with representatives from Shorewood and Minooka, as well as representatives from the Kendall Forest Preserve, Teska and Associates, and The Conservation Foundation. The panel will take place at the Seward Township, on April 18<sup>th</sup>, at 5:00 P.M., at the Seward Township Hall, 14719 O'Brien Road, Minooka IL. There will not be a cost to the township. Ms. Soltwisch will make arrangements to post the meeting in the Kendall County Record. We will ask Mr. Scott Cryder, Road Commissioner to furnish water. Mr. Fleming will bring a vegetable tray and Ms. Nelson decaf coffee. Ms. Soltwisch will bring a fruit and vegetable tray. Ms. Miller will also bring cookies and vegetable trays. Mr. Fleming will bring copies of the current zoning map, as well as updated proposed map. We will make 30 handouts with evaluation choices.

**Old Business:** There is no old business at this time.

**Other Business/Announcements:** There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, May 14, 2024, at 6:30 P.M.

**Adjournment:** Mr. Fleming called for an adjournment of the meeting Ms. Nelson moved and Mr. Miller seconded. **Motion carried.** Meeting adjourned at 7:21 P.M.

Minutes submitted by Joan Kathryn Soltwisch

SEWARD TOWNSHIP PLANING COMMITTEE MEETING PROGRAM EVALUATION APRIL 18TH 2024

1. Did your knowledge of our township map proposed change increase, as a result of this program.  
(Y/N) 22 persons replied yes to this questions, out of 22 attending.  
Did your knowledge level increase as to the relationship with the township and Kendall County's role in zoning change, as a result of this discussion?  
(Y/N) 3 persons said no to this question, 19 out of twenty two attending said yes.  
If so what was your knowledge, before, on a scale from 1 to 5? How about after? Knowledge level before? 1 2 3 4 5 Knowledge level after 1 2 3 4 5  
2,7,3,5 persons answered respectively to knowledge level before. 0,1,2,6,6, persons answered respectively to knowledge after the meeting. The result was that overall knowledge increased.
2. Annexation agreements were discussed. Was that discussion helpful for you?  
All but three answered a firm yes, to this question. One said, not applicable, one said not really.
3. The need to keep open space and farm ground protection go hand in hand, in our area. Do you feel that this is important? Was this discussion helpful?  
(Y/N) All present said yes, to this answer.
4. The Aux Sable Watershed is a protected class A stream. There is a "Protect Kendall Now" map depicting the buffer of protection. Do you feel that this is important? (Y/N) All said yes to this question.
5. Would you like to stay informed on the planing of our area?  
All voted a positive **YES**, to stay informed on the planing of our area.

Twenty two people signed the e-mail and contact sheet. There were a few more in attendance, as the family questioning dividing property, for their grown children did not all sign, just the parents, Irma and Loya Quezada.

The guests present that were from Seward Township totaled 16 persons. One person was, the Seward Township Supervisor, and two were Seward Township Trustees. \* They were all in favor.

The guests present that were asked to weigh in on behalf of the map change totaled five. They were David Guritz, Kendall Forest Preserve. Dan Lobbes, The Conservation Foundation. Mike Hoffman, senior urban planner, Teska and Assoc. Dan Duffy, Manager, The Village of Minooka, Ryan Anderson, Public Works, The Village of Minooka. Natalie Engel, Community Development, The Village Of Shorewood.

A total of five maps were explored. One showing a vision of changing zoning areas slated for residential back to agriculture, with discussion of the one and 40 rule. One map showed the Aux Sable Watershed with buffered areas, commonly called, The Protect Kendall Now map. One map showed the current map showing currently zoned areas, and one map showed the hydric soils, in degrees in Seward Township, most notably in the tributaries, and close to the Aux Sable Creek.

It was a very informative meeting. The five professionals that engaged with the residents of Seward Township all thought positively that the map change reflected their comprehensive plans, with good urban planning and that vision would be productive in saving farm ground, a good fit for future development, forest preserves, and good planning for working forward together. It was generally agreed to continue this dialog and work together, in the future.

Sincerely, Peter Fleming, Jessica Nelson, Ron Miller, Joan Soltwisch, Seward Township Planing Board.

\* One trustee was absent from Seward Township Board, as she was stuck in a two hour traffic jam on I 80, but had planned to attend. One trustee was absent due to farming in Central Illinois.

# SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING MAY 14, 2024

**Call to Order:** Time 6:45 P.M.

**Location:** Seward Township Building  
14719 O'Brien Road  
Minooka, Illinois, 60447

**Pledge of Allegiance** was lead by Mr. Fleming

**Roll Call:** Called by Ms. Soltwisch  
Present at meeting: Peter Fleming, Joan Soltwisch, Ron Miller

Absent approved: Jessica Nelson

**Approval of the March 25, 2024 Minutes:** Mr. Miller moved, Ms. Soltwisch seconded.  
**Motion Carried.**

**Public Comment:** There was no public comment at this time.

## **New Business:**

1. Proposed Commercial Roofing Business to be located on Route 52 (East of Ridge Road, and West of County Line Road.) Plans were sent to members to review. Project had been approved, by the Kendall County Zoning, Planning Board of Appeals. Mr. Fleming called for a motion to approve the project, upon recommended light design and landscape ordinance plan submission. Mr. Miller moved and Ms. Soltwisch seconded. **Motion carried**

## **Old Business:**

1. The Panel discussion held April 18<sup>th</sup> to consider comments and make recommendations regarding the amendments, to the future land use map and in the Kendall County Land Resource Management Plan, by adopting a new Future Land Use Map was a success. The evaluations from the special meeting were positive. The guests that were present, from Seward Township totaled 16 persons. One person was the Seward Township Supervisor and two trustees were present. Guests present, that were asked to comment on behalf of the proposed map update were, David Guritz, Kendall County Forest Preserve, Dan Lobbes, The Conservation Foundation, Mike Hoffman, Senior Planner, Teska and Associates, Dan Duffy, Manager, Village of Minooka, Ryan Anderson, Village of Minooka Public Works, and Natalie Engel, Community Development, the Village of Shorewood. All were in favor of the changes, and thought that the proposed map change was a good fit for future best management and future land use. It fit well with the areas comprehensive planes. It was generally agreed to continue this dialog and work together, in the future.

2. Public notice was sent to Seward Township, from the Kendall County Regional Plan Commission to hold hearing on May 22<sup>nd</sup>, 2024, at 7:00 P.M., to consider comments and make recommendations regarding Petition # 24-14, a request from Seward Township for Amendments to the Future Land Use Map and related text changes from the Seward Township Land Resource Management Plan. The Kendall County zoning Board of Appeals will hold theri meeting on May 28, 2024 at 7:00 P.M. to



consider the same Amendments that our Seward Township requests. Both meetings will be held at the Kendall County Office Building, Rooms 209 and 210, at 111 Fox Street, Yorkville, IL.

**Other Business/Announcements:** There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, June 3, 2024, at 6:30 P.M.

**Adjournment:** Mr. Fleming called for an adjournment of the meeting Mr. Miller moved and Ms. Soltwisch seconded. **Motion carried.** Meeting adjourned at 7:05 P.M.

Minutes submitted by Joan Kathryn Soltwisch

**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)  
YORKVILLE, IL 60560  
May 28, 2024 – 7:00 p.m.

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

**ROLL CALL:**

Members Present: Scott Cherry (Arrived at 7:02 p.m.) Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Tim O'Brien, Joan Soltwisch, Ron Miller, Pete Fleming, Bruce Miller, Rao Addepalli, and Gloria Foxman

**PETITIONS:**

The Zoning Board of Appeals started their review of Petition 24-14 at 7:14 p.m.

**Petition            24 – 14 – Tim O'Brien on Behalf of Seward Township**

**Request:**            Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes

**Location:**         Seward Township

**Purpose:**            Petitioner Wants to Adopt a New Future Land Use Map for Seward Township

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed a new Future Land Use Map. The existing Future Land Use Map was also provided.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.

3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans was provided.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>. To date, no comments have been received.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on May 22, 2024. Other than the Petitioner, no other person testified in favor or in objection to the proposal. One (1) person asked what a comprehensive plan was and another person requested clarification regarding the land use classifications along Route 52 between County Line and Ridge Roads. Seward Township explained the public's involvement in the proposal, to date. Discussion occurred regarding the removal of the Commercial area near the intersection of Route 52, O'Brien, and McKanna Roads and the retention of the Commercial area at the intersection of Grove Road and Route 52; the area was retained for traffic and trail reasons. Discussion occurred regarding the impact of property owners to ask for map amendments, if the proposal was approved. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor, one (1) in opposition, and three (3) absent. The minutes of the hearing were provided.

Pete Fleming, Chairman of The Seward Township Planning Commission, stated that the Township has been working on this map for years. It has been a long but good process.

Chairman Mohr asked Mr. Fleming if he saw the 1994 Seward Township Plan. Mr. Fleming said he did not see the 1994 plan. Chairman Mohr stated that the 1994 plan was very similar to the current proposed plan. The 1994 plan allowed municipalities to expand without pushback. Landowners would have to annex into Joliet, Plainfield, or Minooka in order to develop their properties. Mr. Fleming stated that county style subdivisions with large lots were not being establishing due to costs. Chairman Mohr agreed and asked Mr. Asselmeier how many building permits were issued in Seward Township in the last three (3) years. Mr. Asselmeier stated that in 2023 there were three (3) homes built and in 2022 four (4) homes built in Seward Township. Member Prodehl asked if those homes were following the rule of (1) house per forty (40) acres. Mr. Asselmeier replied there was some rezoning on Brisbin Road and O' Brien Road.

Member Cherry asked Mr. Fleming if there was any pushback from residents regarding the proposal. Mr. Fleming stated there was none. The Township had meetings, open forums, and public hearings to make the residents aware of the proposal.

Joan Soltwisch noted the many people from the nearby municipalities that attended meetings regarding this proposal. She felt this proposal was a good fit for the Township. They want to preserve farmland.

Mr. Fleming spoke about the floodplains and lands owned by the Conservation Foundation. Chairman Mohr asked if there was a way to set apart the floodplains so that no one builds on it. Mr. Asselmeier stated that there are rules in place for building in a floodplain. The homes would have to be elevated or prove they were not in a floodplain.

Member Prodehl asked, if once this map was approved and a request comes in to the County to rezone, how will it be addressed. Mr. Asselmeier stated that it if the request was inconsistent with the plan, Staff would recommend denial of the request.

Member Prodehl made a motion, seconded by Member LeCuyer, to forward the proposal to the Planning, Building and Zoning Committee.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The proposal will go to the Planning, Building and Zoning Committee on June 10, 2024.

The Zoning Board of Appeals completed their review of Petition 24-14 at 7:45 p.m.

### **PUBLIC COMMENTS**

Gloria Foxman, on behalf of Petition 24-13 James C. Marshall on Behalf of TurningPointEnergy, LLC Through TPE IL KE240 (Tenant) and Frank J. Santoro (Owner), asked if they could continue the hearing one (1) additional month to July 29, 2024, instead of July 1, 2024. Member LeCuyer made a motion, seconded by Member Whitfield, to rescind the previous motion to continue Petition 24-13 to July 1, 2024. With a voice vote of seven (7) ayes, the motion carried. Member LeCuyer made a motion, seconded by Member Whitfield, to continue the hearing on Petition 24-13 to July 29, 2024. With a voice vote of seven (7) ayes, the motion carried.

### **ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:55 p.m.

The next regularly scheduled meeting/hearing will be on July 1, 2024.

Respectfully submitted by,  
Wanda A. Rolf  
Administrative Assistant

#### Exhibits

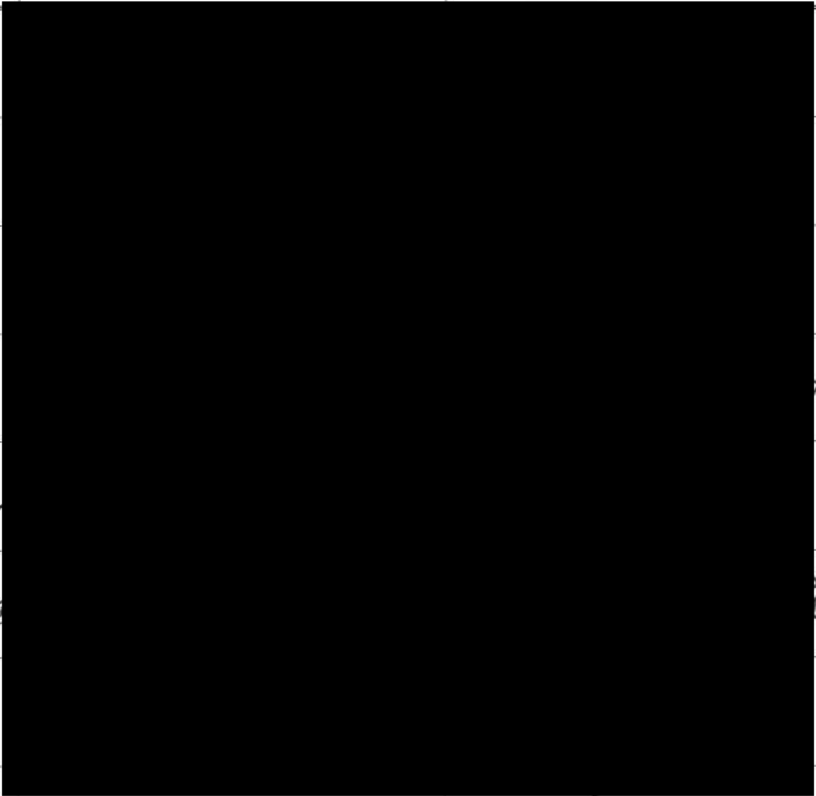
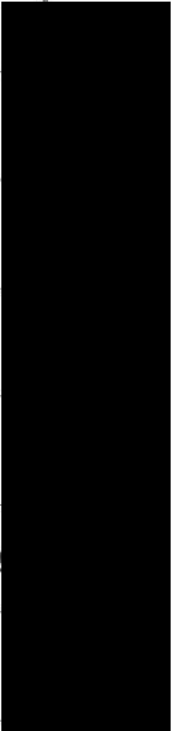
1. Memo on Petition 24-14 Dated May 23, 2024

①

**KENDALL COUNTY  
ZONING BOARD OF APPEALS**

**MAY 28, 2024**

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

NAME	ADDRESS	SIGNATURE
<i>Jim O'Brien</i>		
RAO ADDEPALLI		
<i>Ron Miller</i>		
<i>Pete Fleming</i>		
FRUE MILLER		
<i>Jean Seltman</i>		
Gloria Foxman		

**RESOLUTION NUMBER 2024-\_\_\_\_\_**

**A RESOLUTION ADOPTING AN AMENDMENT TO THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN TO UPDATE THE FUTURE LAND USE PLAN BY UPDATING THE SEWARD TOWNSHIP FUTURE LAND USE MAP AND RELATED TEXT AMENDMENTS TO THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN**

WHEREAS, 50 ILCS 805/1, et seq. allows Counties to create and adopt Land Resource Management Plans; and

WHEREAS, 55 ILCS 5/5-14001 through 5-14008 specifies how a County may adopt and amend Official Plans; and

WHEREAS, Kendall County adopted a Land Resource Management Plan in March 1994; and

WHEREAS, the Kendall County Board has amended the Land Resource Management Plan on several occasions since its adoption in March 1994; and

WHEREAS, the Kendall County Land Resource Management Plan has adopted official Future Land Use Maps for each township and for the County as a whole; and

WHEREAS, on April 23, 2024, Seward Township, as represented by Tim O'Brien, hereinafter be referred to as "Petitioner", submitted an application repealing and replacing the Future Land Use Map for Seward Township and related text changes to the Land Resource Management Plan; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on May 2, 2024, the Kendall County Regional Planning Commission conducted a public hearing on May 22, 2024, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested amendments and zero members of the public testified in favor of the request, zero members of the public testified in opposition to the request, one member of the public asked a general question regarding the request, and one member of the public made general comments regarding the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Regional Planning Commission has recommended approval of the proposed amendment; and

WHEREAS, the Kendall County Zoning Board of Appeals met on May 28, 2024, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested amendments and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended forwarding the proposed amendments to the County Board; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and meeting, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the proposed amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and

State of Illinois  
County of Kendall

LRMP  
Petition #24-14

Zoning Committee, the recommendation of the Kendall County Zoning Board of Appeals, the record of the public hearing conducted by the Kendall County Regional Planning Commission, the recommendation of the Kendall County Regional Planning Commission, and has determined that said proposed amendment to the Kendall County Land Resource Management Plan is necessary and in the best interests of Kendall County; and

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

1. The Recommendations of the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals attached hereto as Exhibits A and B respectively are hereby accepted.
2. The Kendall County Board hereby grants approval of Petitioner's petition for an amendment to the Future Land Use Map contained in the Kendall County Land Resource Management Plan by repealing and replacing the Future Land Use Map of Seward Township with the Map attached hereto as Exhibit C.
3. Any text or maps contained in the Kendall County Land Resource Management Plan in conflict with this resolution, including but not limited to the future land use table contained on page 9-30 and the list of revisions contained in Section 1 of the Land Resource Management Plan, are hereby amended to match the Map attached hereto as Exhibit C.

*IN WITNESS OF,* this resolution has been enacted by a majority vote of the Kendall County Board and is effective this 15<sup>th</sup> day of October, 2024.

Attest:

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Kendall County Clerk  
Debbie Gillette

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Kendall County Board Chairman  
Matt Kellogg



Exhibit A

The Kendall County Regional Planning Commission held a public hearing on the Petition 24-14 on May 22, 2024. On the same date, the Commission issued the following recommendation by a vote of six (6) in favor and one (1) in opposition. Commissioners Mc-Carthy-Lange, Stewart, and Wormley were absent.

**RECOMMENDATION**

Approval with the addition of Seward Township's maps and minutes included in the record.

## Exhibit B

The Kendall County Zoning Board of Appeals held a public meeting on the Petition 24-14 on May 28, 2024. On the same date, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of seven (7) in favor and zero (0) in opposition.

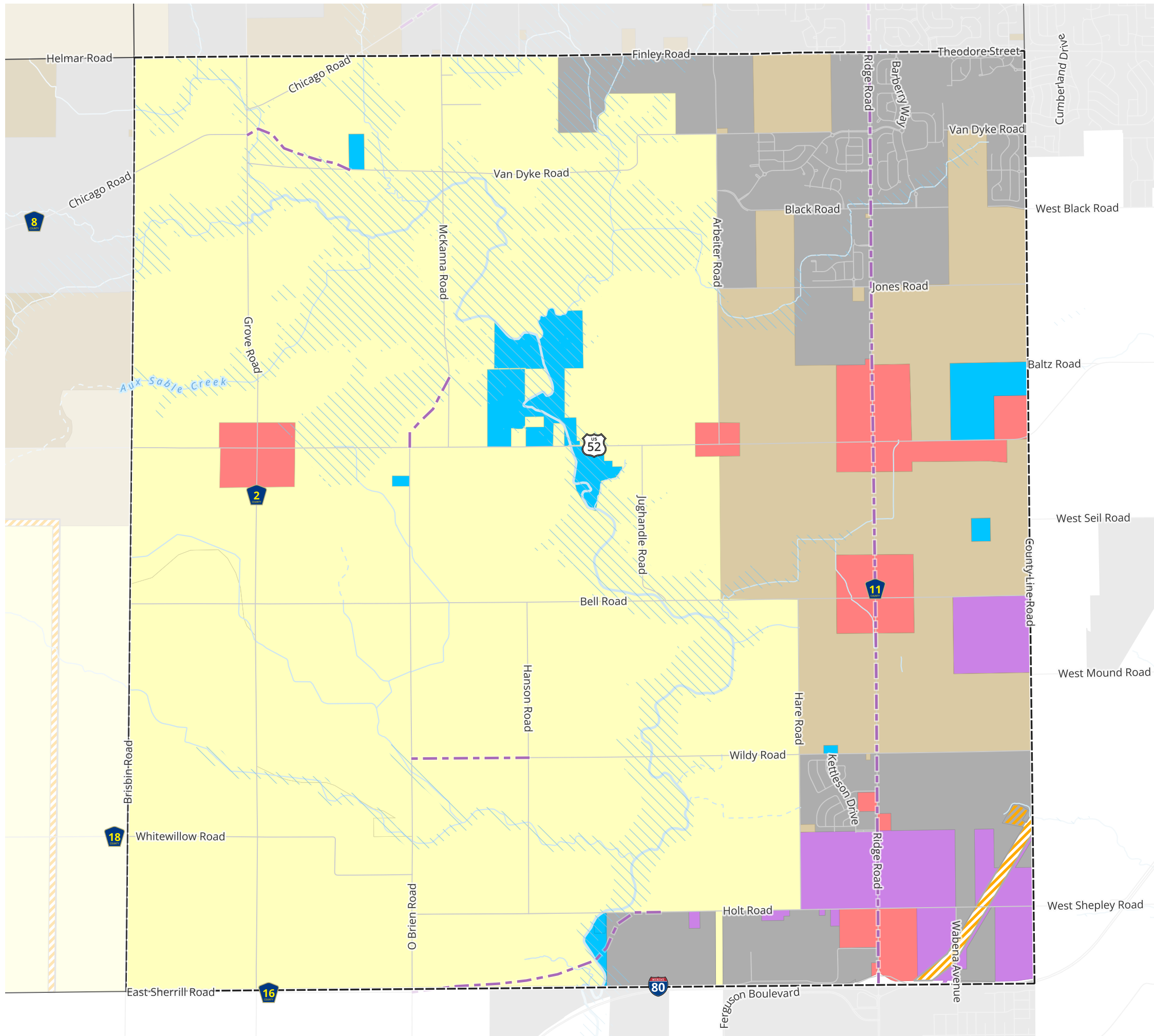
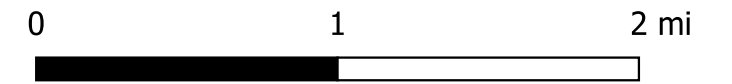
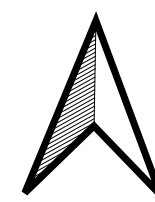
### **RECOMMENDATION**

Forward the proposal to the County Board.

# Exhibit C

## Seward Township

### Future Land Use Drafts / Proposals



- Proposed Roadway Improvements
- Floodplain
- LRMP Management Areas
  - Urbanized Communities
  - Suburban Residential
  - Rural Residential
  - Rural Estate Residential
  - Countryside Residential
  - Hamlet
  - Rural Community
  - Commercial
  - Public / Institutional
  - Open Space
  - Natural Resource Area
  - Agriculture
  - Mining
  - Potential Mining District
  - Mixed Use Business
  - Transportation Corridors
  - Utility Right of Way
  - Agricultural Conservation Area



# Kendall County Agenda Briefing

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**Meeting Type:** Planning, Building and Zoning  
**Meeting Date:** 10/7/2024  
**Subject:** Approval of Petition 24-22, Rezoning 10835 Legion Road from A-1 to R-1  
**Prepared by:** Matthew H. Asselmeier, AICP, CFM  
**Department:** Planning, Building and Zoning

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**Action Requested:**

Approval of Petition 24-221, from Leo M. Phillipp for a Map Amendment Rezoning 10835 Legion Road, Yorkville, in Kendall Township (PIN: 05-08-301-002) from A-1 Agricultural District to R-1 One-Family Residential District

**Previous Board/Committee Review:**

ZPAC-Approval (8-0-2) on August 6, 2024

Kendall County Regional Planning Commission-Approval (8-0-2) on September 25, 2024

Kendall County Zoning Board of Appeals-Approval (7-0-0) on September 30, 2024

**Fiscal impact:**

N/A

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**Background and Discussion:**

The Petitioner would like to rezone the property in order to build a maximum of three (3) houses on the property.

**Staff Recommendation:**

Approval

**Attachments:**

Memo Dated October 2, 2024



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 24-22**

**Leo M. Phillip**

**Map Amendment Rezoning from A-1 to R-1**

**INTRODUCTION**

The Petitioners would like a map amendment rezoning approximately eleven point six more or less (11.6 +/-) acres of the approximately fifteen (15) acres located at the northeast corner of Legion and East Highpoint Roads in order to construct approximately three (3) houses.

The application materials are included as Attachment 1. The zoning plat is included as Attachment 2.

**SITE INFORMATION**

PETITIONERS: Leo M. Phillip

ADDRESS: 10835 Legion Road, Yorkville

LOCATION: Northeast Corner of Legion and East Highpoint Roads



In 1984, through Ordinance 84-06, the southwest corner of the property was rezoned to R-1 as outlined in the following aerial.



In 1987, through Ordinance 87-27, the southwest corner of the property was rezoned back to A-1 and approximately three point three more or less (3.3 +/-) acres, where the current house, is placed was rezoned to R-1. The following is current zoning configuration of the property:



TOWNSHIP: Kendall

PARCEL #s: 05-08-301-002

LOT SIZE: 15.0 +/- Acres (Total Parcel) 11.6 +/- (Area to be Rezoned)

EXISTING LAND USE: Wooded

ZONING: A-1 Agricultural District

LRMP: Future Land Use	Suburban Residential (County) Estate/Conservation Residential (Yorkville)
Roads	East Highpoint Road and Legion Road are Township maintained Minor Collectors.
Trails	Yorkville has a trail planned along East Highpoint Road.
Floodplain/Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural District to R-1 One Family Residential District

APPLICABLE REGULATIONS: Section 36-42 – Map Amendment Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Single-Family Residential	A-1	Suburban Residential (Max 1.0 DU/Acre) (County) Estate/Conservation Residential (Yorkville)	A-1 and B-4
South	Agricultural and Single-Family Residential	A-1	Rural Residential (Max 0.65 DU/Acre) (County) Estate/Conservation Residential (Yorkville)	A-1, R-3, and RPD-2
East	Single-Family Residential	A-1 and R-1	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, and R-1
West	Agricultural	A-1 and A-1 SU	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, R-2, R-3, and RPD-3

The A-1 special use permits to the east are for communication towers.

The A-1 special use permit to the west is for boarding horses.

## **PHYSICAL DATA**

### **ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated (see Attachment 1, Page 7).

### **NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on July 19, 2024 (see Attachment 1, Page 6). The LESA Score was 133 indicating a low level of protection. The NRI Report is included as Attachment 4.

## **ACTION SUMMARY**

### **KENDALL TOWNSHIP**

Petition information was sent to Kendall Township on July 30, 2024. The Kendall Township Planning Commission reviewed the proposal at their meeting on September 16, 2024, and the Kendall Township Board reviewed the proposal at their meeting on September 17, 2024. Discussion occurred regarding the number of houses, the number and location of driveway cuts, rights-of-way dedications, and the development of houses without doing a subdivision. The Kendall Township Planning Commission and Kendall Township Board recommended approval of the proposal with the caveats that driveway placements require prior approval by the Kendall Township Highway Commissioner and that right-of-way dedications forty feet (40') in depth from the centerlines of both Legion and East Highpoint Roads occur. An email outlining the Township's position is included as Attachment 5.

### **UNITED CITY OF YORKVILLE**

Petition information was sent to the United City of Yorkville on July 30, 2024. The Yorkville Planning and Zoning Commission reviewed the proposal at their meeting on September 11, 2024. The Yorkville Planning and Zoning Commission had no objections to the proposal. The Yorkville City Council reviewed the proposal on September 24, 2024, and expressed no objections to the proposal. An email from Yorkville is included as Attachment 8.

### **BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

Petition information was sent to the Bristol-Kendall Fire Protection District on July 30, 2024.

### **ZPAC**

ZPAC reviewed this proposal at their meeting on August 6, 2024. Discussion occurred about rights-of-way dedications since the proposal would not involve a subdivision. The Petitioner's Attorney was agreeable to submitting a letter dedicating rights-of-way forty feet (40') in depth from the centerlines of East Highpoint and Legions Roads. ZPAC recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 3.

### **RPC**

On August 21, 2024, the Petitioner's Attorney submitted an email requesting this proposal be continued to the September 25, 2024, Kendall County Regional Planning Commission meeting. At their meeting on August 28, 2024, the Kendall County Regional Planning Commission voted to continue this proposal as requested by the Petitioner. The minutes of this meeting are included as Attachment 6. At their meeting on September 25, 2024, the Kendall County Regional Planning Commission discussed the timing of the right-of-way dedication, the locations of future driveways, and the locations of future homes. It was noted that Maple Lane was a private road and there were seven (7) homes on Maple Lane on approximately three (3) acre sized lots. Discussion occurred regarding Plat Act exemptions for division of properties. Discussion occurred regarding increased tax revenues and an increase in the number of available houses if the proposal was approved. It was also noted that the proposal limits the number of new houses on the property. The Kendall County Regional Planning Commission recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 9.



## **ZBA**

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 3, 2024. The Petition was continued to September 30, 2024, as requested by the Petitioner. The minutes of this hearing are included as Attachment 7. At the continued hearing on September 30, 2024, nobody from the public, other than the Petitioner's Attorney testified. He discussed the layout of driveways and houses for new houses. The Petitioner was agreeable to the rights-of-way dedication. Discussion occurred regarding the classification of the property in the County's and Yorkville's plans. Discussion occurred regarding Plat Act exemptions. There could be a maximum of four (4) houses on the property; three (3) new houses and one (1) existing house. Discussion occurred regarding the history of the zoning property. Discussion occurred regarding the uses of the right-of-way as a bike trail and other utilities. The Kendall County Zoning Board of Appeals recommended approval of the map amendment, but they wanted to note that driveway placements should require prior approval by the Kendall Township Highway Commissioner and that the right-of-way dedications forty feet (40') in depth from the centerlines of both Legion and East Highpoint Roads should occur by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing are included as Attachment 10.

## **GENERAL INFORMATION**

The Petitioners would like to rezone the property in order to build a maximum of three (3) houses on the rezoned portion of the property. Since the property already has frontage along East Highpoint and Legion Roads, a Plat Act Exemption may be used instead of doing a subdivision.

## **BUILDING CODES**

The site is currently mostly wooded with one (1) single-family home. Any future buildings would have to meet applicable building codes.

## **UTILITIES**

The wooded area is not presently served by utilities.

## **ACCESS**

The property fronts East Highpoint and Legion Roads. Kendall Township has permitting authority over access at the property.

## **PARKING AND INTERNAL TRAFFIC CIRCULATION**

No information was provided regarding parking.

## **ODORS**

Based on the proposed uses, no new odors are foreseen.

## **LIGHTING**

Lighting would be for residential purposes and would have to follow applicable ordinances.

## **LANDSCAPING AND SCREENING**

Landscaping would be for residential uses.

## **SIGNAGE**

No non-residential signage is planned.

## **NOISE CONTROL**

The owners of the property would have to follow applicable noise control regulations based on residential uses.

## **STORMWATER**

Stormwater control would be evaluated as part of the building permit.

## **FINDINGS OF FACT-MAP AMENDMENT**

The Findings of Fact were as follows:

*Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.*

*The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned agricultural and some form of single-family residential.***

*The suitability of the property in question for the uses permitted under the existing zoning classification. **The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.***

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. **The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential. The subject property would generate more in taxes if additional homes were constructed. The map amendment would increase the number of homes for people in the County. The proposed map amendment limits the number of homes that can be constructed on the subject property, if a traditional subdivision is not pursued.***

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.***

#### **RECOMMENDATION**

Staff recommends approval of the proposed map amendment.

The draft ordinance is included as Attachment 11.

#### **ATTACHMENTS**

1. Application Materials
2. Zoning Plat
3. August 6, 2024, ZPAC Meeting Minutes (This Petition Only)
4. NRI Report
5. September 17, 2024, Email from Kendall Township Clerk Steve Grebner
6. August 28, 2024, Kendall County Regional Planning Commission Minutes (This Petition Only)
7. September 3, 2024, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
8. September 25, 2024, Email from the United City of Yorkville.
9. September 25, 2024, Kendall County Regional Planning Commission Minutes (This Petition Only)
10. September 30, 2024, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
11. Draft Ordinance



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Phillipp FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT (Including First, Middle Initial, and Last Name)</b>		
Leo M. Phillipp		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Leo M. Phillipp		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
15.03 acres	10835 Legion Road, Yorkville, IL 60560	05-08-301-002
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Single Family Home	A-1 and R-1	A-1 and R-1
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-1</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Attorney Daniel J. Kramer	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
[REDACTED]	[REDACTED]	
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
N/A		
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b>
X [REDACTED]		7/19/2024

FEE PAID: \$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Phillipp Map Amendment Findings of Fact

1. Contiguous and nearby properties are used for low density Single-Family Residences and a mixture of Agricultural uses, as well as Forested land which remains in its natural state.
2. There is a combination of R-1 Single Family and A-1 Zoning Districts.
3. The property primarily consists of secondary growth trees, which would be altered somewhat for a low-density large parcel residential building. The current property is not suitable for productive Agricultural use of any kind and lies fallow.
4. The trend of development has been slow growth R-1/A-1 Allocation Single Family Residences on three to five acre parcels.
5. The proposed use is consistent with the Kendall County Comprehensive Plan providing for low density Single Family Residential uses when there is a low Agricultural productivity and Low Site rating under the Kendall County LESA Rating Systems; as well as the United City of Yorkville Comprehensive Plan which shows low density Single-Family Residences being developed on non-collector Roads on the outside of the City Limits.

LEGAL DESCRIPTION OF TOTAL TRACT:

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said westerly line; thence Northerly along said Westerly Line, 964.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "R1":

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said Westerly Line; thence Northerly along said Westerly Line, 964.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois,

Except that Part described as follows:

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said Legion Road center line 357.33 feet for a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the last described course 463.83 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.

WARRANTY DEED  
0-0211597  
Joint Tenancy

FILED FOR RECORD  
KENDALL COUNTY ILL  
BOOK 85-1454

12:07 PM  
APR 12 1985

John P. Bradley  
RECORDER OF DEEDS

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
\$ 50.00

(The above space for Recorder's use only)

APR 12 1985

85-1454

THE GRANTOR AMERICAN LEGION POST #489 OF YORKVILLE, an unincorporated association

of the Township of Kendall County of Kendall State of Illinois  
for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Conveyed  
and Warrant to LEO M. PHILLIPP and VICKI L. PHILLIPP, husband and wife,

of the [redacted] of [redacted] County of [redacted] State of [redacted]  
not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate, to-wit:

That part of the West half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the South-west corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23rd, 1971 as Document 71-3652; thence Northerly along the Westerly line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said center line to the center line of Legion Road; thence Easterly along said Legion Road center line, to said Westerly line; thence Northerly along said Westerly line, 964.53 feet to the point of beginning, in Kendall Township, Kendall County, Illinois,

SUBJECT TO: Easements, restrictions, covenants and conditions of record;  
Taxes for the year 1984 and subsequent years;

XXXXXX hereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6th day of April A.D. 1985

ATTEST: [redacted] SEAL  
Adjutant [redacted] SEAL  
BY: [redacted] SEAL  
Commander [redacted] SEAL

State of Illinois } ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid,  
Kendall County } DO HEREBY CERTIFY that Holman F. Horton, Jr., and James Morganegg,  
Commander and Adjutant respectively of American Legion Post #489 of Yorkville  
pursuant to Resolution authorizing them to act,

personally known to me to be the same person as  
whose name is subscribed to the foregoing instrument, appeared before me this  
day in person and acknowledged that [redacted] signed, sealed and delivered the  
and the [redacted] their free and voluntary act for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6th day of April  
A.D. 1985 [redacted] SEAL  
Notary Public

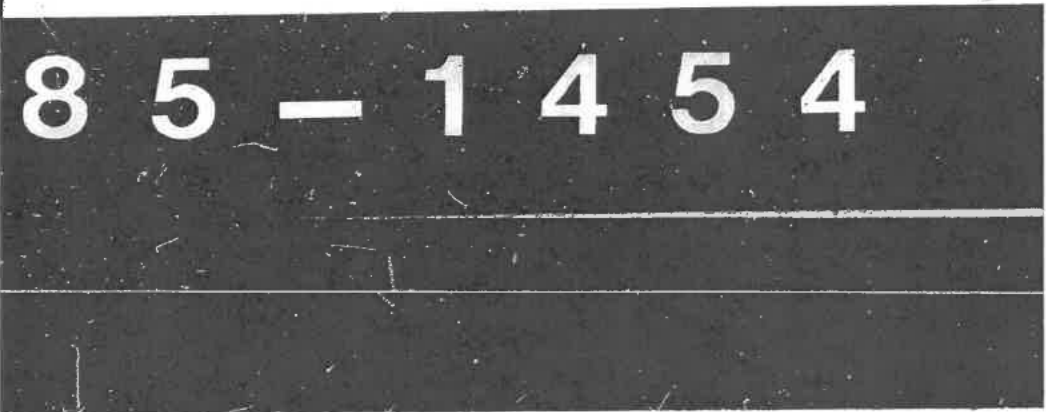
This instrument was prepared by:  
Dallas C. Ingemanson  
Attorney at Law  
226 S. Bridge St. P.O. Box 578  
Yorkville, IL. 60560

Grantor Address: [redacted]  
Send subsequent tax bills to:  
[redacted] Leo M. Phillip and Vicki L. Phillip

02-923

CAFFIX REVENUE STAMP

SIX REVENUE STAMPS



APR 12 1985

AFFIDAVIT

(FILE WITH: JEAN P. BRADY, RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS )  
                          )SS.  
COUNTY OF KENDALL )

DOCUMENT # 85-1454-


Holman F. Horton, Jr. being, duly sworn on oath,  
states that he resides at Yorkville, IL.

That the attached deed represents:

1. A distinct separate parcel on record prior to July 17, 1959.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct description in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
11. The sale is of a single lot of less than 5 acres from a larger tract evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configuration thereof on October 1, 1973 and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

  
Holman F. Horton, Jr.

SUBSCRIBED and SWORN TO before me

this 6th day of April, 1985

  
Notary Public

8 5 - 1 4 5 4



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

[www.kendallswcd.org](http://www.kendallswcd.org)

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

Petitioner: Leo M. Phillipp Contact Person: Attorney Daniel J. Kramer  
 Address: [Redacted]  
 City, State: [Redacted]  
 Phone Number: [Redacted]  
 Email: [Redacted]

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

**Site Location & Proposed Use**

Township Name Kendall Township 36 N, Range 7 E, Section(s) 8  
 Parcel Index Number(s) 05-08-301-002  
 Project or Subdivision Name Phillipp Number of Acres 11.6855  
 Current Use of Site single family home and agricultural Proposed Use single family homes  
 Proposed Number of Lots possibly 3 Proposed Number of Structures possibly 3 homes  
 Proposed Water Supply well Proposed type of Wastewater Treatment septic  
 Proposed type of Storm Water Management none

**Type of Request**

Change in Zoning from A-1 to R-1  
 Variance (Please describe fully on separate page)  
 Special Use Permit (Please describe fully on separate page)  
 Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

**In addition to this completed application form, please including the following to ensure proper processing:**

**Plat of Survey/Site Plan** – showing location, legal description and property measurements  
 **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.  
 If available: topography map, field tile map, copy of soil boring and/or wetland studies  
 **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.  
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$	<u>375.00</u>
<u>7</u> Additional Acres at \$18.00 each	\$	<u>126.00</u>
<b>Total NRI Fee</b>	\$	<u>501.00</u>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[Signature]  
 Petitioner or Authorized Agent

7/19/2024  
 Date

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

**FOR OFFICE USE ONLY**

NRI# \_\_\_\_\_ Date initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_  
 Fee Due \$ \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_





**Applicant:** Daniel J. Kramer  
**Contact:** ATTORNEY DANIEL J. KRAMER  
**Address:** [REDACTED]

**IDNR Project Number:** 2500945  
**Date:** 07/18/2024

**Project:** Phillip  
**Address:** 10835 Legion Road, Yorkville

**Description:** rezone property from A-1 to R-1 to have 3 possible single family homes

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** Kendall

**Township, Range, Section:**  
36N, 7E, 8



**IL Department of Natural Resources**  
**Contact**  
Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kendall County Planning, Building, and Zoning  
Matt Asselmeier  
111 W. Fox Street  
Yorkville, Illinois 60560

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

# ZONING PLAT OF PART OF THE WEST HALF OF SECTION 8, T36N-R7E, 3rd P.M. KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS

**DEVELOPER:**  
Leo M. Dillon

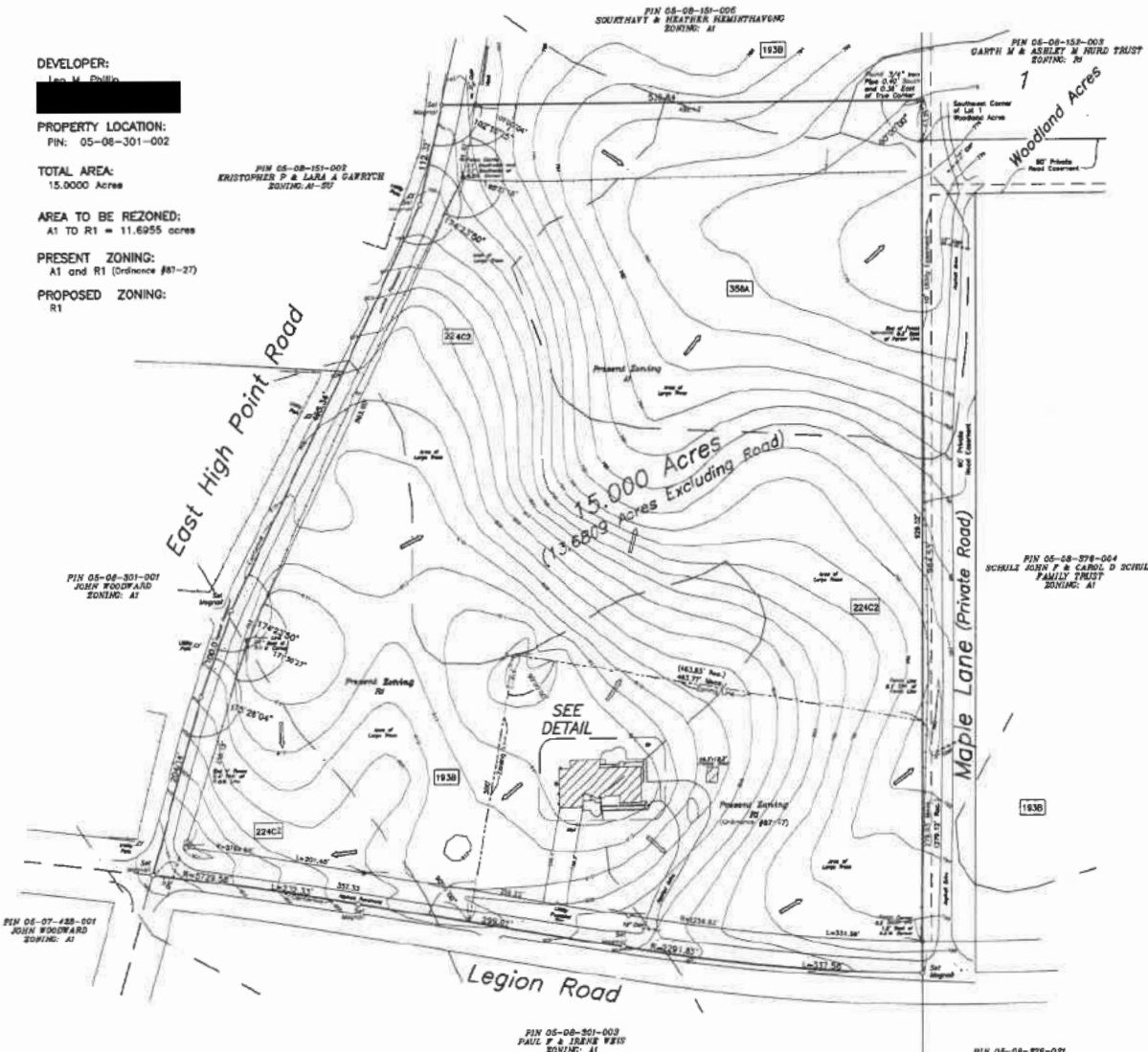
**PROPERTY LOCATION:**  
PIN: 05-08-301-002

**TOTAL AREA:**  
15,000 Acres

**AREA TO BE REZONED:**  
A1 TO R1 = 11,6955 acres

**PRESENT ZONING:**  
A1 and R1 (Ordinance #87-27)

**PROPOSED ZONING:**  
R1



**WETLANDS STATEMENT:**  
The National Wetlands Inventory Map depicts no wetlands on the Subject Property.

**FLOODPLAIN STATEMENT:**  
The Subject property is located in Zone X (Area of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Flood No. 17093C01250 with an effective date of February 4, 2009.

**LEGAL DESCRIPTION OF TOTAL TRACT:**

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-2652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said westerly line; thence Northerly along said Westerly Line, 984.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

**LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "R1":**

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-2652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said westerly line; thence Northerly along said Westerly Line, 864.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

Except that Port described as follows:  
That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said Legion Road center line, 307.33 feet for a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the last described course, 413.13 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.

**LEGAL DESCRIPTION OF TRACT PRESENTLY ZONED "R1":**

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said Legion Road center line, 307.33 feet for a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the last described course, 413.13 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.



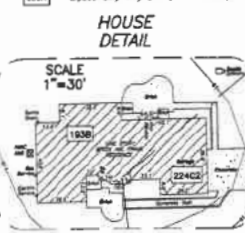
**SCALE**  
1"=60'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Contour Elevation
- Indicates Direction of Drainage

NOTE: This property is commonly known as 10655 Legion Road.

**SOILS (From Web Soil Survey)**

- 1836 Moyville Silt Loam, 2%-5% slopes
- 224C2 Silt Loam, 5%-20% slopes, eroded
- 356A Elpers Silty Clay Loam, 0%-2% slopes



July 3, 2024

JOB NO.	2104E
JOB NAME	PHILLIPS
DWG FILE	2104E
REVISION DATE	

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

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
August 6, 2024 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department  
Lauren Belville – Health Department  
Meagan Briganti – GIS Department  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Alyse Olson – Soil and Water Conservation District  
Antoinette White – Forest Preserve  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC  
Commander Jason Langston – Sheriff's Department

Audience:

Dan Kramer, Steve Grebner, and Matt Toftoy

**PETITIONS**

**Petition 24-22 Leo M. Phillipp**

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately eleven point six more or less (11.6 +/-) acres of the approximately fifteen (15) acres located at the northeast corner of Legion and East Highpoint Roads in order to construct approximately three (3) houses.

The application materials and zoning plat were provided.

The property is located at 10835 Legion Road.

In 1984, through Ordinance 84-06, the southwest corner of the property was rezoned to R-1.

In 1987, through Ordinance 87-27, the southwest corner of the property was rezoned back to A-1 and approximately three point three more or less (3.3 +/-) acres, where the current house, is placed was rezoned to R-1.

The total size of the property is approximately fifteen (15) acres.

The existing land use for the proposed rezoned portion of the property is Wooded.

The County's Land Resource Management Plan calls for the property to be Suburban Residential and Yorkville's Plan calls for the property to be Estate/Conservation Residential.

East Highpoint Road and Legion Road are Township maintained Minor Collectors.

Yorkville has a trail planned along East Highpoint Road.

There are no floodplains or wetlands on the property.

The current land uses of the adjacent properties are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1, A-1 SU, and R-1.

The County's Future Land Use Map calls for the area to be Suburban Residential (Max 1.0 DU/Acre) and Rural Residential (Max 0.65 DU/Acre). Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, R-3, RPD-2, RPD-3, and B-4.

The A-1 special use permits to the east are for communication towers.

The A-1 special use permit to the west is for boarding horses.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on July 19, 2024.

Petition information was sent to Kendall Township on July 30, 2024. No comments were received.

Petition information was sent to the United City of Yorkville on July 30, 2024. No comments were received.

Petition information was sent to the Bristol-Kendall Fire Protection District on July 30, 2024. No comments were received.

The Petitioners would like to rezone the property in order to build a maximum of three (3) houses on the rezoned portion of the property. Since the property already has frontage along East Highpoint and Legion Roads, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently mostly wooded with one (1) single-family home. Any future buildings would have to meet applicable building codes.

The wooded area is not presently served by utilities.

The property fronts East Highpoint and Legion Roads. Kendall Township has permitting authority over access at the property.

No information was provided regarding parking.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural and some form of single-family residential.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered

the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Mr. Klaas asked if a plat of subdivision would be required. Mr. Asselmeier discussed the Plat Act exemptions that could be used to develop multiple lots without going through the subdivision process.

Mr. Klaas requested forty foot (40') rights-of-way dedications on East Highpoint and Legion Roads because of fatal accidents in that area. Dan Kramer, Attorney for the Petitioner was agreeable to the request and would prepare a letter of dedication.

Mr. Kramer said three (3) houses would be the maximum, but the Petitioner would sell to one (1) buyer.

Mr. Klaas made a motion, seconded by Mr. Holdiman, to recommend approval of the map amendment.

The votes were follows:

Ayes (8): Asselmeier, Belville, Briganti, Holdiman, Klaas, Olson, White, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (2): Chismark and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on August 28, 2024.

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Mr. Klaas made a motion, seconded by Mr. Asselmeier, to adjourn.

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

The ZPAC, at 9:26 a.m., adjourned.

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

Enc.

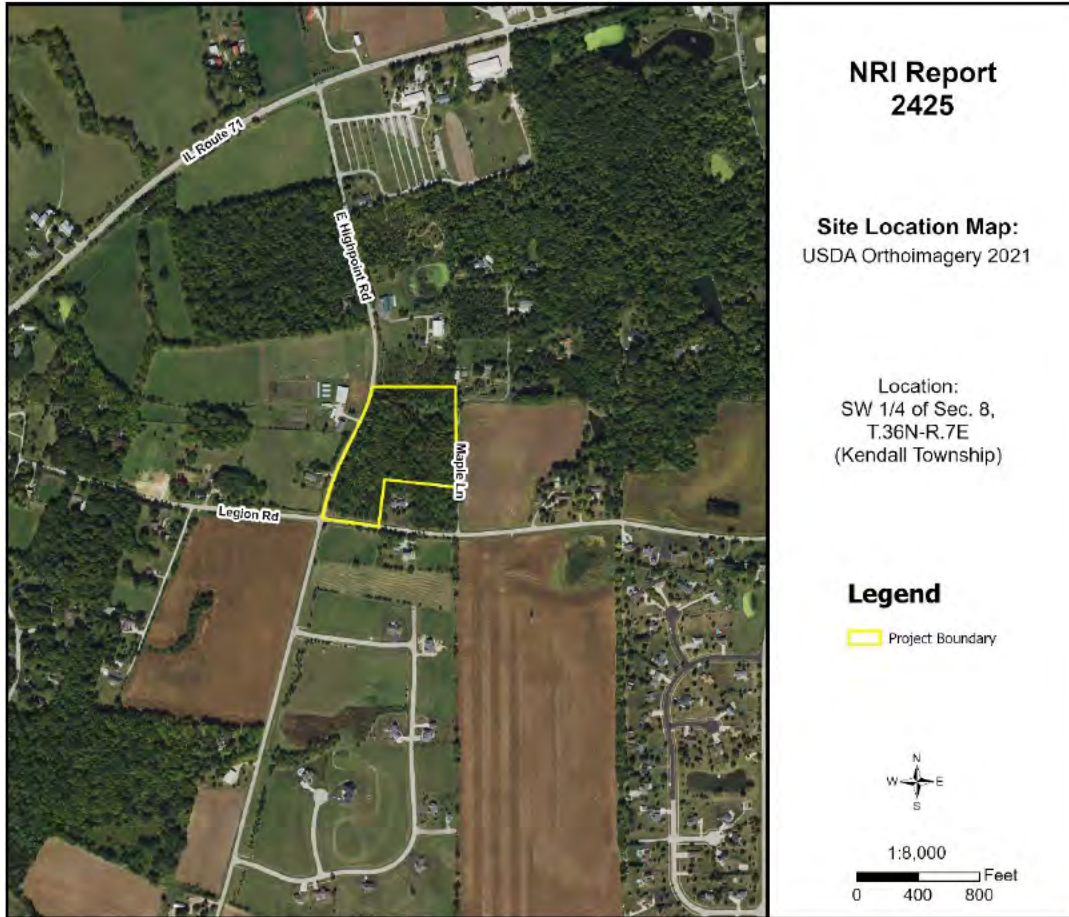


**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
AUGUST 6, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Dor Kramer 24-21, 24-22, +24-23		

# NATURAL RESOURCES INFORMATION (NRI) REPORT: #2425



Aug  
2024

Petitioner: Leo M. Phillip  
Contact: Attorney Daniel J. Kramer

Prepared By:



7775A Route 47  
Yorkville, Illinois 60560  
Phone: (630) 553-5821 x3  
[www.kendallswcd.org](http://www.kendallswcd.org)

**KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT  
NATURAL RESOURCES INFORMATION (NRI) REPORT**

Natural Resources Information Report Number	2425
Date District Board Reviews Application	August 2024
Applicant's Name	Leo M. Phillipp
Size of Parcel	(+/-) 11.7 acres
Current Zoning & Use	A-1 Agricultural District; Wooded
Proposed Zoning & Use	R-1 One Family Residential District; Three Single-Family Homes
Parcel Index Number(s)	05-08-301-002
Contact Person	Attorney Daniel J. Kramer

Copies of this report or notification of the proposed land-use change was provided to:	Yes	No
The Applicant	X	
The Applicant's Legal Representation	X	
The Local/Township Planning Commission	X	
The Village/City/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*



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## ***PURPOSE AND INTENT***

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The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

**Kendall County Soil and Water Conservation District**  
**7775A Route 47, Yorkville, IL 60560**  
**Phone: (630) 553-5821 ext. 3**  
**E-mail: [Alyse.Olson@il.nacdnet.net](mailto:Alyse.Olson@il.nacdnet.net)**

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## **EXECUTIVE SUMMARY**

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Natural Resources Information Report Number	2425
Petitioner	Leo M. Phillip
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Southwest ¼ of Section 8, Township 36 North, Range 7 East (Kendall Township) of the 3 <sup>rd</sup> Principal Meridian
Project or Subdivision Name	Phillipp Rezoning
Existing Zoning & Land Use	A-1 Agricultural District; Wooded
Proposed Zoning & Land Use	R-1 One Family Residential District; Three Single-Family Homes
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Not indicated
Size of Site	(+/-) 11.7 acres
Land Evaluation Site Assessment (LESA) Score	133 (Land Evaluation: 80; Site Assessment: 53)

**NATURAL RESOURCE CONSIDERATIONS**

**SOIL INFORMATION**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.

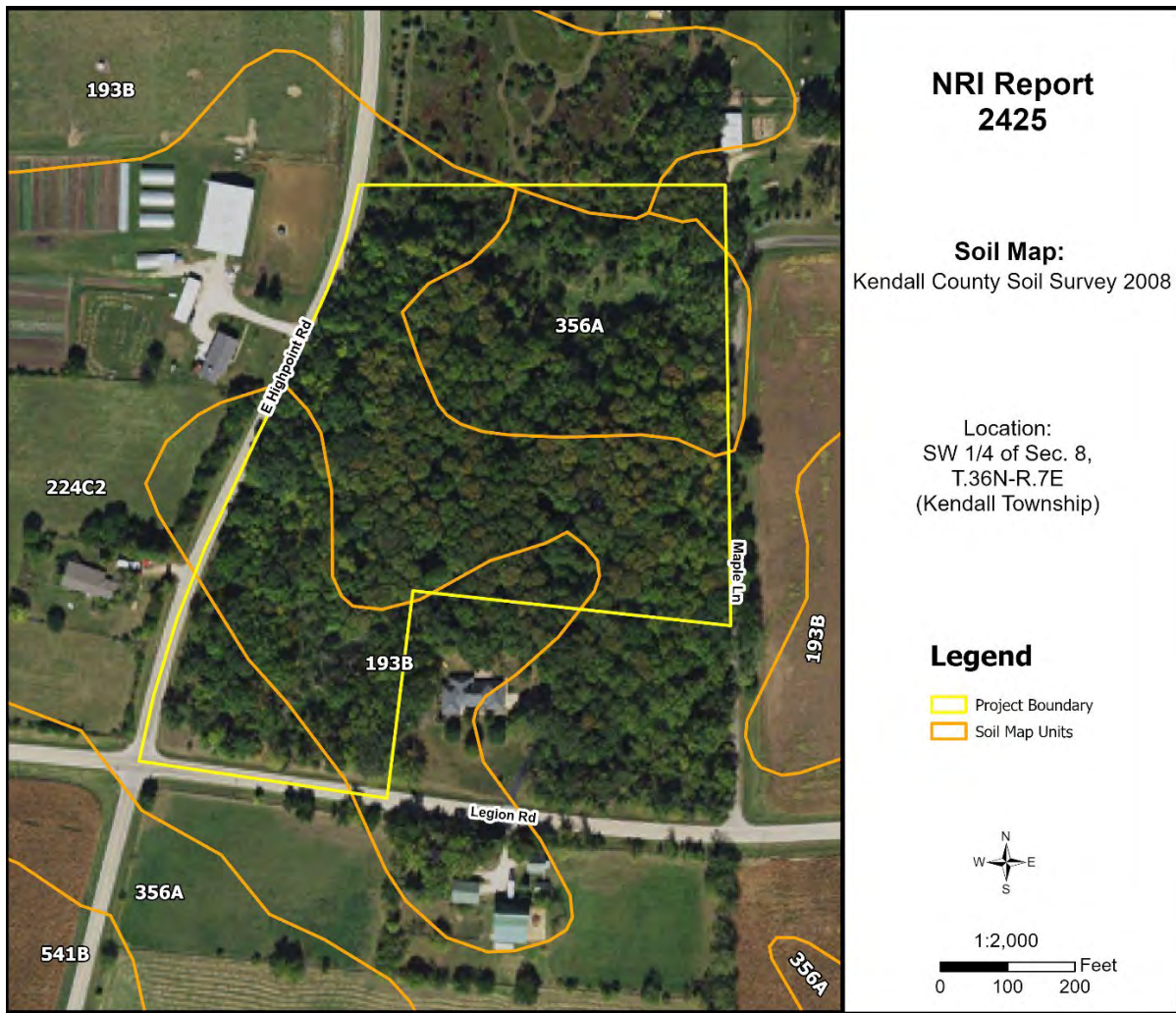


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	%
193B	Mayville silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric	Prime Farmland	2.7	22.8%
224C2	Strawn silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-Hydric	Farmland of Statewide Importance	5.9	50.8%
356A	Elpaso silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	3.1	26.4%

**Hydrologic Soil Groups** – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

**Hydric Soils** – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as hydric soil (356A Elpaso silty clay loam) and two are classified as non-hydric soil (193B Mayville silt loam and 224C2 Strawn silt loam).

**Prime Farmland** – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, one is designated as prime farmland (193B Mayville silt loam), one is designated as prime farmland if drained (356A Elpaso silty clay loam), and one is designated as farmland of statewide importance (224C2 Strawn silt loam).

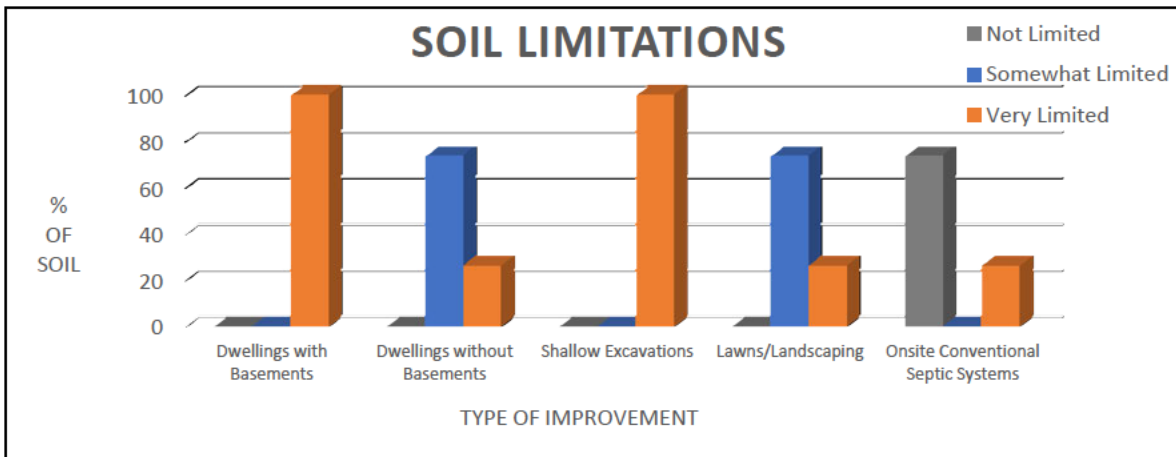
**Soil Limitations** – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

**Septic Systems** – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance.

Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information, please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

**Table 2: Soil Limitations**

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/Landscaping	Onsite Conventional Septic Systems
193B	Very Limited	Somewhat Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
224C2	Very Limited	Somewhat Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
356A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited



**Figure 2: Soil Limitations**

**KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)**

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
  - The Land Evaluation score for this site is 80 out of 100, indicating that the soils are well suited for agricultural uses.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts

for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.

- The Site Assessment score for this site is **53 out of 200**.

The **LESA Score for this site is 133 out of a possible 300, which indicates a low level of protection** for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

### **WETLANDS**

The U.S. Fish & Wildlife Service's National Wetlands Inventory map does not indicate the presence of wetland(s)/waters on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

### **FLOODPLAIN**

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0125G (effective date 2/4/2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the site does not appear to be located within the floodway or floodplain.

### **SEDIMENT AND EROSION CONTROL**

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern as suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

### **STORMWATER POLLUTION**

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.



**LAND USE FINDINGS:**

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed project for Leo M. Phillipp. The petitioner is requesting a change in zoning from A-1 Agricultural District to R-1 One Family Residential District on one, approximately 11.7-acre, parcel (Parcel Index Number 05-08-301-002) to construct up to three single-family homes. The parcel is in Section 8 of Kendall Township (T.36N-R.7E) of the 3<sup>rd</sup> Principal Meridian in Kendall County, IL. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that prime farmland soils should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 49.2% are designated as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 80 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 133 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.


Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are considered very limited for supporting dwellings with basements and shallow excavations and 26.4% are considered very limited for supporting dwellings without basements, lawns/landscaping and conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Lower Fox River watershed and the Hollenback Creek-Fox River sub watershed (HUC 12 – 071200070602). This sub watershed comprises about 15,842 acres and covers parts of Yorkville, Millhurst, Millbrook, and Newark.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statues, Ch. 70, Par 405/22.02a).

  
SWCD Board Representative

8-12-24  
Date

# PARCEL LOCATION

Located in the southwest ¼ of Section 8, Township 36 North, Range 7 East (Kendall Township). This parcel contains approximately 11.7 acres and is located on the northeast corner of Highpoint Road and Legion Road in Yorkville, IL.

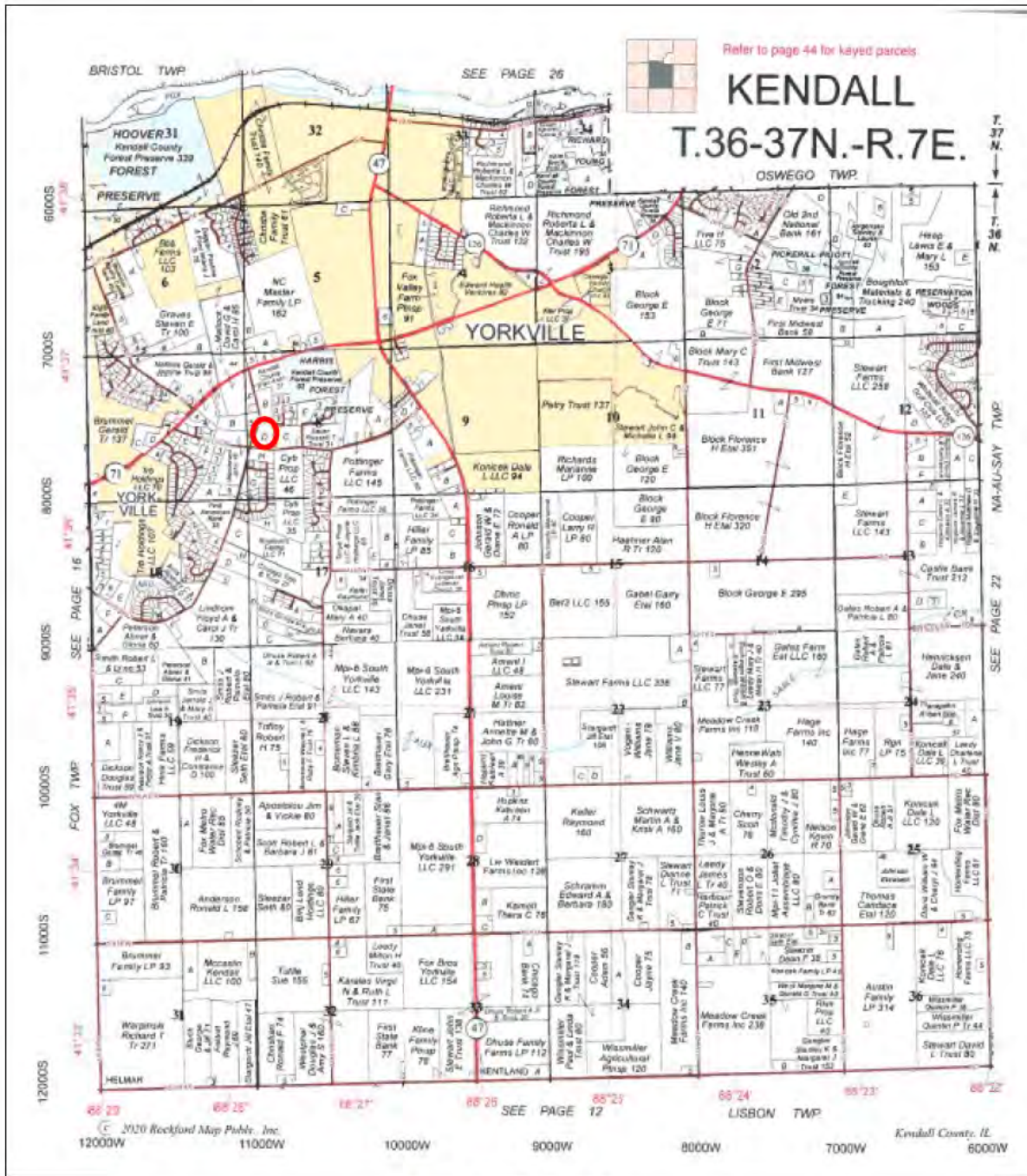


Figure 3: 2021 Plat Map

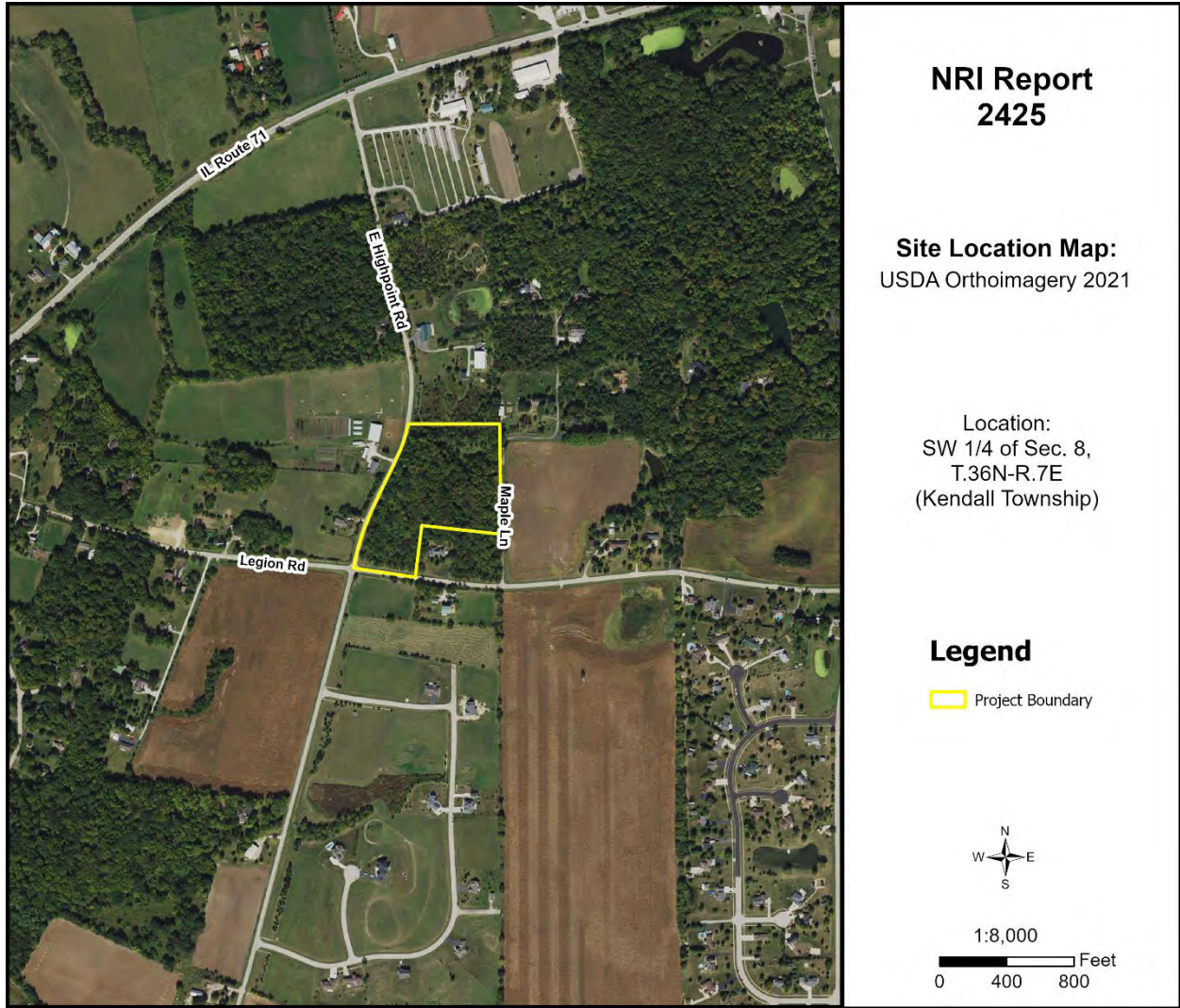


Figure 4: Aerial Map with NRI Project Boundary

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## **ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION**

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Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to “grow” a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

**The Illinois State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them according to current Illinois law.**

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## ***ECOLOGICALLY SENSITIVE AREAS***

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### **WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?<sup>1</sup>**

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: “At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life’s processes; by forming communities of organisms that have, through the several billion years of life’s history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now” (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above “background” in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world’s food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of “going to the country,” they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin’s human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

#### **BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL**

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

**Office maps indicate that there are no nature preserves in the vicinity of the parcel in question (PIQ). However, there are other ecologically sensitive areas. Harris Forest Preserve is located approximately 0.2 miles northeast of the PIQ. The Illinois Department of Natural Resources EcoCAT report did not indicate the presence of state-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project.**

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<sup>1</sup>Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

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## ***SOILS INFORMATION***

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### **IMPORTANCE OF SOILS INFORMATION**

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

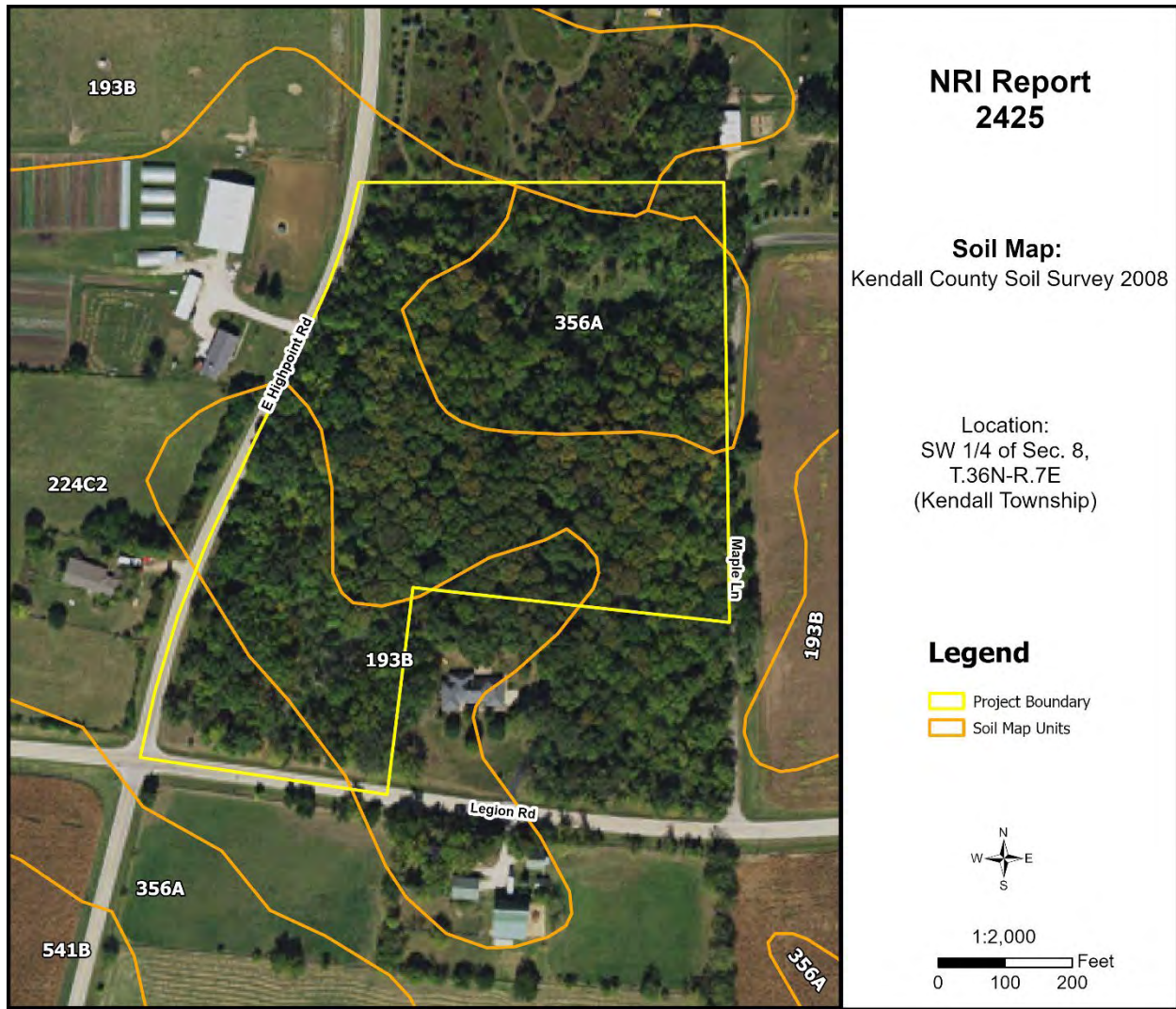


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acreage	Percent
193B	Mayville silt loam, 2-5% slopes	2.7	22.8%
224C2	Strawn silt loam, 5-10% slopes, eroded	5.9	50.8%
356A	Elpaso silty clay loam, 0-2% slopes	3.1	26.4%

Source: National Cooperative Soil Survey – USDA-NRCS



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## ***SOILS INTERPRETATIONS EXPLANATION***

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### **GENERAL – NONAGRICULTURAL**

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

### **LIMITATIONS RATINGS**

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited:** This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited:** This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

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## ***BUILDING LIMITATIONS***

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### **BUILDING ON POORLY SUITED OR UNSUITABLE SOILS**

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

**Dwellings with Basements** – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

**Dwellings without Basements** – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

**Shallow Excavations** – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

**Lawns and Landscaping** – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

**Onsite Conventional Sewage Disposal** – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630) 553-9100 x8026.

**Table 4:** Building Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns / Landscaping	Onsite Conventional Septic Systems*	Acres	%
193B	<b>Very Limited:</b> Depth to saturated zone	<b>Somewhat Limited:</b> Shrink-swell Depth to saturated zone	<b>Very Limited:</b> Depth to saturated zone Dusty Unstable excavation walls	<b>Somewhat Limited:</b> Dusty Depth to saturated zone	<b>Suitable/ Not Limited</b>	2.7	22.8%
224C2	<b>Very Limited:</b> Depth to saturated zone	<b>Somewhat Limited:</b> Depth to saturated zone	<b>Very Limited:</b> Depth to saturated zone Dusty Unstable excavation walls	<b>Somewhat Limited:</b> Depth to saturated zone Dusty	<b>Suitable/ Not Limited</b>	5.9	50.8%
356A	<b>Very Limited:</b> Ponding Depth to saturated zone Shrink-swell	<b>Very Limited:</b> Ponding Depth to saturated zone Shrink-swell	<b>Very Limited:</b> Ponding Depth to saturated zone Dusty Unstable excavation walls Too clayey	<b>Very Limited:</b> Ponding Depth to saturated zone Dusty	<b>Unsuitable/ Very Limited</b>	3.1	26.4%
<b>% Very Limited</b>	<b>100%</b>	<b>26.4%</b>	<b>100%</b>	<b>26.4%</b>	<b>26.4%</b>		

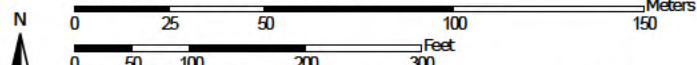
\*This column indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Please consult with the Kendall County Health Department to verify the limitations of your site for onsite conventional sewage disposal.

Figure 6A: Map of Building Limitations - Dwellings With Basements & Shallow Excavations



Soil Map may not be valid at this scale.

Map Scale: 1:1,990 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

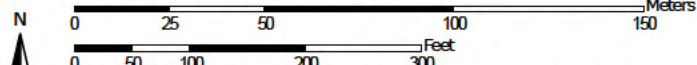


Figure 6B: Map of Building Limitations - Dwellings Without Basements & Lawns/Landscaping



Soil Map may not be valid at this scale.

Map Scale: 1:1,990 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



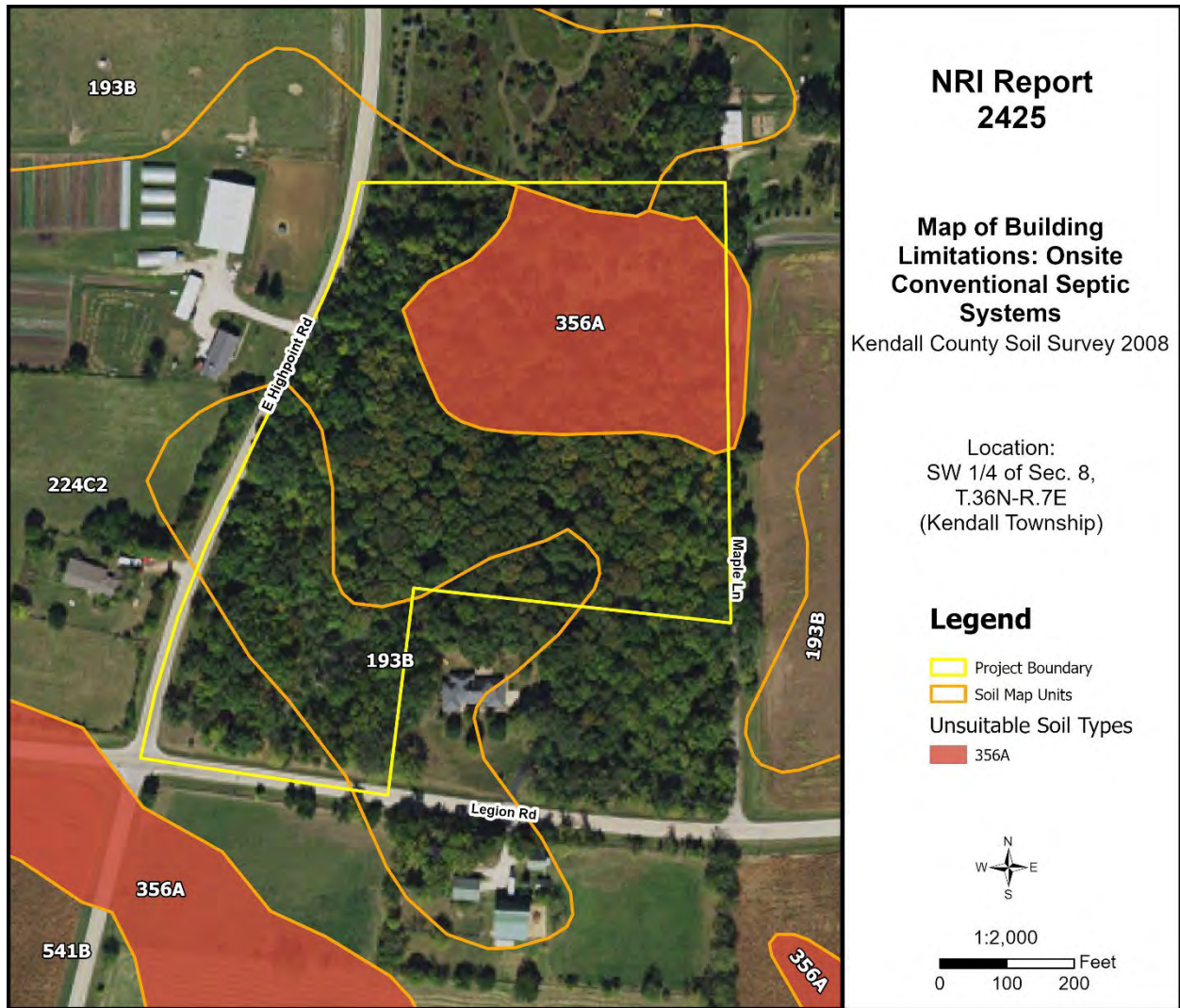


Figure 6C: Map of Building Limitations – Onsite Conventional Septic Systems

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## **SOIL WATER FEATURES**

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Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

**HYDROLOGIC SOIL GROUPS (HSGs)** – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

**Note:** If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

**SURFACE RUNOFF** – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

**MONTHS** – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

**WATER TABLE** – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

**PONDING** – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

**FLOODING** – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

**Note:** The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

**Table 5:** Water Features

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
193B	C	Low	February – April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.5'	January – December Frequency: None	January – December Frequency: None
224C2	C	Medium	February – April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.0'	January – December Frequency: None	January – December Frequency: None
356A	B/D	Negligible	January – May Upper Limit: 0.0'-1.0' Lower Limit: 6.0'	January – May Surface Depth: 0.0'-0.5' Duration: Brief (2-7 days) Frequency: Frequent	January – December Frequency: None



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## **SOIL EROSION AND SEDIMENT CONTROL**

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Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

**Slope** has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

**Table 6:** Soil Erosion Potential

<b>Soil Type</b>	<b>Slope</b>	<b>Rating</b>	<b>Acreage</b>	<b>Percent</b>
193B	2-5%	Slight	2.7	22.8%
224C2	5-10%	Moderate	5.9	50.8%
356A	0-2%	Slight	3.1	26.4%

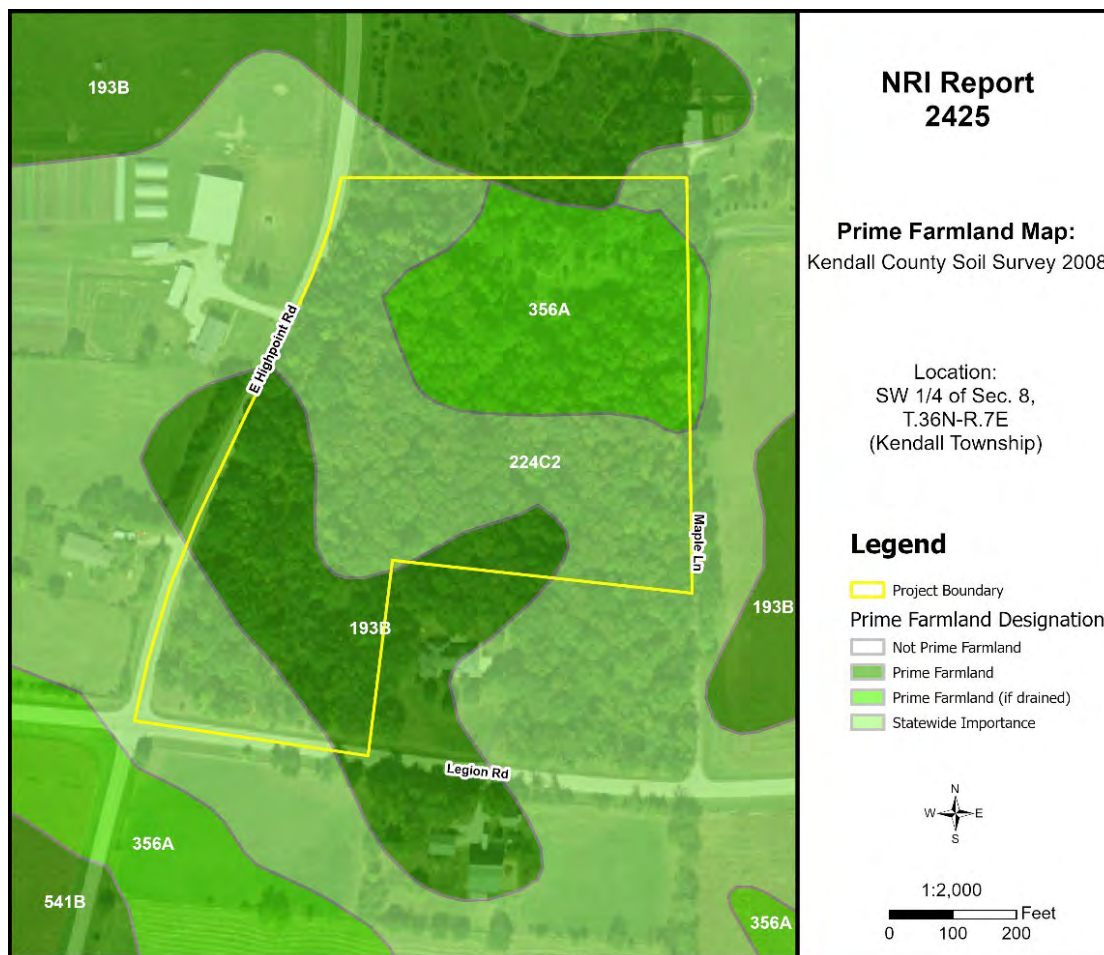
## PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soil map units on the parcel reflect the determination that urban or built-up land on prime farmland soils is not prime farmland.

**Table 7:** Prime Farmland Soils

Soil Type	Prime Designation	Acreage	Percent
193B	Prime Farmland	2.7	22.8%
224C2	Farmland of Statewide Importance	5.9	50.8%
356A	Prime Farmland if Drained	3.1	26.4%
<b>% Prime Farmland</b>		<b>49.2%</b>	



**Figure 7:** Map of Prime Farmland Soils

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## **LAND EVALUATION AND SITE ASSESSMENT (LESA)**

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Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

### **LAND EVALUATION (LE)**

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

### **SITE ASSESSMENT (SA)**

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

**Table 8A: Land Evaluation Computation**

<b>Soil Type</b>	<b>Value Group</b>	<b>Relative Value</b>	<b>Acres*</b>	<b>Product (Relative Value x Acres)</b>
193B	4	79	2.7	213.3
224C2	6	69	5.9	407.1
356A	1	100	3.1	310.0
			<b>11.7</b>	<b>930.4</b>
<b>LE Calculation</b>			(Product of relative value / Total Acres) 930.4 / 11.7 = 79.52	
<b>LE Score</b>			<b>LE = 80</b>	

\*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 80, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

**Table 8B:** Site Assessment Computation

<b>A.</b>	<b>Agricultural Land Uses</b>	<b>Points</b>
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	15
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
<b>B.</b>	<b>Compatibility / Impact on Uses</b>	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
<b>C.</b>	<b>Existence of Infrastructure</b>	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	<b>Site Assessment Score:</b>	<b>53</b>

**Land Evaluation Value: 80 + Site Assessment Value: 53 = LESA Score: 133**

**Table 9:** LESA Score Summary

<b>LESA SCORE</b>	<b>LEVEL OF PROTECTION</b>
<b>0-200</b>	<b>Low</b>
201-225	Medium
226-250	High
251-300	Very High

**The LESA Score for this site is 133 which indicates a low level of protection for the proposed project site.** Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

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## ***LAND USE PLANS***

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Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact Kendall County Planning, Building & Zoning for information regarding their comprehensive land use plan and map.

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## ***DRAINAGE, RUNOFF, AND FLOOD INFORMATION***

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U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

### **WHAT IS A WATERSHED?**

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses, such as a subdivision, calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

### **IMPORTANCE OF FLOOD INFORMATION**

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to “sidestep” potential flooding or ponding problems.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. This is to correctly determine the parcel location and floodplain location. The FIRM map has three (3) zones. Zone A includes the 100-year flood (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner, and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDNR-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans. Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainage ways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

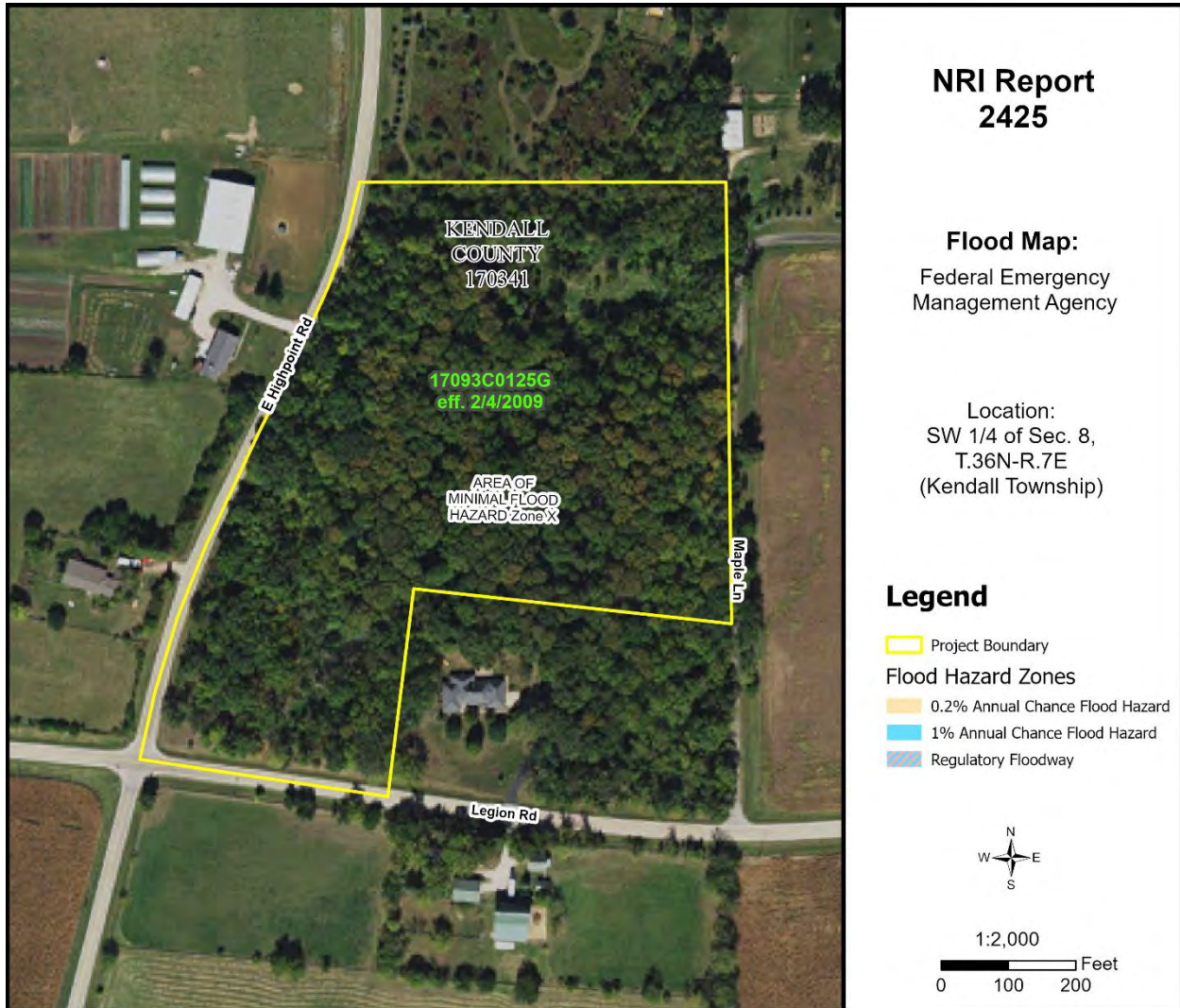


Figure 8: Flood Map

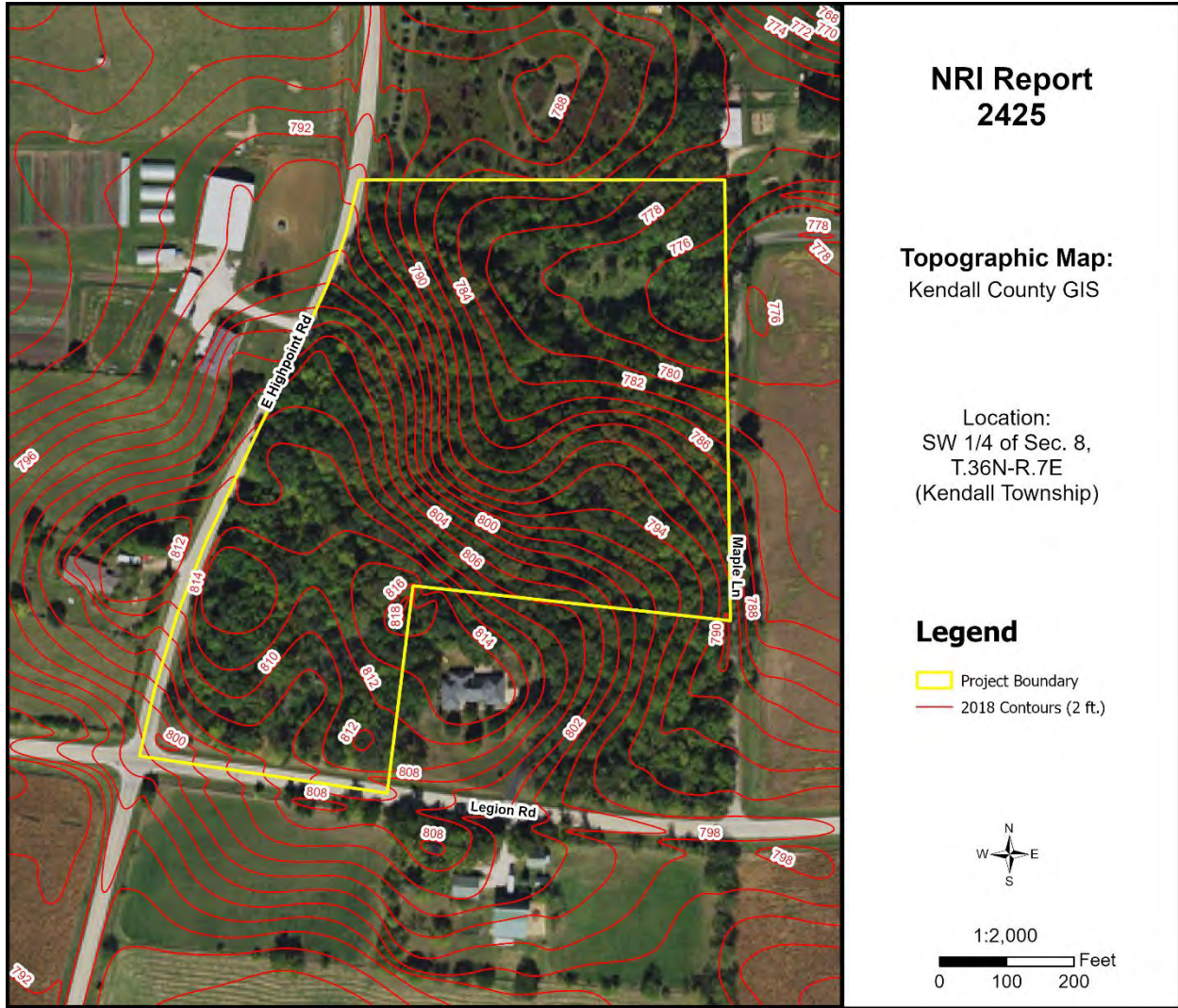


Figure 9: Topographic Map

This parcel contains soils with slopes of 0-10% and an elevation of approximately 776'-818' above sea level. The highest point is near the southern portion of the site, and the lowest point is near the northeast corner. According to the Federal Emergency Management Agency (FEMA) Flood Map (Figure 8), the parcel does not appear to contain areas of floodplain or floodway. It is mapped as Zone X, an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain.



## WATERSHED PLANS

### WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.

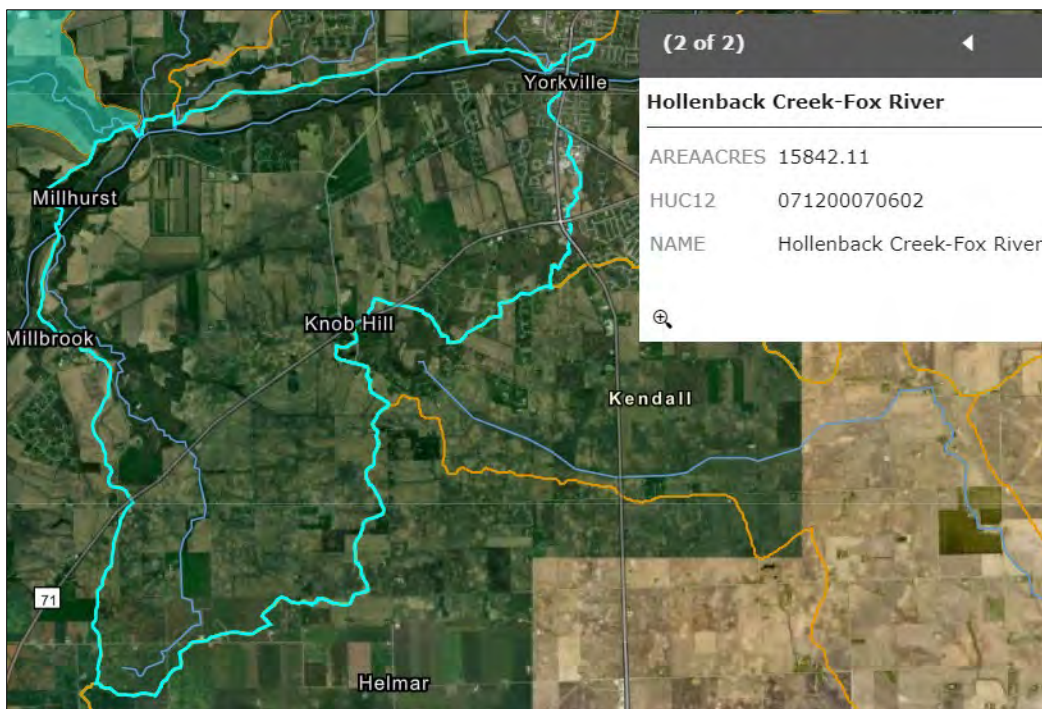


Figure 10: Sub Watershed Map

**This site is located within the Lower Fox River watershed and the Hollenback Creek-Fox River sub watershed (HUC 12 – 071200070602). This sub watershed comprises about 15,842 acres and covers parts of Yorkville, Millhurst, Millbrook, and Newark.**

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## WETLAND INFORMATION

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### IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the National Wetlands Inventory, which is the most comprehensive inventory to date. The National Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The National Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

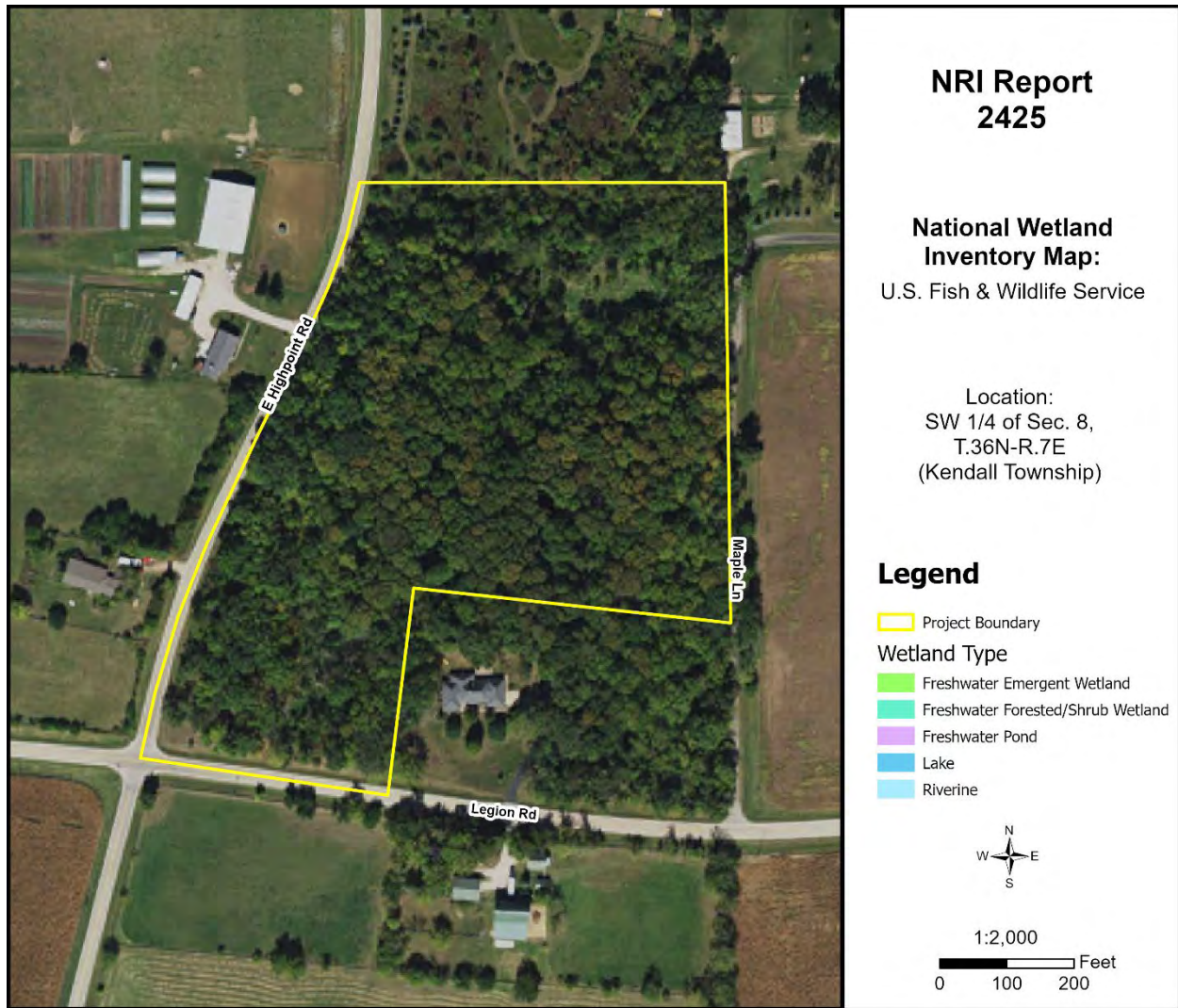


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are not present on the parcel in question (PIQ). To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

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## **HYDRIC SOILS**

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Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

**Table 10:** Hydric Soils

<b>Soil Types</b>	<b>Drainage Class</b>	<b>Hydric Designation</b>	<b>Hydric Inclusions Likely</b>	<b>Hydric Rating %</b>	<b>Acreage</b>	<b>Percent</b>
193B	Moderately Well Drained	Non-Hydric	No	0%	2.7	22.8%
224C2	Moderately Well Drained	Non-Hydric	No	0%	5.9	50.8%
356A	Poorly Drained	Hydric	N/A	100%	3.1	26.4%

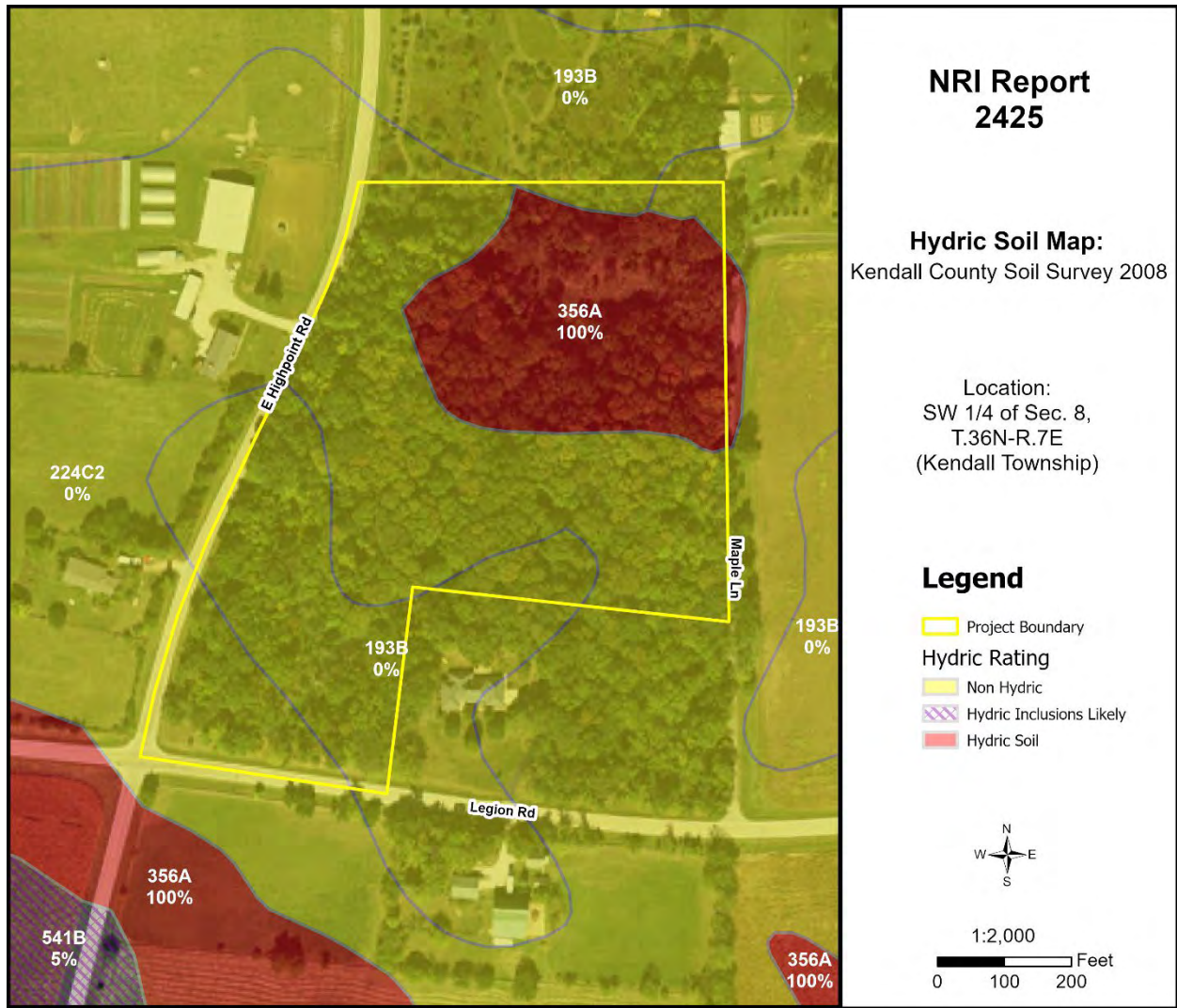


Figure 12: Hydric Soils Map

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## **WETLAND AND FLOODPLAIN REGULATIONS**

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PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

### **WHO MUST APPLY?**

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

### **REGULATORY AGENCIES**

- **Wetland or U.S. Waters:** U.S. Army Corps of Engineers, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains:** Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control:** Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

### **COORDINATION**

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

**CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to \$16,000 per day of violation, with a maximum cap of \$187,500 in any single enforcement action, as well as criminal enforcement.**

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## **GLOSSARY**

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**AGRICULTURAL PROTECTION AREAS (AG AREAS)** - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

**AGRICULTURE** - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

**BEDROCK** - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

**FLOODING** - Indicates frequency, duration, and period during year when floods are likely to occur.

**HIGH WATER TABLE** - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Water table, Apparent:** A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Water table, Artesian:** A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Water table, Perched:** A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

**DELINEATION** - For Wetlands: A series of pink or orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

**DETERMINATION** - A polygon drawn on a map using map information that gives an outline of a wetland.

**HYDRIC SOIL** - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

**INTENSIVE SOIL MAPPING** - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

**LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.)** - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

**MODERN SOIL SURVEY** - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

**PERMEABILITY** - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

**PIQ** - Parcel in question

**POTENTIAL FROST ACTION** - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

**PRIME FARMLAND** - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

**SEASONAL** - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

**SHRINK-SWELL POTENTIAL** - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

**SOIL MAPPING UNIT** - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.



**SOIL SERIES** - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

**SUBSIDENCE** - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

**TOPSOIL** - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

**WATERSHED** - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

**WETLAND** - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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## REFERENCES

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**Matt Asselmeier**

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**From:** Steve Grebner <sgrebner@kendalltwp.com>  
**Sent:** Tuesday, September 17, 2024 10:29 PM  
**To:** Matt Asselmeier  
**Cc:** Daniel J Kramer; Steve Gengler; Amy Westphal  
**Subject:** [External]Approval of County Petition 22-24

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

Matt and Dan;

Please find the following approved motion by the Kendall Township Trustees of the above referenced County Petition:

*Approve the recommendation of the Kendall Township Planning Commission regarding the County Petition 22-24 of the rezoning of the Leo Phillips Property from A1 to R1 with the following caveats, agreed to in principle by the Petitioner and his representative, to require prior approval of driveway placement by Kendall Township Highway Commissioner and a 40' dedication of right away from centerline on both Legion and East Highpoint Roads.*

Motion was approved unanimously.

Steve Grebner, Clerk Kendall Township

Check out our New Township website by clicking the QR code



Attachment 6, Page 1  
**KENDALL COUNTY**  
**REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of August 28, 2024 - 7:00 p.m.**

Starting at 7:03 p.m., the Commission observed a moment of silence in honor of Larry Nelson. Attendees commented on Member Nelson's passing and discussed their memories of him.

Chairman Bill Ashton called the meeting to order at 7:19 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Dan Kramer, Scott Hill, Cheryl Hill, and Matthew Toftoy

**APPROVAL OF AGENDA**

Chairman Ashton announced that the Petitioner for Petition 24-22 requested the proposal to be continued to the September 25, 2024, meeting.

Member Wilson made a motion, seconded by Member Rodriguez, to approve the agenda with an amendment to remove Petition 24-22 from the agenda and continue the Petition to the September 25, 2024, meeting. With a voice vote of eight (8) ayes, the motion carried.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported the rezoning request at 10835 Legion Road and the approval of the 2025 meeting calendar were the only agenda items for the September meeting. The items that were on the Comprehensive Land Plan Committee's agendas will be placed on the September Planning Commission meeting.

**ADJOURNMENT**

Member Bernacki made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:04 p.m.

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

Enc.



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
AUGUST 28, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Don Kwan</i>		

**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)  
YORKVILLE, IL 60560  
September 3, 2024 – 7:00 p.m.

**CALL TO ORDER**

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

**ROLL CALL:**

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

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Dan Kramer, Scott Hill, and Seth Wormley

**PETITIONS:**

The Zoning Board of Appeals started their review of Petition 24-22 at 7:02 p.m.

**Petition 24 – 22 – Leo M. Phillipp**

**Request:** Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District

**PIN:** 05-08-301-002

**Location:** 10835 Legion Road, Yorkville in Kendall Township

**Purpose:** Petitioner Wants to Rezone the Property in Order to Build 3 Houses

Chairman Mohr announced that the Petitioner requested the proposal to be continued to September 30, 2024.

Member Whitfield made a motion, seconded by Member Cherry, to continue the public hearing to September 30, 2024.

The votes were as follows:

**Ayes (7):** Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

**Nays (0):** None

**Abstain (0):** None

**Absent (0):** None

The motion carried.

The proposal will be on the September 30, 2024, Zoning Board of Appeals agenda.

The Zoning Board of Appeals completed their review of Petition 24-22 at 7:02 p.m.

**PUBLIC COMMENTS**

Mr. Asselmeier reported the rezoning request at 10835 Legion Road, the review of the special use permit for the solar project on Simons Road, and the approval of the 2025 meeting calendar were the only agenda items for the September 30<sup>th</sup> hearing.

The Seward Township LRMP amendment is on the Planning, Building and Zoning Committee on September 9, 2024. Seward Township indicated that they wanted to meet on the matter again in the middle of September. The Planning, Building and Zoning Committee will have to decide if another extension should be granted or if a vote will occur.

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:31 p.m.

The next regularly scheduled meeting/hearing will be on Monday, September 30, 2024.

Respectfully submitted by,  
Matthew H. Asselmeier  
Planning, Building and Zoning Director

**Exhibits**

1. August 21, 2024, Letter from Dan Kramer Regarding Petition 24-22
2. Certificate of Publication for Petition 24-22 (Not Included with Report but on file in Planning, Building and Zoning Office)





Law Offices  
of  
**Daniel J. Kramer**  
1107A S. Bridge Street  
Yorkville, Illinois 60560  
630-553-9500  
Fax: 630-553-5764  
dkramer@dankramerlaw.com

Daniel J. Kramer

Kelly A. Helland  
D.J. Kramer

August 21, 2024


Matt Asselmeier  
Kendall County Planning, Building, & Zoning  
Via E-mail: [Masselmeier@kendallcountyil.gov](mailto:Masselmeier@kendallcountyil.gov)

RE: Phillipp Petition

Dear Matt:

Please be advised we are set to be at the Kendall Township Plan Commission September 16, 2024, and the Kendall Township Board September 17, 2024. I know the Township's Approval is required to obtain approval at the Kendall County Regional Plan Commission and Zoning Board of Appeal so we hereby request to be continued to the September 25<sup>th</sup> Regional Plan Commission and September 30<sup>th</sup> Zoning Board of Appeals. I will be at the meetings to request the extension. Should you have any questions or concerns please feel free to contact me.

Very truly yours

  
Daniel J. Kramer  
Attorney at Law

DJK:cth

**Matt Asselmeier**

---

**From:** Krysti Barksdale-Noble <knoble@yorkville.il.us>  
**Sent:** Wednesday, September 25, 2024 10:36 AM  
**To:** Matt Asselmeier; Sara Mendez  
**Subject:** RE: [External]RE: Kendall County Petition 24-22

Good Morning Matt,

Both items were not objected to by the Council.

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Wednesday, September 25, 2024 8:17 AM  
**To:** Sara Mendez <smendez@yorkville.il.us>  
**Cc:** Krysti Barksdale-Noble <knoble@yorkville.il.us>  
**Subject:** RE: [External]RE: Kendall County Petition 24-22

Sara:

Did the City Council have any objections to this map amendment?

Thanks,

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

**From:** Sara Mendez <smendez@yorkville.il.us>  
**Sent:** Tuesday, August 27, 2024 10:35 AM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Cc:** Krysti Barksdale-Noble <knoble@yorkville.il.us>  
**Subject:** [External]RE: Kendall County Petition 24-22

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

Good morning Matt,

To confirm, are the 3 homes being proposed for petition 24-22 single-family detached homes? Thank you.

All the best,

*Sara Mendez*  
(she/her)  
Planner I

Attachment 9, Page 1  
**KENDALL COUNTY**  
**REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of September 25, 2024 - 7:00 p.m.**

Chairman Bill Ashton called the meeting to order at 7:05 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Karin McCarthy-Lange and Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Dan Kramer, Leo Phillipp, and David Priegel

**PETITIONS**

**Petition 24-22 Leo M. Phillipp**

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately eleven point six more or less (11.6 +/-) acres of the approximately fifteen (15) acres located at the northeast corner of Legion and East Highpoint Roads in order to construct approximately three (3) houses.

The application materials and zoning plat were provided.

The property is located at 10835 Legion Road.

In 1984, through Ordinance 84-06, the southwest corner of the property was rezoned to R-1.

In 1987, through Ordinance 87-27, the southwest corner of the property was rezoned back to A-1 and approximately three point three more or less (3.3 +/-) acres, where the current house, is placed was rezoned to R-1.

The total size of the property is approximately fifteen (15) acres.

The existing land use for the proposed rezoned portion of the property is Wooded.

The County's Land Resource Management Plan calls for the property to be Suburban Residential and Yorkville's Plan calls for the property to be Estate/Conservation Residential.

East Highpoint Road and Legion Road are Township maintained Minor Collectors.

Yorkville has a trail planned along East Highpoint Road.

There are no floodplains or wetlands on the property.

The current land uses of the adjacent properties are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1, A-1 SU, and R-1.

The County's Future Land Use Map calls for the area to be Suburban Residential (Max 1.0 DU/Acre) and Rural Residential (Max 0.65 DU/Acre). Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, R-3, RPD-2, RPD-3, and B-4.

The A-1 special use permits to the east are for communication towers.

The A-1 special use permit to the west is for boarding horses.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on July 19, 2024. The LESA Score was 133 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Kendall Township on July 30, 2024. The Kendall Township Planning Commission reviewed the proposal at their meeting on September 16, 2024, and the Kendall Township Board reviewed the proposal at their meeting on September 17, 2024. Discussion occurred regarding the number of houses, the number and location of driveway cuts, rights-of-way dedications, and the development of houses without doing a subdivision. The Kendall Township Planning Commission and Kendall Township Board recommended approval of the proposal with the caveats that driveway placements require prior approval by the Kendall Township Highway Commissioner and that right-of-way dedications forty feet (40') in depth from the centerlines of both Legion and East Highpoint Roads occur. An email outlining the Township's position was provided.

Petition information was sent to the United City of Yorkville on July 30, 2024. The Yorkville Planning and Zoning Commission reviewed the proposal at their meeting on September 11, 2024. The Yorkville Planning and Zoning Commission had no objections to the proposal. The Yorkville City Council reviewed the proposal on September 24, 2024, and expressed no objections to the proposal.

Petition information was sent to the Bristol-Kendall Fire Protection District on July 30, 2024. No comments received.

ZPAC reviewed this proposal at their meeting on August 6, 2024. Discussion occurred about rights-of-way dedications since the proposal would not involve a subdivision. The Petitioner's Attorney was agreeable to submitting a letter dedicating rights-of-way forty feet (40') in depth from the centerlines of East Highpoint and Legions Roads. ZPAC recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

On August 21, 2024, the Petitioner's Attorney submitted an email requesting this proposal be continued to the September 25, 2024, Kendall County Regional Planning Commission meeting. At their meeting on August 28, 2024, the Kendall County Regional Planning Commission voted to continue this proposal as requested by the Petitioner. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 3, 2024. The Petition was continued to September 30, 2024, as requested by the Petitioner. The minutes of this hearing were provided.

The Petitioners would like to rezone the property in order to build a maximum of three (3) houses on the rezoned portion of the property. Since the property already has frontage along East Highpoint and Legion Roads, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently mostly wooded with one (1) single-family home. Any future buildings would have to meet applicable building codes.

The wooded area is not presently served by utilities.

The property fronts East Highpoint and Legion Roads. Kendall Township has permitting authority over access at the property.

No information was provided regarding parking.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural and some form of single-family residential.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Member Landovitz asked about the status of the right-of-way dedication and the understanding with the Kendall Township Highway Commissioner regarding access to the property. Dan Kramer, Attorney for the Petitioner, responded that the Petitioner agreed to the request of Fran Klaas and Kendall Township for a forty foot (40') dedication which would occur after approval of the map amendment. Mr. Kramer explained the location of the existing of the house and the location of new driveways. He noted the hill on Legion Road and having the driveway be as close to the existing house as possible. The driveway would be around two hundred fifty feet (250') east of the intersection.

Mr. Kramer said that three (3) houses would be the maximum, but there could be less houses.

Mr. Kramer explained the future land use maps of the County and Yorkville. The smallest lot size for the County was two point nine-nine (2.99) acres. He also explained that Estate/Conservation designation of Yorkville; those areas where Yorkville had not studied greatly for future land uses.

Mr. Asselmeier requested clarification regarding Maple Lane. Mr. Kramer responded that Maple Lane was a private road and the Petitioner did possess any rights of access to Maple Lane. Discussion occurred regarding ownership of Maple Lane.

Member Bernacki asked about the locations of future homes on the property. Mr. Kramer said that no specific lot dimensions were proposed. Leo Phillipp, Petitioner, explained the history of ownership of property and his original plans for his family to live at the property, which was unlikely. Mr. Phillipp explained the topography of the site; one (1) house would be flat and two (2) houses could have walk-out basements.

It was noted that, if the map amendment were approved, the entire property would be zoned R-1.

Discussion occurred regarding the Plat Act requirements for division of properties and the County's minimum lot size and frontage requirements.

David Priegel asked what the public interest was in approving the map amendment. Mr. Asselmeier responded that Kendall Township and the United City of Yorkville had not objected to the proposal. Also, if homes were constructed on the property, the property would pay more in property taxes. Member Wormley also noted that the Petitioner would have neighbors and the proposal provides needed homes. Member Wilson said that, if a traditional subdivision were proposed, more homes could go on the property; the proposal limits the number of houses on the property. Discussion occurred regarding tree removal related to development.

Member Hamman asked how many homes were served by Maple Lane and the size of the lots on Maple Lane. Mr. Priegel responded seven (7) house and lots were three (3) acres in size. Member Hamman noted that the lots on the subject property would be comparable to the lots on Maple Lane.

Member Landovitz noted that, if the proposal was approved, the zoning of the subject property would be consistent with the zoning in larger neighborhood.

Mr. Kramer discussed the LaSalle and Sinclair factors regarding counties and municipalities having plans and following plans. He discussed the lot sizes in the Tanglewood Trails and Matlock subdivisions.

Member Hamman made a motion, seconded by Member Rodriguez, to recommend approval of the requested map amendment.

The votes were as follows:

Ayes (8): Ashton, Bernacki, Casey, Hamman, Landovitz, Rodriguez, Wilson, and Wormley  
Nays (0): None  
Absent (0): None  
Abstain (2): McCarthy-Lange and Stewart

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on September 30, 2024.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported a rezoning request on River Road and a major amendment to the special use permit for a banquet facility at 1998 Johnson Road were on the agenda items for the October meeting.

Member Wilson discussed a proposed data center in Shorewood's plan area in Seward Township. Discussion occurred regarding data centers at Plano and Yorkville.

Discussion occurred regarding solar projects near the Village of Lisbon.

**ADJOURNMENT**

Member Wilson made a motion, seconded by Member Bernacki, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:45 p.m.

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

Enc.



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
SEPTEMBER 25, 2024**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Don Krane</i>		



**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)  
YORKVILLE, IL 60560  
September 30, 2024 – 7:00 p.m.

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

**ROLL CALL:**

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

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Dan Kramer, Leo Phillip, and Gloria Foxman

**PETITIONS:**

The Zoning Board of Appeals started their review of Petition 24-22 at 7:01 p.m.

Chairman Mohr swore in Dan Kramer and Leo Phillip

**Petition 24 – 22 – Leo M. Phillip**

**Request:** Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District

**PIN:** 05-08-301-002

**Location:** 10835 Legion Road, Yorkville in Kendall Township

**Purpose:** Petitioner Wants to Rezone the Property in Order to Build 3 Houses

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately eleven point six more or less (11.6 +/-) acres of the approximately fifteen (15) acres located at the northeast corner of Legion and East Highpoint Roads in order to construct approximately three (3) houses.

The application materials and zoning plat were provided.

The property is located at 10835 Legion Road.

In 1984, through Ordinance 84-06, the southwest corner of the property was rezoned to R-1.

In 1987, through Ordinance 87-27, the southwest corner of the property was rezoned back to A-1 and approximately three point three more or less (3.3 +/-) acres, where the current house, is placed was rezoned to R-1.

The total size of the property is approximately fifteen (15) acres.

The existing land use for the proposed rezoned portion of the property is Wooded.

The County's Land Resource Management Plan calls for the property to be Suburban Residential and Yorkville's Plan calls for the property to be Estate/Conservation Residential.

East Highpoint Road and Legion Road are Township maintained Minor Collectors.

Yorkville has a trail planned along East Highpoint Road.

There are no floodplains or wetlands on the property.

The current land uses of the adjacent properties are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1, A-1 SU, and R-1.

The County's Future Land Use Map calls for the area to be Suburban Residential (Max 1.0 DU/Acre) and Rural Residential (Max 0.65 DU/Acre). Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, R-3, RPD-2, RPD-3, and B-4.

The A-1 special use permits to the east are for communication towers.

The A-1 special use permit to the west is for boarding horses.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on July 19, 2024. The LESA Score was 133 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Kendall Township on July 30, 2024. The Kendall Township Planning Commission reviewed the proposal at their meeting on September 16, 2024, and the Kendall Township Board reviewed the proposal at their meeting on September 17, 2024. Discussion occurred regarding the number of houses, the number and location of driveway cuts, rights-of-way dedications, and the development of houses without doing a subdivision. The Kendall Township Planning Commission and Kendall Township Board recommended approval of the proposal with the caveats that driveway placements require prior approval by the Kendall Township Highway Commissioner and that right-of-way dedications forty feet (40') in depth from the centerlines of both Legion and East Highpoint Roads occur. An email outlining the Township's position was provided.

Petition information was sent to the United City of Yorkville on July 30, 2024. The Yorkville Planning and Zoning Commission reviewed the proposal at their meeting on September 11, 2024. The Yorkville Planning and Zoning Commission had no objections to the proposal. The Yorkville City Council reviewed

the proposal on September 24, 2024, and expressed no objections to the proposal. An email from Yorkville was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on July 30, 2024. No comments received.

ZPAC reviewed this proposal at their meeting on August 6, 2024. Discussion occurred about rights-of-way dedications since the proposal would not involve a subdivision. The Petitioner's Attorney was agreeable to submitting a letter dedicating rights-of-way forty feet (40') in depth from the centerlines of East Highpoint and Legions Roads. ZPAC recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

On August 21, 2024, the Petitioner's Attorney submitted an email requesting this proposal be continued to the September 25, 2024, Kendall County Regional Planning Commission meeting. At their meeting on August 28, 2024, the Kendall County Regional Planning Commission voted to continue this proposal as requested by the Petitioner. The minutes of this meeting were provided.

At their meeting on September 25, 2024, the Kendall County Regional Planning Commission discussed the timing of the right-of-way dedication, the locations of future driveways, and the locations of future homes. It was noted that Maple Lane was a private road and there were seven (7) homes on Maple Lane on approximately three (3) acre sized lots. Discussion occurred regarding Plat Act exemptions for division of properties. Discussion occurred regarding increased tax revenues and an increase in the number of available houses if the proposal was approved. It was also noted that the proposal limits the number of new houses on the property. The Kendall County Regional Planning Commission recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 3, 2024. The Petition was continued to September 30, 2024, as requested by the Petitioner. The minutes of this hearing were provided.

The Petitioners would like to rezone the property in order to build a maximum of three (3) houses on the rezoned portion of the property. Since the property already has frontage along East Highpoint and Legion Roads, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently mostly wooded with one (1) single-family home. Any future buildings would have to meet applicable building codes.

The wooded area is not presently served by utilities.

The property fronts East Highpoint and Legion Roads. Kendall Township has permitting authority over access at the property.

No information was provided regarding parking.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural and some form of single-family residential.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential. The subject property would generate more in taxes if additional homes were constructed. The map amendment would increase the number of homes for people in the County. The proposed map amendment limits the number of homes that can be constructed on the subject property, if a traditional subdivision is not pursued.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Chairman Mohr resumed the public hearing at 7:07 p.m.

Dan Kramer, Attorney for the Petitioner stated the reason that Mr. Phillipp would like the maximum of three (3) houses was because he did not know who would purchase the property. With the R-1 classification, the minimum lot size is two point nine-nine (2.99) acres.

Driveways would likely come off of Highpoint Road for each lot or closer to the existing Phillipp house on Legion Road to avoid sight issues with vehicles. Mr. Kramer added that the Petitioner had no right to use Maple Lane; it is a private road. All future access would be off of East Highpoint or Legion Roads. Mr. Kramer said Kendall Township had to approve access permits. The Petitioner had no objections to the requested forty foot (40') rights-of-way dedications on East Highpoint and Legion Roads; Mr. Kramer would prepare a letter of dedication.

Mr. Kramer explained the land use classifications on the County's and Yorkville's Future Land Use Maps. He mentioned that Estate/Conservation District on Yorkville's map were areas that Yorkville had not studied.

Member Fox asked how to obtain a plat exemption of the subdivision. Mr. Kramer explained the procedure a surveyor or engineer uses including the preparation of a Plat Act Affidavit.

Chairman Mohr requested clarification on the meaning of one of the pictures contained in the Staff Report. Mr. Asselmeier stated that the southwest corner of the property had been zoned R-1 and was rezoned back to A-1 in 1987 when the southeast corner was rezoned to R-1; the pictures attempted to show the zoning history of the property.

Chairman Mohr asked if the Petitioner would be giving up additional land for the right-of-way if Yorkville wanted a bike trail on East Highpoint Road. Mr. Asselmeier stated that map amendments are not allowed to have conditions and Yorkville did not highlight a bike trail when they did their review of the proposal. Mr. Kramer stated that the Petitioner will already be giving forty (40') feet for public use and a bike trail or other public utilities might be placed inside the right-of-way.

Chairman Mohr adjourned the public hearing at 7:17 p.m.

Member Fox made a motion, seconded by Member LeCuyer, to approve the findings of fact for the map amendment.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

Member Whitfield made a motion, seconded by Member Prodehl, to recommend approval of the map amendment and to recommend approval to accept with Kendall Township's recommendations related to driveway access approvals by the Kendall Township Highway Commissioner and the forty foot (40') rights-of-way dedications on Highpoint and Legion Roads.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on October 7, 2024.

The Zoning Board of Appeals completed their review of Petition 24-13 at 7:01 p.m.

#### **PUBLIC COMMENTS**

Mr. Asselmeier reported a rezoning request on River Road, a major amendment to the special use permit for a banquet facility at 1998 Johnson Road, and a variance at 6192 Dover Court were on the agenda items for the October meeting.

Mr. Asselmeier was appointed by Speaker Welch to the Illinois Task Force on Interjurisdictional Industrial Zoning Impacts.

#### **ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:25 p.m.

The next regularly scheduled meeting/hearing will be on Monday, October 28, 2024.

Respectfully submitted by,

Wanda A Rolf

Planning, Building and Zoning Part-Time Administrative Assistant

Exhibits

1. Memo on Petition 24-22 Dated September 26, 2024
2. Certificate of Publication for Petition 24-22 (Not Included with Report but on file in Planning, Building and Zoning Office)



**KENDALL COUNTY  
ZONING BOARD OF APPEALS  
SEPTEMBER 30, 2024**

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

NAME	ADDRESS	SIGNATURE
<i>Don Keam</i>		

State of Illinois  
County of Kendall

Zoning Petition  
#24-22

**ORDINANCE NUMBER 2024-\_\_\_\_\_**

**MAP AMENDMENT FOR APPROXIMATELY ELEVEN POINT SIX ACRES LOCATED AT  
10835 LEGION ROAD (PIN: 05-08-301-002) IN KENDALL TOWNSHIP**

Rezone from A-1 to R-1

WHEREAS, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, on or about July 14, 1987, the Kendall County Board adopted Ordinance 87-27, rezoning approximately 3.4 acres of the property at 10835 Legion Road from A-1 Agricultural District to R-1 One Family Residential District while keeping the majority of the approximately 15 acre parcel zoned A-1 Agricultural District; 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 11.6 more or less acres located at 10835 Legion Road, Yorkville (PIN: 05-08-301-002) in Kendall Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, the subject property is currently owned by Leo M. Phillipp and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about July 23, 2024, Petitioner’s representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on August 8, 2024, due and proper notification to the United City of Yorkville on or about August 9, 2024, due and proper notification to Kendall Township on or about August 14, 2024, and due and proper notification to all property owners of record of properties located within five hundred feet of the subject property at least fifteen days prior to the hearing, the Kendall County Zoning Board of Appeals initiated a public hearing on September 3, 2024, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to September 30, 2024, at the same time and location, at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor or in opposition of the requested Map Amendment or asked questions regarding the requested Map Amendment; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 30, 2024, a true and correct copy of which is attached hereto as Exhibit B; and

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

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of



State of Illinois  
County of Kendall

Zoning Petition  
#24-22

Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15<sup>th</sup> day of October, 2024.

Attest:

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Kendall County Clerk  
Debbie Gillette

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Kendall County Board Chairman  
Matt Kellogg

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "R1":

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said Westerly Line; thence Northerly along said Westerly Line, 964.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois, Except that Part described as follows:

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said Legion Road center line 357.33 feet for a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the last described course 463.83 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 24-22 on September 30, 2024. On the same date, the Kendall County Zoning Board of Appeals issued the following findings of fact and recommendation by a vote of seven (7) in favor and zero (0) in opposition.

**FINDINGS OF FACT-MAP AMENDMENT**

*Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes and single-family residential purposes.***

*The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned agricultural and some form of single-family residential.***

*The suitability of the property in question for the uses permitted under the existing zoning classification. **The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.***

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. **The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential. The subject property would generate more in taxes if additional homes were constructed. The map amendment would increase the number of homes for people in the County. The proposed map amendment limits the number of homes that can be constructed on the subject property, if a traditional subdivision is not pursued.***

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.***

**RECOMMENDATION**

Approval, but the Zoning Board of Appeals would like driveway placements to require prior approval by the Kendall Township Highway Commissioner and that right-of-way dedications forty feet (40') in depth from the centerlines of both Legion and East Highpoint Roads occur as requested by Kendall Township.

## Matt Asselmeier

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**From:** Pam Herber  
**Sent:** Friday, September 13, 2024 9:40 AM  
**To:** Matt Asselmeier  
**Cc:** Brian Holdiman  
**Subject:** RE: [External]Building Permit Refund Request

No work except the site visit for the approval. \$1900.00

*Pam Herber*  
*Building Dept. Assistant*  
Kendall County Planning, Building & Zoning  
111 West Fox Street #215 Yorkville, IL. 60560  
Department Office Hours 8-4:30pm

**ALL INSPECTIONS NEED TO BE SCHEDULED USING THIS EMAIL ADDRESS: KCINSPECTIONS@KENDALLCOUNTYIL.GOV**  
**-provide the Building Permit#, Inspection needed, Address & Day & Timeframe for Inspection (AM or PM)**

*\*Please note we do not accept emailed or faxed building permit applications at this time\**

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Friday, September 13, 2024 9:34 AM  
**To:** Pam Herber <pherber@kendallcountyil.gov>  
**Cc:** Brian Holdiman <BHoldiman@kendallcountyil.gov>  
**Subject:** RE: [External]Building Permit Refund Request

How much would the refund be? Did we do any work on this project?

Thanks,

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

**From:** Pam Herber <pherber@kendallcountyil.gov>  
**Sent:** Friday, September 13, 2024 9:26 AM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Cc:** Brian Holdiman <BHoldiman@kendallcountyil.gov>  
**Subject:** FW: [External]Building Permit Refund Request

FYI – I have pulled the file and printed the email and will bring it down to you.

*Pam Herber*

*Building Dept. Assistant*

Kendall County Planning, Building & Zoning

111 West Fox Street #215 Yorkville, IL. 60560

Department Office Hours 8-4:30pm

**ALL INSPECTIONS NEED TO BE SCHEDULED USING THIS EMAIL ADDRESS: [KCINSPECTIONS@KENDALLCOUNTYIL.GOV](mailto:KCINSPECTIONS@KENDALLCOUNTYIL.GOV)  
– provide the Building Permit#, Inspection needed, Address & Day & Timeframe for Inspection (AM or PM)**

*\*Please note we do not accept emailed or faxed building permit applications at this time\**

**From:** Karen Webster <[REDACTED]>

**Sent:** Friday, September 13, 2024 9:16 AM

**To:** Pam Herber <[pherber@kendallcountyil.gov](mailto:pherber@kendallcountyil.gov)>; Brian Holdiman <[BHoldiman@kendallcountyil.gov](mailto:BHoldiman@kendallcountyil.gov)>; Michael Webster <[wbstrs1@gmail.com](mailto:wbstrs1@gmail.com)>

**Subject:** [External]Building Permit Refund Request

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

Dear Brian Holdiman and Pam Herber,

We are requesting a refund for Building Permit #01-2023-304. We have decided not to build, and have sold the property at 15751 S. Stonewall Drive in Newark, IL. (Lot #121).

Thank you for your consideration,

Michael and Karen Webster

[REDACTED]

[REDACTED] Karen cell  
[REDACTED] Mike cell

## **Matt Asselmeier**

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**From:** Brian Holdiman  
**Sent:** Thursday, September 12, 2024 9:25 AM  
**To:** Matt Asselmeier  
**Cc:** Christina Burns; Seth Wormley; Rob DeLong; Joshua Carlson; Meagan Briganti  
**Subject:** Boulder Hill Neighborhood Watch Meeting

Matt,

There were 26 people in attendance at The Boulder Hill Neighborhood Watch meeting last evening. Vernon presented the new Complaints Dashboard and we answered several questions related to PBZ. It was productive.

Brian Holdiman  
Kendall County Code Official

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**Homeowners' Association Training**  
**Best Practices for Stormwater Infrastructure**  
**Maintenance**

**And**

**Kendall County Code Enforcement Information**

**111 West Fox Street**  
**Rooms 209 and 210**  
**Yorkville, IL 60560**

**AGENDA**

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**November 14, 2024 – 6:45 p.m.**

- 6:45-7:00: Sign In/Refreshments
- 7:00-7:25: Presentation by Anthony Bryant, PE, CFM, CPESC, Infrastructure Design Manager at WBK Engineering, LLC, on Best Practices for Stormwater Infrastructure Maintenance
- 7:25-7:30: Break
- 7:30-7:55: Presentation by Brian Holdiman, Kendall County Code Official, on Kendall County Code Enforcement Procedures and Practices
- 7:55-8:00: Wrap Up

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 Agenda Briefing

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**Meeting Type:** Planning, Building and Zoning  
**Meeting Date:** 10/7/2024  
**Subject:** Recommendation on 2025 Comprehensive Noxious Weed Work Plan  
**Prepared by:** Matthew H. Asselmeier, AICP, CFM  
**Department:** Planning, Building and Zoning

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**Action Requested:**

Recommendation on 2025 Comprehensive Noxious Weed Work Plan

**Previous Board/Committee Review:**

N/A

**Fiscal impact:**

N/A

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**Background and Discussion:**

Kendall County is required by Illinois law to submit an annual Noxious Weed Comprehensive Work Plan to the State by November 1st of each year. Attached please find the proposed 2025 Kendall County Noxious Weed Comprehensive Work Plan. Other than changing the year, this proposal is the same as the 2024 Noxious Weed Comprehensive Work Plan.

**Staff Recommendation:**

Approval

**Attachments:**

Draft 2025 Comprehensive Noxious Weed Work Plan





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**KENDALL COUNTY  
COMPREHENSIVE NOXIOUS WEED WORK PLAN  
2025**

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As required by the Illinois Noxious Weed Law (505 ILCS 100), the County of Kendall submits the following Comprehensive Work Plan for calendar year 2025.

Kendall County shall engage in the following activities:

1. Continuously work with residents, property owners, municipalities, townships, other counties, and Federal and State agencies to identify, investigate, control and eliminate noxious weeds found within the County.
2. In the event that the location of a noxious weed is reported on private property or property not owned by Kendall County, the County shall forward the complaint to the local municipality and/or township. The local municipality and/or township shall be the lead agency for investigating and resolving the issue. The municipality or township shall follow applicable laws to resolve the issue.
3. Monitor County owned properties and rights-of-way as part of general property maintenance. If noxious weeds are found on County owned property, the County shall take steps to eradicate the weeds and include the information in its annual noxious weed report to the State.
4. Work with local municipalities and townships to track and report noxious weed allegations and incidents for inclusion in the annual noxious weed report to the State. The County will ask each municipality and township for a summary of activities related to the eradication of noxious weeds for inclusion in the annual noxious weed report to the State.
5. Publish the General Notice at least one time annually in a newspaper of general circulation in Kendall County. The General Notice shall be published in the first quarter of the year upon approval of the County Board.
6. Advise persons responsible for controlling and eradicating noxious weeds of the best and most practical methods for noxious weed control and eradication.
7. Complete applicable reports as required by State law.

This Comprehensive Work Plan was approved by the Kendall County Board on October 15, 2024.

Respectively Submitted,

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Matt Kellogg  
Kendall County Board Chairman

---

Date

**PUBLIC NOTICE  
KENDALL COUNTY  
\*\*KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE \*\***

Notice is hereby given that the Kendall County Planning, Building and Zoning Committee shall hold their regularly scheduled meetings for Fiscal Year 2024-2025 on the Monday of the week prior to the second Kendall County Board meeting of each month at 6:30 p.m. unless that date is a holiday in which case the meeting shall be held the following day at 6:30 p.m.

The specific dates of these meetings are as follows:

Dec 9, 2024	Jan 13, 2025	Feb 10, 2025	March 10, 2025
April 7, 2025	May 20, 2025	June 9, 2025	July 7, 2025
August 11, 2025	Sept 8, 2025	Oct 14, 2025 (Tues)	Nov 10, 2025

Questions can be directed to the same department, telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard. Written comments should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Planning, Building and Zoning Committee.

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

## Matt Asselmeier

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**From:** Brian Holdiman  
**Sent:** Wednesday, October 2, 2024 10:02 AM  
**To:** Matt Asselmeier  
**Subject:** Re: Building Permit 01-2020-146

I'd like to issue a final occupancy with notations regarding revocation if he fails to complete in by end of the year rather than another extension from the committee. This will remove it from the agenda and I can use citation authority if necessary if it is required. Thoughts?

Brian Holdiman  
Kendall County Code Official

---

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Wednesday, October 2, 2024 9:52:36 AM  
**To:** Brian Holdiman <BHoldiman@kendallcountyil.gov>  
**Subject:** RE: Building Permit 01-2020-146

Yes please.

Do you think another extension is necessary?

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

**From:** Brian Holdiman <BHoldiman@kendallcountyil.gov>  
**Sent:** Wednesday, October 2, 2024 6:06 AM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Subject:** RE: Building Permit 01-2020-146

Matt,

This property continues to make progress. The final grading has begun. Would you like some photos to share with the committee?

Respectfully,

Brian Holdiman  
Kendall County Code Official

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Monday, September 30, 2024 8:44 AM

2024 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Court	Closed
V24-001	Gonzalez	03-09-153-019	14 Ridgefield Rd.	Boulder Hill	RV/Trailer parked in F/Y setback	11/6/2023	12/10/2023				1/4/2024
V24-002	Galvan	03-05-436-019	42 S Bereman Rd.	Boulder Hill	Trailer parked in F/Y setback	12/6/2023	1/11/2024				2/22/2024
V24-003	Sanchez	03-08-279-007	110 Circle Drive W	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024		COURT 5/7/2024		7/2/2024
V24-004	Nickels	05-04-178-006	53 Crooked Creek Dr	Crooked Creek	Junk & Debris	11/15/2023	4/2/2024		HOLD SAO	Creation - MA	2/23/2024
V24-005	Mason	03-04-378-018	81 Pueblo Rd.	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024				7/2/2024
V24-006	Silva	03-04-152-013	22 Greenbriar rd.	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024		Court 5/7/2024	\$630 fine 3 mo prob	7/2/2024
V24-007	Rosier - Ref to V23-015	02-35-151-017	7821 Route 71		Stormwater Violation	11/6/2023	4/2/2024		Court 5/1/2024	\$18,000 fine + \$100	5/24/2024
V24-008	Schuster	03-22-400-001	2142 Woolley Rd.		Landscape Business	1/4/2024	4/28/2024	MA	HOLD SAO		
V24-009	Oak Plaza Properties LLC	02-17-226-004	2215 B Route 47		Junk & Debris	11/7/2023	4/1/2024	MA	HOLD SAO	Creation - MA	
V24-010	Leifheit	01-29-351-010	16789 Griswold Springs Rd	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-011	Bohr	01-29-351-011	16751 Griswold Springs Rd	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-012	Ortega	01-29-351-008	16859 Griswold Springs Rd.	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-013	Widloe	01-29-351-009	16815 Griswold Springs Rd.	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-014	Hurtado	03-04-277-023	2 Afton Dr.	Boulder Hill	Trailer parked in F/Y setback	2/6/2024	4/12/2024		HOLD SAO		8/21/2024

Cont  
12/19/24

2023 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Court	Closed
V23-001	MUND/STADLER	02-34-176-004	34 RIVERSIDE ST	FOX RIVER GARDENS	Work in Floodplain w/o permit	5/15/2023	MA Stormwater				7/3/2023
V23-002	HARDEKOPF	03-04-255-010	44 INGLESHIRE RD	BOULDER HILL	INOPERABLE VEHICLE	10/14/2022	12/1/2023		\$2400 Jdgmnt		10/24/2023
V23-003	VANDERBERG	03-04-176-006	90 FERNWOOD RD	BOULDER HILL	PROHIBITED PARKING-TRAILER	3/23/2023					8/6/2023
V23-004	BUTZ	03-04-305-023	16 WYNDHAM DR	BOULDER HILL	MULTIPLE VIOLATIONS	9/8/2022					8/24/2024
V23-005	RUJZ	03-03-352-001	132 SAUGATUCK RD	BOULDER HILL	PROH. PKG. COMMERCIAL VEHICLE	12/27/2022	\$500 fine tbr 4/3/24		10/18/2023		10/24/2023
V23-006	RAMIREZ	03-04-282-007	13 SONORA DR	BOULDER HILL	INOPERABLE VEHICLE	6/6/2023	Removed				1/3/2024
V23-007	OROS	03-05-432-012	28 SENECA DR	BOULDER HILL	JUNK & DEBRIS	5/10/2023			COURT 5/7/2024	Dismissed-Service to s	8/21/2024
V23-008	CRUZ/KOKOSIOULIS	03-04-307-005	17 WYNDHAM DR	BOULDER HILL	INOPERABLE VEHICLE	6/15/2023					10/12/2023
V23-009	DILLER, JR. LIV TR	06-15-100-007	8150 S SCHLAPP RD		STORMWATER VIOLATION	12/8/2023	3/21/2024		8/9/2023		Re-opened 2/28/24
V23-010	RIVERA/ROSIER	02-35-151-017	7821 ROUTE 71		MULTIPLE VIOLATIONS	8/21/2023	MA		Court 6/5/2024	Fined 7/3/24	7/29/2024
V23-011	SANCHEZ	03-12-203-011	29 GASTVILLE ST	GASTVILLE ACRES	LANDSCAPE/PALLET BUSINESS	1/23/2023			Bench Trial 9/4/24		Court 10/25/2023
V23-012	FLORES	08-11-100-014	7701 PLATTVILLE RD		INOPERABLE VEH/ JUNK & DEBRIS	9/12/2023	4/2/2024		Waiting on Citation		10/25/2023
V23-013	RAMIREZ/RENDON	03-04-430-015	144 LONGBEACH RD	BOULDER HILL	PROHIBITED PARKING-TRAILER	7/19/2023	10/11/2023				10/25/2023
V23-014	TOSO	09-24-400-027	15625 COUNTY LINE RD		PROHIBITED SIGN	6/15/2023	2nd Citation coming				12/4/2023
V23-015	RIVERA/ROSIER	02-35-151-017	7821 ROUTE 71		STORMWATER VIOLATION	11/7/2023	Applied SP 24-05		Court 5/1/2024	Fined	7/29/2024
V23-015/V24-007	EXQUIVEL	03-08-106-014	31 BOAT LN	MARINA VILLAGE	MULTIPLE VIOLATIONS	8/22/2023					4/15/2024

5/15/24





2024 PRE VIOLATION REPORT

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
1/4/2024	03-22-400-001	2142 Woolley Rd Oswego		Landscape Business	1/11/2024	30 Day Warning Notice Reg-Cert	2/23/2024	V24-008
1/8/2024	09-19-200-009	17660 Sedgewick Rd. Plano		Occupied Acc Bldg & Addition-No permit	1/18/2024	No Visible Violations-Emailed complainant	4/25/2024	1/18/2024
1/17/2024	03-04-451-051	13 Pomeroy Rd. Montgomery	Boulder Hill	Junk & Debris / Inoperable Vehicle	1/18/2024	BLH-spoke with owner-30 Day Reg-Cert 3/25	4/25/2024	4/25/2024
1/18/2024	03-04-327-009	33 Surrey Rd. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/26/2024
1/18/2024	03-05-430-020	44 S Bereman Rd. Montgomery	Boulder Hill	3 Trailers - Exceeds # allowed	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/26/2024
1/18/2024	03-04-305-021	12 Wyncham Dr. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/25/2024
1/18/2024	03-05-253-012	43 N Bereman Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	1/22/2024
1/18/2024	03-05-276-008	32 N Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/23/2024
1/18/2024	03-05-430-014	32 Seneca Dr. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	4/1/2024	7/2/2024
1/23/2024		2015 Route 34 Oswego		Possible living quarters in storage unit	1/29/2024	Monitor - Follow up 30 Days	4/1/2024	3/21/2024
1/24/2024	03-08-326-001	1626 Route 31 Oswego	Prospect Villa	Confirming compliance with Sp Use	1/25/2024	Compliant	4/7/2024	On Hold
1/25/2024	03-24-400-008	63 Scotch Rd Plainfield		Illegal Landscaping business	1/29/2024	Not a violation - Nursery	4/1/2024	1/29/2024
1/29/2024	09-09-300-009	13916 McKenna Rd. Minooka		Semi Truck business	1/29/2024	Follow up 30 Days	4/1/2024	3/8/2024
1/30/2024	03-18-451-002	5462 Route 34 Oswego	Riverview Heights	Unit C - Possible living quarters	2/16/2024	30 Day Warning Notice Reg-Cert	6/1/2024	6/1/2024
2/6/2024	04-16-253-005	8304 Fox River Dr. Millbrook		Vehicles parked on non approved surface	2/9/2024	30 Day Warning Notice Reg & Cert	3/11/2024	3/11/2024
2/6/2024	03-04-277-023	2 Afton Dr. Montgomery	Boulder Hill	Trailer parked in side yard setback	2/23/2024	30 Day Warning Notice Reg-Cert	3/26/2024	V24-014
2/13/2024	03-05-453-003	5 Codorus Rd. Montgomery	Boulder Hill	Vehicle Sales Business	2/16/2024	30 Day Warning Notice Reg-Cert	3/16/2024	3/21/2024
2/16/2024	02-35-380-015	7694 Madeline Dr. Yorkville	FOFC	Accessory Building - Gazebo No permit	2/16/2024	30 Day Warning Notice Reg-Cert	4/13/2024	5/28/2024
2/21/2024	03-05-429-011	24 Greenfield Rd. Montgomery	Boulder Hill	Rooster	2/23/2024	Monitoring per BLH	3/15/2024	7/2/2024
2/22/2024	03-04-328-015	24 Whitney Way Montgomery	Boulder Hill	Parking in grass	2/23/2024	30 Day Warning Notice Reg-Cert	3/23/2024	3/23/2024
2/23/2024	03-04-155-044	6 Penbrooke Rd. Montgomery	Boulder Hill	Trailer parked in front yard setback	2/23/2024	30 Day Warning Notice Reg-Cert - V	4/1/2024	4/25/2024
2/23/2024	03-04-303-029	40 Marneal Rd. Montgomery	Boulder Hill	Parking in grass	2/23/2024	30 Day Warning Notice Reg-Cert	3/23/2024	3/12/2024
2/23/2024	02-14-428-006	29 Charles St. Oswego	Lynwood	Parking in grass	2/23/2024	30 Day Warning Notice Reg-Cert	4/25/2024	4/26/2024
2/23/2024	03-04-354-013	93 Circle Dr. E Montgomery	Boulder Hill	Driveway expansion - No permit	2/23/2024	30 Day Warning Notice Reg-Cert	4/19/2024	4/23/2024
2/26/2024	01-10-301-003	1700 Little Rock Rd. Plano	Snyder	Addition to South Side of Main post bldg - No permit		Monitoring per BLH	drawings 8/30	
2/27/2024	09-15-300-001	14757 Jughandle Rd. Minooka		Conversion of Ag Bldg to single family home		15 Day Notice for onsite meeting	3/15/2024	4/30/2024
2/27/2024	09-35-400-009	17845 Ridge Rd. Minooka		Junk & Debris/Illegal Business	3/26/2024	30 Day Notice sent	4/26/2024	7/3/2024
2/28/2024	08-02-451-006	11 Pletcher Dr. Yorkville	Pletchers	Fire - Unsafe structure	2/27/2024	Demo Permit to be submitted per email		3/4/2024
3/1/2024	01-10-301-003	1700 Little Rock Rd. Plano		Addition to Storage unit - No Permit	4/1/2024			
4/11/2024	03-08-303-005	109 Dolores St. Oswego	Shore Heights	Rooster crowing all day - chickens & coup				7/2/2024

*MW mi for 17*

*MW mi for 17*



PRE VIOLATION REPORT  
2023

9/7/2023	09-04-100-004	12130 McKanna Rd. Minooka	Banquet Facility	Not enough evidence	10/5/2023	10/10/2023
9/13/2023	03-01-351-001	675 Route 30 Aurora	Life Safety repairing a fence	Not a life safety issue	9/21/2023	9/21/2023
9/14/2023	01-29-452-007	16267 Griswold Springs Rd.	Deck/Addition - No Permit	Notice to owner to contact us	9/20/2023	11/2/2023
9/14/2023	01-26-300-030	13600 Hale Rd. Plano	Addition to Garage & shed(s) - no permit	Notice to owner to contact us/Not enough evidence	9/20/2023	12/15/2023
9/14/2023	01-35-100-009	13524 B Hale Rd. Plano	Inpound pool - no permit	Notice to owner to contact us	9/20/2023	1/22/2024
9/14/2023	08-11-100-014	7701 Plattville Rd. Newark	Multiple Violations	10 Day Final Notice to Comply	9/18/2023	V23-012
9/26/2023	03-15-165-003	2373 Douglas Rd. Oswego	Possible Violations	No evidence of violation	9/20/2023	9/29/2023
9/26/2023	03-12-203-009	17 Gastville St Aurora	Rooster, multiple chickens & ducks	No evidence of violations	9/26/2023	10/30/2023
9/26/2023	03-04-151-016	74 Fernwood Rd. Montgomery	Boulder Hill	Children & Roosters	9/26/2023	9/29/2023
9/26/2023	05-26-200-006	9155 Kennedy Rd.	Boulder Hill	Excessive Farm Animals	9/26/2023	9/29/2023
9/27/2023	02-16-426-006	10141 Church Rd. Yorkville	Babbit	Junk & Debris, Inoperable Vehicles	9/26/2023	8/1/2024
9/29/2023	03-04-378-031	2560 Cannonball Trail Bristol	Babbitt	Construction without permit	30 Day Warning Notice Reg & Cert	7/23/2024
10/2/2023	03-04-453-033	66 Hubbard Way Montgomery	Boulder Hill	Building w/o permit / Multiple units	10/2/2023	10/2/2023
10/3/2023	03-01-351-009	84 Sheffield Rd. Montgomery	Boulder Hill	Inop Vehicle/Parking in Grass	10/3/2023	10/30/2023
10/4/2023	02-28-252-006	991 Harvey Rd. Oswego	Southfield Estates	Change in Occupancy w/o permit	10/5/2023	10/10/2023
10/4/2023	06-03-251-002	1101 McHugh Rd. Yorkville	Southfield Estates	Junk & Debris	10/5 & 10/11/23	11/13/2023
10/10/2023	09-09-100-002	13039 McKanna Rd. Minooka	Boulder Hill	Occupied Camping Trailer	30 Day Warning Notice Reg & Cert	11/10/2023
10/13/2023	03-05-426-011	22 Circle Dr E Montgomery	Boulder Hill	Stormwater-fill- diesel tank location	10/23/2023	10/16/2023
10/25/2023	03-04-478-031	72 Eastfield Rd. Montgomery	Boulder Hill	Pool - no permit & too close to property line	10/27/2023	10/29/2023
10/25/2023	08-04-100-018	NW corner Rt 47 & Newark Rd.	Lisbon Township	Trailer parked in F/yard setback	10/27/2023	7/8/2024
11/6/2023	03-04-378-018	81 Pueblo Rd. Montgomery	Boulder Hill	Noxious Weeds	10/21/2023	12/15/2023
11/6/2023	03-09-152-006	230 Boulder Hill Pass Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	12/4/2024
11/6/2023	03-09-152-019	14 Ridgeland Rd. Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	V24-005
11/6/2023	03-08-279-007	110 Circle Drive W. Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	11/13/2024
11/6/2023	03-08-278-010	102 Circle Drive W. Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	V24-003
11/6/2023	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Fill in excess of 1 acre without permit	11/30/2023	V24-006
11/7/2023	02-35-151-017	7821 Route 71 Yorkville	Boulder Hill	Junk & Debris	30 Day Warning Notice Reg - MA	7/29/2024
11/8/2023	02-15-302-001	2 South St. Bristol	Boulder Hill	Illegal Towing /Mechanic Business in R-3 zoning	30 Day Warning Notice Reg & Cert	12/22/2023
11/14/2023	03-04-378-022	48 Hubbard Way Montgomery	Boulder Hill	Fire Investigation	Letter requesting onsite meeting sent	7/23/2024
11/14/2023	03-09-154-014	128 Circle Drive W. Montgomery	Boulder Hill	Addition without permit	Meeting 11/30 - 8:30am/Applied for permit 1.4.24	12/22/2023
11/15/2023	05-04-178-006	53 Crooked Creek Dr. Yorkville	Crooked Creek	Illegal Business / Junk & Debris	30 Day Warning Notice Reg & Cert	1/22/2024
11/18/2023	06-05-153-005	79 Timberlake Trail E. Oswego	Arrowhead Hills	Fire Investigation 11/18 - Pole Barn	30 Day Warning Notice Reg & Cert	V24-004
11/21/2023	05-02-200-008	6410 Minhler Rd. Yorkville	Douglas Hills	Dirt piles high along road	Demo Completed	12/12/2023
11/27/2023	03-34-201-001	5020 Douglas Rd. Oswego	Douglas Hills	# of chickens on property and No coop in cold temps	2 coops - not able to determine #	9/6/2024
12/1/2023	09-09-100-020	13237 McKanna Rd. Minooka	Boulder Hill	Added 3 car garage - no permit	Not enough evidence	12/12/2023
12/6/2023	03-05-430-019	42 S Bereman Rd. Montgomery	Boulder Hill	Trailer parked in F/Yard setback	30 Day Warning Notice Reg & Cert	1/22/2024
12/7/2023	06-02-177-007	1551 Cherry Rd. Oswego	Oswego Plains/County Clerks	Addition - No Permit	BLH met with owner	1/11/2024
12/12/2023	05-04-300-032	9630 Route 71 Yorkville	Condon Acres	Horse in R-3 zoning & illegal building	Horse not observed/BLH has permit/Permit n/a	12/13/23 & 1/22/24
12/13/2023	06-01-100-008	902 E Plainfield Rd. Oswego	Boulder Hill	Roofing Business	Roofing / Construction business in R3 zoning	2/10/2024
12/22/2023	03-04-152-012	24 Greenbriar Rd. Montgomery	Boulder Hill	Semi Parking	No Evidence	1/4/2024
12/22/2023	03-05-280-005	49 Birchdaff Rd. Montgomery	Boulder Hill	Semi Parking	No Evidence	1/4/2024
12/22/2023	03-04-307-018	20 Longbeach Rd. Montgomery	Boulder Hill	Semi Parking	No Evidence	1/4/2024
12/22/2023	03-04-302-002	49 Circle Drive E. Montgomery	Boulder Hill	Junk & Debris	No Junk & Debris	1/4/2024

Checked by [signature]  
CLY

## Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	7	\$3,400,312	\$23,706	\$13,206
Accessory Buildings	4	\$11,446	\$617	\$0
Additions	1	\$45,000	\$894	\$0
Remodeling	1	\$100	\$460	\$0
Swimming Pools	1	\$115,000	\$200	\$0
Decks	2	\$28,810	\$400	\$0
Change in Occupancy	1	\$0	\$200	\$0
Generator	1	\$5,600	\$110	\$0
Solar	3	\$856,572	\$1,175	\$0
	21	\$4,462,840	\$27,762	\$13,206

Sept 2023 - 4 Houses  
35 Total

YTD 2023 - 27 House  
304 Total

## Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	33	3	1	5	2	3	5	3	4	7	0	0	0
Garage	3	0	0	2	1	0	0	0	0	0	0	0	0
Accessory Buildings	51	2	4	6	12	9	5	2	7	4	0	0	0
Additions	16	0	0	1	3	1	5	2	3	1	0	0	0
Remodeling	16	3	1	3	3	2	0	1	2	1	0	0	0
Commercial - B Zone	3	0	1	0	0	0	0	2	0	0	0	0	0
Barns/Farm Buildings	10	0	3	1	1	2	1	2	0	0	0	0	0
Signs	1	0	0	0	1	0	0	0	0	0	0	0	0
Swimming Pools	27	0	0	4	3	5	2	10	2	1	0	0	0
Decks	17	0	0	2	1	5	1	3	3	2	0	0	0
Demolitions	9	0	1	1	0	3	2	1	1	0	0	0	0
Electrical Upgrades	6	1	0	1	1	1	2	0	0	0	0	0	0
Change in Occupancy	5	0	0	2	0	0	1	0	1	1	0	0	0
Driveway	7	0	0	2	3	1	1	0	0	0	0	0	0
Fire Restoration	2	1	0	0	0	0	0	0	1	0	0	0	0
Patio	7	0	0	0	2	2	1	0	2	0	0	0	0
Generator	11	1	0	1	0	2	2	2	2	1	0	0	0
Solar	45	2	2	4	10	10	4	7	3	3	0	0	0
	269	13	13	35	43	46	32	35	31	21	0	0	0

## Permit Approval Date Report

### Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/10/2024	012024288	01 House	05-03-276-003	CRUZ ERIC	6246 RAVINE CT YORKVILLE, IL 60560-	RAVINE WOODS SUB	HOMEOWNER
1/23/2024	012024023	01 House	04-21-252-002	YENTER KELLI & CHRIS	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MCCUE BUILDERS INC.
9/10/2024	012024291	01 House	05-17-301-004	HEY MICHAEL & MARGUERITE	8707 DOE CT YORKVILLE, IL 60560-	DEERE CROSSING SUB	CHARLES JAMES CUSTOM HOMES
4/25/2024	012024031	01 House	09-16-400-010	AGUILAR MIGUEL & IDOLINA	3400 ROUTE 52 MINOOKA, IL 60447-		
7/24/2024	012024201	01 House	06-07-402-005	MCCUE DEVELOPMENT INC	7698 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
7/22/2024	012024194	01 House	09-24-400-027	TOSO SHAWN J & SARAH M	15625 COUNTY LINE RD MINOOKA, IL 60447-		
9/16/2024	012024301	01 House	09-15-300-026	GORE BRIAN R & JENNIFER A	14757 JUGHANDLE RD MINOOKA, IL 60447-		
6/26/2024	012024186	01 House	06-07-375-005	SHILKAITIS MATTHEW & SAMANTHA	5645 WATERS EDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LIBERTY BUILDERS LLC
5/30/2024	012024174	01 House	06-07-375-002	OLIVER GEORGE S & HEIDI R	7723 BENTGRASS CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
2/21/2024	012024041	01 House	04-16-351-008	SPENCER JOHN & WENDY	8982 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	
8/9/2024	012024258	01 House	06-05-402-009	BROSSMAN MICHAELA & DUKALA DANUTA	4180 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CUSTOM HOMES

Permit Approval Date Report  
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/15/2024	012024095	01 House	09-18-300-019	QUEZADA IRMA LOYA	14918 BRISBIN RD MINOOKA, IL 60447-		
3/18/2024	012024060	01 House	06-07-374-008	REVOLUTION INVESTMENTS, LLC	5946 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION CUSTOM HOMES
4/1/2024	012024068	01 House	05-12-276-008	DIAZ JOSEPH & PATRICIA	7605 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES, INC.
4/12/2024	012024094	01 House	04-21-125-032	BRATLAND JAY S & MICHELLE J	9204 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	REVOLUTION BUILDERS CONSTRUCTION
8/23/2024	012024272	01 House	06-07-226-012	TJ BAUMGARTNER CUSTOM HOMES	7295 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAUMGARTNER CUSTOM HOMES, INC.
9/10/2024	012024290	01 House	01-35-478-005	ALBRIGHT STAN & RACHEL	6027 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	HOMEOWNER
8/27/2024	012024257	01 House	02-36-300-003	WAESCO SEAN & JENNIFER	6649 RESERVATION RD YORKVILLE, IL 60560-		
1/11/2024	012024022	01 House	05-18-228-003	DOLIN JULIE A	8019 WILSON COURT YORKVILLE, IL 60560	TANGLEWOOD TRAILS	CL DESIGN BUILD INC
6/28/2024	012024192	01 House	08-01-100-005	WESTPHALL CORY & KYLIE	6744 HELMAR RD YORKVILLE, IL 60560-		
4/12/2024	012024058	01 House	02-30-300-009	BECK RYAN & SHANNON	4518 ELDAMAIN RD PLANO, IL 60545		
9/3/2024	012024269	01 House	06-07-375-011	EVANS ACQUISITIONS LLC	7793 BENITGRASS CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	EVANS ACQUISITIONS LLC

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6/24/2024	012024155	01 House	03-14-400-007	DOUGLAS GILES N & JOANNE L	2880 ROTH RD OSWEGO, IL 60543-		DJK CUSTOM HOMES INC.
7/11/2024	012024226	01 House	05-12-220-003	JORDAN LEO & KEANDRA	6325 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	KING'S COURT BUILDERS INC.
3/18/2024	012024059	01 House	04-21-125-018	AVERY JOHN R & LAUREN J	15681 COBB CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	IMPERIAL CONSTRUCTION - COMMERCIAL
7/10/2024	012024223	01 House	06-08-101-013	MONTES JORGE A & HILDA G	7180 ROBERTS CT OSWEGO, IL 60543-	GROVE ESTATES	ED SALOGA DESIGN BUILD
8/5/2024	012024237	01 House	05-12-205-007	EELMAN PETER R & RAMPERSAD MIAM	6340 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
3/27/2024	012024077	01 House	05-12-278-002	CALDWELL JODI J & BRAD A	6112 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KINGS COURT BUILDERS INC.
6/18/2024	012024182	01 House	01-25-376-004	TIM GREYER BUILDERS INC.	12446 MITCHELL DR. PLANO, IL 60545	SCHAEFER WOODS SOUTH UNIT 2	TIM GREYER BUILDERS INC.
6/3/2024	012024165	01 House	06-07-374-001	HATCH MICHAEL & ANGELA	5750 CHAMPIONSHIP CT. YORKVILLE, IL 60560	WHITETAIL RIDGE	DWELL HOMES, INC.
4/8/2024	022024082	02 Garage	04-16-176-011	TECKENBROCK LEANN M	23 HARRIS AVE MILLBROOK, IL 60536-	MILLBROOK (ORIG TOWN) PT VACATED	EVERLAST PORTABLE BUILDINGS
3/25/2024	022024073	02 Garage	08-18-300-009	MILLER JORDAN & KATE	14534 LISBON RD NEWARK, IL 60541-		
4/9/2024	022024089	02 Garage	02-34-202-014	MAJCHEREK PETER & KAREN GRIDLEY	148 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	COACH HOUSE GARAGES

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6/13/2024	032024187	03 Accessory Buildings	03-04-456-011	HERNANDEZ CHRISTYAN	96 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
4/9/2024	032024090	03 Accessory Buildings	09-22-200-004	HAASE DOUGLAS	15100 JUGHANDLE RD MINOOKA, IL 60447-	AUX SABLE OAKS UNIT 1	HOMEOWNER
4/9/2024	032024092	03 Accessory Buildings	05-18-300-006	PETERS DANIEL C & SUZANNE M	8751 B E HIGHPOINT RD YORKVILLE, IL 60560-	HIGHPOINT HILLS	
5/29/2024	032024169	03 Accessory Buildings	05-07-403-009	TATER TOT TRUST	71 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	
4/16/2024	032024091	03 Accessory Buildings	06-15-100-008	ODONOVAN-MAYA SUSAN	2884 ROUTE 126 PLAINFIELD, IL 60544-		
5/13/2024	032024134	03 Accessory Buildings	03-18-376-007	RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	RMT PROPERTIES LLC
4/19/2024	032024106	03 Accessory Buildings	02-11-101-005	SPARTO MARIO & KAY LEIGH	83 E LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	BOB LEE CONSTRUCTION
2/16/2024	032024038	03 Accessory Buildings	03-18-401-009	SMITH MARTY E & CONSTANCE M	66 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
4/19/2024	032024107	03 Accessory Buildings	05-08-351-005	DYSON JAMES R & CONNIE R	10957 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
1/2/2024	032024021	03 Accessory Buildings	02-15-353-002	STEINWAY BRIAN & KIMBERLY	90 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
6/3/2024	032024178	03 Accessory Buildings	03-08-280-029	STILES TRACEY	7 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	

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4/18/2024	032024102	03 Accessory Buildings	05-34-200-003	COBBLE JEFFERY & ERIN	11143 ASHLEY RD YORKVILLE, IL 60560-		
6/27/2024	032024199	03 Accessory Buildings	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		MILMAR BUILDINGS
8/5/2024	032024255	03 Accessory Buildings	03-05-278-024	WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
5/13/2024	032024139	03 Accessory Buildings	01-34-300-008	BILEK JEFFREY S	14824 MILLHURST RD PLANO, IL 60545-		
5/20/2024	032024158	03 Accessory Buildings	02-22-102-014	ARGYILAN GRANT	17 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	MORTON BUILDINGS
9/3/2024	032024282	03 Accessory Buildings	04-02-230-015	TUGMAN THOMAS & ERIN M	6185 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	STRONGHOLD CONSTRUCTION & MAINTENANCE CO
4/8/2024	032024080	03 Accessory Buildings	02-35-380-015	ANDERSON LAUREN S	7694 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
5/21/2024	032024160	03 Accessory Buildings	06-14-200-009	BAMBIC ROBERT	8435 B OLD RIDGE RD PLAINFIELD, IL 60586-		ALL PRO CONCRETE INC.
2/20/2024	032024039	03 Accessory Buildings	09-04-100-013	SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
7/23/2024	032024234	03 Accessory Buildings	06-05-402-010	WEZNER MATTHEW R & KELLY DONADO	4160 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
2/2/2024	032024027	03 Accessory Buildings	05-18-228-003	DOLIN JULIE A	8019 WILSON COURT YORKVILLE, IL. 60560	TANGLEWOOD TRAILS	



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6/11/2024	032023264	03 Accessory Buildings	03-07-276-011	BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	
6/3/2024	032024180	03 Accessory Buildings	06-05-153-005	KENDRICK KENNETH T & KATHLEEN	79 E TIMBERLAKE TRL OSWEGO, IL 60543-		WICK BUILDINGS
4/8/2024	032024098	03 Accessory Buildings	07-24-200-003	COOSE RONALD & MAHN TINA	15285 ROUTE 52 NEWARK, IL 60541-		
6/17/2024	032024191	03 Accessory Buildings	05-18-300-021	DUKES FARM LLC %BRIAN J MORAN	8724 W HIGHPOINT RD YORKVILLE, IL 60560-		
2/21/2024	032024037	03 Accessory Buildings	09-32-200-010	ZABEL KENNETH & ARIAS JASMINE	4187 WHITEWILLOW RD MINOOKA, IL 60447-		
9/18/2024	032024306	03 Accessory Buildings	01-35-478-006	Stan and Rachel Albright	6015 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	Stan and Rachel Albright
8/14/2024	032024266	03 Accessory Buildings	02-21-326-008	HILL MICHAEL D & CRISTINA	10 CONCORD CT YORKVILLE, IL 60560-		BLACKBERRY CREEK
3/20/2024	032024067	03 Accessory Buildings	05-35-200-013	BOYD ROBERT J	11103 CHURCH RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
8/19/2024	032024273	03 Accessory Buildings	04-09-377-002	ROE DAVID W & JESY	8 SHAGBARK LN NEWARK, il. 60541	FOXHURST UNIT 6	RUFF SHED, INC.
4/9/2024	032024086	03 Accessory Buildings	04-16-101-011	ZARCONI CHRISTOPHER S & MARY ADRICT	45 SHAGBARK LN MILLBROOK, IL 60536-		FOXHURST UNIT 6
6/17/2024	032024189	03 Accessory Buildings	02-35-301-010	CATANESE DANIEL & LORAF	5847 FIELDS DR YORKVILLE, IL 60560-		

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5/20/2024	032024159	03 Accessory Buildings	02-36-106-002	RAND JOSEPH & SHERI J	292 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	
4/22/2024	032024109	03 Accessory Buildings	02-24-103-001	ARROYO OSVALDO E & JOSE E	21 RIVERWOOD CT OSWEGO, IL 60543-	RIVER WOOD FARMS	BOB LEE CONSTRUCTION
1/11/2024	032024029	03 Accessory Buildings	02-20-401-001	ULNER GREG	3651 CANNONBALL TRL YORKVILLE, IL 60560-		METRONET INFRASTRUCTURE
5/1/2024	032024129	03 Accessory Buildings	03-04-153-007	MCKENTY VICKI & BEYNE APRIL	31 GREENBRIAR RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
4/29/2024	032024123	03 Accessory Buildings	03-07-231-002	RAJU RAJIV LUKE & RAJU SHANTIA & RAJU	37 W ANCHOR RD OSWEGO, MARINA TERRACE IL 60543-		
9/18/2024	032024271	03 Accessory Buildings	03-18-379-006	HERHOLD JAMES E	34 S CHERRY DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	BRANDON SPEARS
9/12/2024	032024294	03 Accessory Buildings	02-35-413-013	ABBAS ALAA MOHAMMAD & KEAVANA	7340 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	STRONGHOLD CONSTRUCTION & MAINTENANCE
8/19/2024	032024274	03 Accessory Buildings	03-04-280-005	BUMALAY MICHAEL & ROBIN	59 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
3/20/2024	032024069	03 Accessory Buildings	03-08-277-020	MYLES VICTORIA & KENNY	9 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
2/13/2024	032024036	03 Accessory Buildings	02-35-103-013	HATHAWAY BRADFORD L & MADDIE E	7807 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
3/25/2024	032024070	03 Accessory Buildings	02-30-400-010	MURILLO OMAR & ELIZABETH EULALIA	11287 RIVER ROAD PLANO, IL. 60545	GLEN NELSON SUB	

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9/17/2024	032024254	03 Accessory Buildings	01-14-200-012	TRESTLER WESTON D & JENNIFFER L	22 SCHOMER LN PLANO, IL 60545-		
8/20/2024	032024131	03 Accessory Buildings	01-25-400-009	KENDALL COUNTY FOREST PRESERVE 1	4845 ELDMAMAIN RD PLANO, IL 60545-		
4/22/2024	032024108	03 Accessory Buildings	02-03-300-025	BERNHARDT RANDAL J & RAMONA L	927 B DICKSON RD BRISTOL, IL 60512-		BOB LEE CONSTRUCTION
7/11/2024	032024228	03 Accessory Buildings	03-05-454-023	MARTINEZ JEYLIN REYNA	16 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/8/2024	032024081	03 Accessory Buildings	02-35-380-015	ANDERSON LAUREN S	7694 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
3/6/2024	032024053	03 Accessory Buildings	02-21-200-015	DENARDO WARREN C & JACLYNN M	9025 KENNEDY RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
5/22/2024	032024167	03 Accessory Buildings	05-18-250-006	WHITEHORN JESSE JR & ALEXANDER TIFFANY	11369 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	ARROYO LAWN CARE & SNOW
7/2/2024	042024202	04 Additions	04-15-300-001	SUN JELLY CHICAGO RVLCC	8574 MILLBROOK RD NEWARK, IL 60541-		LARSON HOMES INC.
6/17/2024	042024190	04 Additions	05-02-400-032	NICHOLS MARK & LOLA	6650 B MINKLER RD YORKVILLE, IL 60560-		
5/1/2024	042024132	04 Additions	09-31-200-004	ANGULA JAVIER & KARINA	5360 WHITEWILLOW RD MINOOKA, IL 60447-		
4/26/2024	042024122	04 Additions	02-29-130-019	SCHLAPP GARY D & BEVERLY	1022 INDEPENDENCE BLVD YORKVILLE, IL 60560-		

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4/24/2024	042024114	04 Additions	02-27-380-002	BAILEY JASON A	61 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER GARDENS	
9/17/2024	042024302	04 Additions	02-14-426-004	BROOKER LISA R	100 RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
8/28/2024	042024279	04 Additions	05-24-300-003	JBMK LLC	9625 HOPKINS RD YORKVILLE, IL 60560-		
7/22/2024	042024235	04 Additions	03-07-252-016	MEDINA LUIS ALBERTO	112 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
6/28/2024	042024209	04 Additions	05-12-205-001	GRINTER BRIAN R & KATHLEEN M	6285 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	J. STRAHANOSKI BUILDERS, INC.
6/28/2024	042024208	04 Additions	03-27-377-006	RAMEY DAVID A & APRIL I	113 LEISURE LN OSWEGO, IL 60543-	LEISURE LEA UNIT 3	
4/22/2024	042024111	04 Additions	09-32-100-004	ASCENCIO VICTOR H & DIAZ MAYRA K	4552 WHITEWILLOW RD MINOOKA, IL 60447-		
8/13/2024	042024248	04 Additions	02-15-353-002	STEINWAY BRIAN & KIMBERLY	90 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	BMF REMODELING
7/8/2024	052024222	05 Remodeling	02-16-276-006	MAGUIRE THOMAS F JR	21 NORTH ST BRISTOL, IL 60512-		
5/13/2024	052024135	05 Remodeling	06-05-153-001	SMITH MARK & KATHY	25 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	BRADFORD AND KENT
4/25/2024	052024116	05 Remodeling	03-25-200-004	BROSSMAN LARRY & PATRICIA	338 SCOTCH RD OSWEGO, IL 60543-		

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2/28/2024	052024046	05 Remodeling	03-31-302-002	HER TAO & PANG	9 SETTLERS LN OSWEGO, IL 60543-60543-	OLD RESERVE HILLS UNIT 1	TRANQUILITY BUILDERS INC.
1/29/2024	052024033	05 Remodeling	03-06-200-006	MONTERO, ANGELICA & ORTIZ, MIGUELA	5132 BASELINE RD OSWEGO, IL 60543-	FIELD OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
8/30/2024	052024281	05 Remodeling	02-35-413-011	RUMSHAS LEISA D	7388 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SYNERGY BUILDERS - JENNIFER KING
1/29/2024	052024032	05 Remodeling	02-29-426-009	HANSON WILLIAM J & LORIANNE	216 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 3	HOGAN DESIGN & CONSTRUCTION
3/28/2024	052024083	05 Remodeling	09-04-300-018	BURNS JOSHUA MICHAEL & LINDSEY ANABIE	12478 MCKANNA RD MINOOKA, IL 60447-		Acculevel
4/16/2024	052024066	05 Remodeling	01-35-477-008	EDELMAN DAVID R & JILL A	5900 D RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	WATCHMEN MAINTENANCE & SERVICE
3/7/2024	052024057	05 Remodeling	02-14-277-002	URBON TANYA L	10 ANNA MARIA LN OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	Luis Camarena - Contact
2/1/2024	052024035	05 Remodeling	03-32-131-002	MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	TRANQUILITY BUILDERS INC.
5/1/2024	052024120	05 Remodeling	03-05-353-011	FOX METRO WATER REC DIST	682 A ROUTE 31 OSWEGO, IL 60543-		TBD
8/21/2024	052024270	05 Remodeling	02-35-382-003	STANLEY TIMOTHY & WENDY	5942 DANIELLE LN YORKVILLE, IL 60560-	FIELD OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
5/14/2024	052024149	05 Remodeling	03-07-429-012	FERGUSON TIMOTHY J & ANGELAN	138 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION

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9/16/2024	052024298	05 Remodeling	02-33-276-005	GILLINGHAM JAMES & SUZANNE	98 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	HOMEOWNER
4/17/2024	052024104	05 Remodeling	02-13-354-004	MUSSER BRETT R & AUBREY B	145 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	MWK CONSTRUCTION INC.
8/13/2024	072024242	07 Commercial - B Zone	09-17-400-005	SEWARD TOWNSHIP	14719 OBRIEN RD MINOOKA, IL 60447-		
3/1/2024	072024042	07 Commercial - B Zone	05-28-400-002	ALWAYS FAITHFUL PROPERTIES 10744 DELITE AVE YORKVILLE, IL 60560-	10744 ROUTE 47 YORKVILLE, IL 60560-		
7/31/2024	082024249	08 Barns/Farm Buildings	05-35-400-004	MIRAMONTES SILVERIO & LOURDES	7343 HELMAR RD YORKVILLE, IL 60560-		
7/1/2024	082024213	08 Barns/Farm Buildings	04-31-300-014	UNDERHILL GARY L & SHERRY D			
5/21/2024	082024161	08 Barns/Farm Buildings	07-09-100-010	BENDER FAMILY LTD PARTNERSHIP	12961 SLEEZER RD NEWARK, IL 60541-		
4/9/2024	082024088	08 Barns/Farm Buildings	08-15-200-007	JANKE RICHARD & DELORIS	14151 ASHLEY RD MINOOKA, IL 60447-		
3/20/2024	082024072	08 Barns/Farm Buildings	04-31-300-005	DUNCAN JOHN P & NANCY M	2999 N 4201st RD SHERIDAN, IL. 60551		
5/28/2024	082024170	08 Barns/Farm Buildings	02-20-276-009	SHANKS BRADLEY W & LYNDA C	3350 A CANNONBALL TRL YORKVILLE, IL 60560-		
2/28/2024	082024048	08 Barns/Farm Buildings	05-02-300-010	REES GINGER	6611 MINKLER RD YORKVILLE, IL. 60560		

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2/26/2024	082024047	08 Barns/Farm Buildings	07-17-400-002	FRANK SANTORO	14515 ROODS RD NEWARK, IL 60541-		
2/21/2024	082024045	08 Barns/Farm Buildings	08-14-300-008	JOHNSON JANINE RAE	ASHLEY RD. MINOOKA, IL. 60447		
7/11/2024	082024224	08 Barns/Farm Buildings	09-33-100-008	BINNS DOUGLAS A & JENNIFER A			
5/1/2024	092024093	09 Signs	05-09-152-006	BRUCKI SHIRLEY ANN	3 BONNIE LN YORKVILLE, IL 60560-		
3/7/2024	122023357	12 Swimming Pools	01-29-452-007	HANSON KIMBERLY	16267 GRISWOLD SPRINGS RD PLANO, IL 60545-		
3/19/2024	122024062	12 Swimming Pools	02-35-410-005	FORTIER FAMILY REV TRUST	7692 COLE CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY PARADISE POOLS, INC. UNIT 3	
3/6/2024	122024056	12 Swimming Pools	01-35-100-009	KEOUGH JOHN & MARGARET	13524 B HALE RD PLANO, IL 60545-		SIGNATURE POOLS & SPAS INC.
7/22/2024	122024227	12 Swimming Pools	04-16-351-008	SPENCER JOHN & WENDY	8982 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	SWIM SHACK INC.
7/11/2024	122024229	12 Swimming Pools	04-02-230-017	RIOS MONICA	6134 NORTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	SUNCO POOLS INC.
7/30/2024	122024221	12 Swimming Pools	02-35-226-002	GENGLER SCOTT & AMY TRUST & JOHNSON	25 WINDING CREEK RD YORKVILLE, IL 60560-	OAK CREEK SUB	PARADISE POOLS INC.
7/10/2024	122024217	12 Swimming Pools	09-07-200-030	SHARKEY ERIN	13315 D GROVE RD MINOOKA, IL 60447-	HIGHGROVE	AQUA POOLS INC.

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7/10/2024	122024216	12 Swimming Pools	09-12-300-001	OPPERMAN DANIELLE & DEAN ALAN	510 JONES RD MINOOKA, IL 60447-		AQUA POOLS INC
6/28/2024	122024212	12 Swimming Pools	08-24-400-012	RIGAN KENNETH & NICOLE	15613 BRISBIN RD MINOOKA, IL 60447-		A&J RECREATIONAL SERVICES
4/26/2024	122024121	12 Swimming Pools	01-25-461-002	BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	10X POOLS
4/24/2024	122024117	12 Swimming Pools	05-07-253-003	BECKETT CHARLES & SUSAN B	11300 ROUTE 71 YORKVILLE, IL 60560-		
9/10/2024	122024289	12 Swimming Pools	02-35-384-004	VAN FLEET LIVING TRUST	7645 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	SUNCO POOLS
9/4/2024	122024284	12 Swimming Pools	05-07-451-011	PATETE JEFFREY B & JENNIFER	88 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	THE GREAT ESCAPE
8/14/2024	122024265	12 Swimming Pools	02-21-200-015	DENARDO WARREN C & JACLYNN M	9025 KENNEDY RD YORKVILLE, IL 60560-		
7/31/2024	122024250	12 Swimming Pools	02-35-413-013	ABBAS ALAA MOHAMMAD & YEAVANA	7340 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	POOL & SPA WORKS
6/12/2024	122024185	12 Swimming Pools	04-21-376-003	ZETTERGREN ERIC & EMILY	9480 ZOOKS NOOK NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
7/30/2024	122024245	12 Swimming Pools	06-07-129-007	PETTIT KENNETH T & ANN C	5753 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHERS BACKYARD POOLS
7/29/2024	122024241	12 Swimming Pools	05-06-100-009	LAMBERT JASON & KIMBERLY	11500 FOX RD YORKVILLE, IL 60560-		ALL PROPERTY SERVICES APS



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5/31/2024	122024173	12 Swimming Pools	06-02-300-015	PLEVA ERIC & KRISTIN M	1690 CHERRY RD OSWEGO, IL 60543-		
4/22/2024	122024096	12 Swimming Pools	02-28-452-004	SHUE CHRISTOPHER DAVID & SKOWRON MADR	610 MCHUGH RD YORKVILLE, IL 60560-	HIGHLAND TERRACE SUB	
7/24/2024	122024238	12 Swimming Pools	06-07-226-019	GREGORIO FRANK & HEATHER	7425 FAIRWAY DR YORKVILLE, IL 60560-	WHITTAIL RIDGE	SWIM SHACK INC.
7/23/2024	122024231	12 Swimming Pools	01-25-454-001	ADAM MATTHEW J & GESKEY BRITTANEY C	12503 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	SIGNATURE POOLS & SPAS INC.
5/24/2024	122024168	12 Swimming Pools	08-02-476-008	ADKINS MARCHAN	12832 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	KAYAK POOLS
5/22/2024	122024163	12 Swimming Pools	06-02-300-012	GUERRERO JUAN JR & GUERRERO JUAN	1912 CHERRY RD OSWEGO, IL 60543-		HOMEOWNER
4/3/2024	122024076	12 Swimming Pools	02-27-151-011	BARTO MICHELLE ANN SPECIAL NEEDS TDLIST CTREDDNIC	4447 TUMA RD YORKVILLE, IL 60560-	BATSONS SUB	JG SWIMMING POOLS INC.
5/14/2024	122024141	12 Swimming Pools	03-09-151-017	DENNIS NICHOLAS B & SHANNON L	225 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
5/13/2024	122024137	12 Swimming Pools	03-07-229-004	ALLEN DEBRA & RUTLEDGE RICHARD	13 MARLIN DR OSWEGO, IL 60543-		
3/22/2024	122024064	12 Swimming Pools	09-23-300-026	RESENDIZ PHILIP AND JENNIFER	15801 HARE RD MINOOKA, IL 60447-		DESROCHES BACKYARD POOLS
3/22/2024	132024065	13 Decks	02-13-428-002	BOON CHRISTOPHER	6149 ROUTE 34 OSWEGO, IL 60543-		WARNER'S DECKING

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5/22/2024	132024162	13 Decks	04-12-300-005	SANDULA KRISTEN	12903 BUDD RD YORKVILLE, IL 60560-		UPPERDECK DESIGNS & CONSTRUCTION
3/8/2024	132023356	13 Decks	01-29-452-007	HANSON KIMBERLY	16267 GRISWOLD SPRINGS RD PLANO, IL 60545-		
5/14/2024	132024143	13 Decks	05-18-322-006	FOX RICHARD A & TIFFANY R	2066 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	
9/12/2024	132024293	13 Decks	04-19-300-008	SCHEIDCKER, GEORGE W & SCHEIDCKER, JENNIFER D	9590 FINNIE RD NEWARK, IL 60541-		NA
9/4/2024	132024285	13 Decks	03-32-326-011	PRINZING JANE M	35 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	UPPERDECK DESIGN & CONSTRUCTION
8/30/2024	132024280	13 Decks	01-19-326-014	GOLDSBORO BARTON & SANDY	19 SANDRA CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	UPPERDECK DESIGN & CONSTRUCTION
8/21/2024	132024276	13 Decks	03-32-132-003	HAMAKER RONALD A & TERESA L	5395 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	
8/7/2024	132024260	13 Decks	03-18-403-010	MAYER NICOLE M & OROZCO ISMAEL A	71 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	JSW PAINTING & REMODELING
7/24/2024	132024251	13 Decks	03-08-226-012	RICCARDI KEVIN M & DANIELLE N	18 GUILFORD RD MONTGOMERY, IL 60538-		OWENS & OWENS
5/13/2024	132024136	13 Decks	01-36-200-011	BALDER DOUGLAS J & KIMBERLI	12150 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB	WEST SUBURBAN DECKS, LLC
7/10/2024	132024218	13 Decks	03-05-278-024	WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	

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7/10/2024	132024215	13 Decks	02-27-377-005	SUTER BRIAN P	76 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER GARDENS REPLAT LOTS 6-14 & 15-58	TITAL CONSTRUCTION ENTERPRISE
6/25/2024	132024197	13 Decks	01-14-326-006	THOMPSON FAMILY TRUST	2588 E ROCK CREEK RD PLANO, IL 60545-9547	SOLITUDE LAKES SETTLEMENT	BULLDOG CARPENTRY LLC
6/5/2024	132024179	13 Decks	01-35-477-008	EDELMAN DAVID R & JILLA	5900 D RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	M.T.MCCAW INC.
6/4/2024	132024175	13 Decks	09-21-300-005	TREDENNICK RON D & WENDY	3670 BELL RD MINOOKA, IL 60447-		UPPERDECK DESIGN & CONSTRUCTION
5/1/2024	132024128	13 Decks	03-04-376-009	GARZA TROY	4 BIRCHWOOD CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/8/2024	132024084	13 Decks	02-15-101-003	VELAZQUEZ ROBERT	1996 CANNONBALL TRL BRISTOL, IL 60512-		
5/20/2024	142024156	14 Demolitions	04-16-276-001	SUN JELLY CHICAGO RV LLC	8510 MILLBROOK RD NEWARK, IL 60541-		LARSON HOMES INC.
2/26/2024	142024043	14 Demolitions	04-31-300-011	GARY AND SHERRY UNDERHILL	FOX RIVER DRIVE NEWARK, IL. 60541		
6/24/2024	142024154	14 Demolitions	03-14-400-007	DOUGLAS GILES N & JOANNE L	2880 ROTH RD OSWEGO, IL 60543-		DJK CUSTOM HOMES
4/25/2024	142024055	14 Demolitions	08-02-452-007	CLASSIC INVESTMENTS LLC	12 PLETCHER DR YORKVILLE, IL 60560-	PLETCHERS	OTTERBACH DEMOLITION
8/27/2024	142024253	14 Demolitions	02-36-300-003	WAESCO SEAN & JENNIFER	6649 RESERVATION RD YORKVILLE, IL 60560-		

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9/18/2024	142024240	14 Demolitions	03-26-100-004	KENDALL COUNTY	1539 COLLINS RD OSWEGO, IL 60543-		FOWLER ENTERPRISES LLC
6/24/2024	142024198	14 Demolitions	02-36-300-008	DARK HORSE TRADING COMPANY INC	6724 RESERVATION RD YORKVILLE, IL 60560-	MORGANS SUB	
6/24/2024	142024196	14 Demolitions	01-26-400-009	PORTER BROTHERS TRUST	HALE ROAD PLANO, IL 60545		
6/13/2024	152024188	15 Electrical Upgrades	02-29-300-002	YORKVILLE COMM SCHOOL DIST 115	655 GAME FARM RD YORKVILLE, IL 60560-		KEITH POWELL
6/25/2024	152024203	15 Electrical Upgrades	04-15-300-001	SUN JELLY CHICAGO RV LLC	8574 MILLBROOK RD NEWARK, IL 60541-		CJ POWER, INC.
4/17/2024	152024103	15 Electrical Upgrades	02-32-100-019	YOUTH CAMP ASSOC DIST 12 & 13 PNA	10701 RIVER RD PLANO, IL 60545-		QUALITY INTEGRATED SOLUTIONS
1/10/2024	152024028	15 Electrical Upgrades	03-04-478-006	MOLINA TRACIA & FLORES JASHIA	53 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	JACOB B LAZANO
5/13/2024	152024138	15 Electrical Upgrades	01-34-300-008	BILEK JEFFREY S	14824 MILLHURST RD PLANO, IL 60545-		
3/27/2024	152024078	15 Electrical Upgrades	03-08-228-016	BASTIDA LAUREN E	15 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	RENE AGUILERA
3/18/2024	172024050	17 Change in Occupancy	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		Tenant: Lawn Squad of Aurora
7/22/2024	172024193	17 Change in Occupancy	09-24-400-027	TOSO SHAWN J & SARAH M	15625 COUNTY LINE RD MINOOKA, IL 60447-		

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3/18/2024	172024051	17 Change in Occupancy	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		Tenant: All City Plumbing
8/8/2024	172024262	17 Change in Occupancy	05-16-100-005	A B SCHWARTZ LLC	8115 ROUTE 47 YORKVILLE, IL 60560-		CONDON CONSTRUCTION CO.
9/5/2024	172024286	17 Change in Occupancy	02-15-176-001	BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		
6/11/2024	182024183	18 Driveway	03-04-478-017	SMITH TRAVIS & KARI	42 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	
6/4/2024	182024177	18 Driveway	02-13-451-013	ALANIS LEONEL HUERTA & GARCIA J CARBAJEN O DE IECUIC	6256 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	
5/13/2024	182024125	18 Driveway	03-07-231-002	RAJU RAJIV LUKE & RAJU SHANTA & RAJU MADH	37 W ANCHOR RD OSWEGO, MARINA TERRACE IL 60543-		
4/24/2024	182024115	18 Driveway	03-04-354-013	SANCHEZ OSCAR HERNANDEZ & CORPORA MARIA A	93 CIRCLE DR EAST MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/25/2024	182024113	18 Driveway	03-08-326-005	PIERCE SYLVANUS H II & JOY R	35 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	CEMENTRIX CONCRETE
3/27/2024	182024079	18 Driveway	02-14-428-006	SPAARGAREN RODGERS BRENT NIVNE	29 CHARLES ST OSWEGO, IL LYNWOOD EXTENSION 6 60543-		
3/6/2024	182024052	18 Driveway	09-18-300-019	QUEZADA IRMA LOYA	14918 BRISBIN RD MINOOKA, IL 60447-		
1/10/2024	192024024	19 Fire Restoration	03-04-378-022	PEREZ MISAEEL	48 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	

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8/15/2024	192024275	19 Fire Restoration	03-08-103-007	PRIYANA INVESTMENTS LLC	105 HARBOR DR OSWEGO, IL 60543-	MARINA TERRACE APARTMENTS	
4/29/2024	202024124	20 Patio	03-07-231-002	RAJU RAJIV LUKE & RAJU SHANTA & RAJU MADU	37 W ANCHOR RD OSWEGO, MARINA TERRACE IL 60543-		
5/1/2024	202024130	20 Patio	03-05-277-034	CUEVAS ALVARO & ESTHER	21 WOODCLIFF DR MONTGOMERY, IL 60538-		JL CONCRETE CONSTRUCTION LLC
8/8/2024	202024261	20 Patio	03-04-377-034	AGUILERA ANDY DANIEL	76 PUEBLO RD MONTGOMERY, IL 60538-		
8/5/2024	202024256	20 Patio	03-05-278-024	WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-		BOULDER HILL UNIT 3
6/19/2024	202024200	20 Patio	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-		MARINA TERRACE
5/22/2024	202024164	20 Patio	03-04-478-032	PEREZ HERNANDEZ MARIA DEL REFUGIO	75 SPRINGDALE RD MONTGOMERY, IL 60538-		BOULDER HILL UNIT 23
5/14/2024	202024140	20 Patio	03-08-277-004	ESQUIVEL FRANCISCO B JR & ALVAREZ MARIA F ANDREINA	8 SOMERSET RD MONTGOMERY, IL 60538-		BOULDER HILL UNIT 25
9/16/2024	232024300	23 Generator	02-28-453-017	GENTILE FRANK D & JENNIFER G	606 WACKER DR YORKVILLE, IL 60560-		WACKERLIN SUB
9/3/2024	232024283	23 Generator	02-35-280-003	CAESAR JANE	213 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	BAKER ELECTRIC
8/26/2024	232024278	23 Generator	06-07-227-010	MCLAIN STEPHEN ANTHONY & SHERILYN ANNA	5491 WHITETAIL PKWY YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & CONTRACTORS

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7/29/2024	232024244	23 Generator	03-18-379-006	HERHOLD JAMES E	34 S CHERRY DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	BAKER ELECTRIC - ADAMS POWER
7/12/2024	232024230	23 Generator	05-18-203-001	ROOS BETSY & LOUIS	58 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION & ELECTRICAL
6/12/2024	232024184	23 Generator	05-02-201-006	BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION AND ELECTRICAL
6/4/2024	232024181	23 Generator	06-02-110-006	MILLER EILEEN N	1934 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SATURN ELECTRICAL SERVICES
5/22/2024	232024166	23 Generator	04-21-126-002	GUNTY CRAIG J JR & DARCY A	9000 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	TOWN & COUNTRY SERVICES
5/14/2024	232024147	23 Generator	05-18-201-009	KLAUDA TIMOTHY & MARCIE	75 LONG GROVE RD YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONST & ELECTRIC
3/19/2024	232024063	23 Generator	02-33-201-001	SMITH DONALD S II & CLARK EMILY R	505 E SPRING ST YORKVILLE, IL 60560-	DECKERS SUB	LEE LEGLER CONSTRUCTION & ELECTRICAL
1/10/2024	232024025	23 Generator	01-20-352-008	CRAWFORD WILLIAM J & VICKI L	168 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	BAKER ELECTRIC & GENERATORS
5/14/2024	242024150	24 Solar	03-07-429-022	DOLPH RADAVICH ALYSSA & GALARZA MADRINA	118 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION SERVICES
5/14/2024	242024148	24 Solar	02-16-476-001	STOLPESTAD NORMAN H & JILL E	2776 CANNONBALL TRL BRISTOL, IL 60512-		LGCY INSTALLATION SERVICES, LLC.
5/14/2024	242024146	24 Solar	03-05-278-017	CINNAMON PAUL C SR & MARGARET F	19 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	BRIGHT PLANET SOLAR

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5/14/2024	242024145	24 Solar	03-05-453-020	RYAN PATRICK J & PAULINE D	9 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRISE SOLAR
5/14/2024	242024144	24 Solar	06-13-101-011	RUFFATTO MIKE & ERYN	782 ROUTE 126 PLAINFIELD, IL 60544-		AG TECHNOLOGIES INC.
5/11/2024	242024127	24 Solar	03-04-253-007	AVITIA JUAN & AVITIA LUIS ENRIQUE	149 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION
4/30/2024	242024126	24 Solar	07-05-400-003	HARAZIN NANCY	16300 NEWARK RD. NEWARK, IL. 60541		PEPPER ENERGY % DEREK HUMMEL
4/25/2024	242024119	24 Solar	05-02-201-003	PAVILIONIS RITAS JON	6069 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	SUNRUN INSTALLATION
4/17/2024	242024100	24 Solar	01-16-427-004	BURROUGHS ERIC B & BROOKE N	41 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	BRIGHT PLANET SOLAR
4/12/2024	242024097	24 Solar	03-04-476-027	LOPEZ JUAN M & YESINIA	66 PADDOCK ST MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	BRIGHT PLANET SOLAR
4/9/2024	242024087	24 Solar	06-14-200-002	VIDMAR JOHN E & WILHELMINE	1226 ROUTE 126 PLAINFIELD, IL 60586-		BRIGHT PLANET SOLAR
3/29/2024	242024085	24 Solar	03-08-227-032	BRAVO LORENZO H	15 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	BRIGHT PLANET SOLAR
4/25/2024	242024118	24 Solar	03-04-179-017	RETTERRER EDWARD G & JOAN	29 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	PAOLA PEREZ/BRIGHT PLANET SOLAR
4/25/2024	242024112	24 Solar	03-02-227-009	U STOR IT #2 (OSWEGO) LLC	184 ROUTE 30 AURORA, IL 60503-		OPAL ENERGY GROUP LLC



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4/22/2024	242024110	24 Solar	06-14-200-016	EICHELBERGER EDWARD & NANCY S	8405 OLD RIDGE RD PLAINFIELD, IL 60586-		LEGACY SOLAR LLC
4/19/2024	242024105	24 Solar	09-07-200-027	PARKS THEODORE	13315 A GROVE RD MINOOKA, IL 60447-	HIGHGROVE	LEGACY SOLAR LLC
3/27/2024	242024075	24 Solar	03-04-251-003	GUERRERO ALVARO	120 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	BRIGHT PLANET SOLAR
3/25/2024	242024074	24 Solar	04-13-201-003	BROWN DARREL J & LISA	8262 W HIGHPOINT RD YORKVILLE, IL 60560-	HIGHPOINT VIEW	
3/19/2024	242024061	24 Solar	06-13-126-003	CURLESS WILLIAM B & VICTORIA M	16 VIKING BLVD PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	SUNRUN INSTALLATION SERVICES INC.
3/4/2024	242024049	24 Solar	05-08-301-001	WOODWARD JOHN	7595 E HIGHPOINT RD YORKVILLE, IL 60560-		PERMIT COORDINATOR - ZENA GRAY
2/26/2024	242024044	24 Solar	01-14-126-002	BLACKWELL TONYA & GAGE	2050 ROCK CREEK RD PLANO, IL 60545-	ROCK CREEK ESTATES UNIT 1	SUNRUN INSALLATION SERVICES INC.
1/30/2024	242024034	24 Solar	05-17-121-005	PISANO MARCOS	85 ETHEL CT YORKVILLE, IL 60560-	RONHILL ESTATES	VANTAGE HOME SOLAR LLC
7/10/2024	242024225	24 Solar	03-08-279-009	ALLEN TODD	114 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SUNRUN INSTALLATION SERVICES INC.
7/10/2024	242024220	24 Solar	05-10-200-010	DIAZ HUGO & CEPEDA JAVIER	8222 ROUTE 126 YORKVILLE, IL 60560-		BRS FIELD OPS LLC
6/28/2024	242024211	24 Solar	03-07-276-005	HUNT JEFFREY H & DAWN M	9 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	SOURCE SOLAR

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6/26/2024	242024207	24 Solar	03-07-230-016	DELGADO ANTONIO & CARMEN	4 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	BRIGHT PLANET SOLAR
6/26/2024	242024206	24 Solar	03-04-378-015	DONALDSON ADRIENNE SUZANNE	75 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18	BRIGHT PLANET SOLAR
1/10/2024	242024026	24 Solar	02-23-228-004	GROB MATTHEW M & FU LAURA	45 E LYNCLIFF DR OSWEGO, LYWOOD EXTENSION 1 IL 60543-		BRIGHT PLANET SOLAR
6/18/2024	242024195	24 Solar	03-27-427-015	BOLTE GLENDAA H	34 RED HAWK DR OSWEGO, RED HAWK LANDING IL 60543-		
5/21/2024	242024172	24 Solar	03-08-226-005	ALFARO DANIELLE J & JOSE	32 GULFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	BRIGHT PLANET SOLAR
5/28/2024	242024171	24 Solar	02-23-101-001	MAGANA ANATOLIO & MARTHA	92 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 2	BRIGHT PLANET SOLAR
5/16/2024	242024153	24 Solar	01-26-300-005	SANDOVAL JONHATAN J SAAVEDRA & RUIZ	13871 HALE RD PLANO, IL 60545-		BRIGHT PLANET SOLAR
5/16/2024	242024152	24 Solar	03-05-255-020	TORRES JESUS M & CARLOTA	15 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	BRIGHT PLANET SOLAR
5/16/2024	242024151	24 Solar	03-07-430-001	MILLEN RYAN D	165 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	GREEN GRIDS
1/2/2024	242024020	24 Solar	07-29-300-003	FARIAS MICHAEL DAVID & JENNIFER LYNN	16627 STEPHENS RD NEWARK, IL 60541-		LGCY INSTALLATION SERVICES., LLC
9/12/2024	242024296	24 Solar	02-23-153-005	BENDA JOHN L & LINDA M	22 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	SUNRUN INSTALLATION SERVICES

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/7/2024	242024001	24 Solar	03-08-277-024	LAMBERTY MATTHEW	17 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	FREEDOM FOREVER IL. LLC
9/12/2024	242024295	24 Solar	03-07-427-013	TAYLOR SHAWN & KRISTI	136 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION CORPORATION
9/10/2024	242024292	24 Solar	05-16-300-009	CROSS EVANGELICAL LUTHRN CHRCH	8535 ROUTE 47 YORKVILLE, IL 60560-		TEXON SOLAR ENERGY LLC
8/21/2024	242024277	24 Solar	06-02-176-005	PLAYER KATHERINE E	128 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	GREENGRIDS LLC
8/14/2024	242024267	24 Solar	02-11-252-001	SKEEN RAYMOND L & PATRICIAL	56 W HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS UNIT 2	FREEDOM FOREVER IL LLC
8/9/2024	242024264	24 Solar	01-01-200-015	APPEL BRYAN W & DIANE M	180 JETER RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY
7/30/2024	242024247	24 Solar	03-04-155-005	SPANG BRIAN J & GERALDINE M	8 PEMBROOKE RD MONTGOMERY, IL 60538-	ST LUKES CHURCH SUB UNIT 1	BRIGHT PLANET SOLAR
7/30/2024	242024246	24 Solar	09-15-300-006	KUBACKI MICHAEL D & DOREEN M	2652 ROUTE 52 MINOOKA, IL 60447-		INDEPENDENCE RENEWABLE ENERGY LLC
7/24/2024	242024239	24 Solar	03-07-427-007	RIGGS PAUL	140 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	BRIGHT PLANET SOLAR
7/16/2024	242024233	24 Solar	05-12-276-002	ARMSTRONG ERRIN & SHIRLEY	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	TESLA INC.
7/15/2024	242024232	24 Solar	03-07-254-001	GASCA JOSE A & DEGASCA MA CHRISTINE ADRIANE	117 KRISTINE ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	BRIGHT PLANET SOLAR

