KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
110 West Madison Street • Court Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, December 8, 2025 – 6:30 p.m.

CALL TO ORDER:
ROLL CALL: Brian DeBolt, Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)
APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from October 14, 2025, Meeting (Pages 3-21)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from October 2025 (Pages 22-24)
Review of Expenditures from November 2025 (Pages 25-32)
Review of End of Fiscal Year Escrow Report (Pages 33-34)

PETITIONS (Roll Call Votes):

1. **Petition 25 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC (Pages 35-204)**
Request: Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
PIN: 09-15-200-003
Location: 2241 Route 52, Minooka, in Seward Township
Purpose: Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

2. **Petition 25 – 15 – Kendall County Planning, Building and Zoning Committee (Pages 205-254)**
Request: Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations
Purpose: Petitioner Wants To Amend the Zoning Regulations Pertaining to Short-Term Rentals

3. **Petition 25 – 19 – Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara (Pages 255-323)**
Request: Special Use Permit for a Place of Worship
PIN: 03-18-403-016
Location: West of 5313 Route 34, Oswego, in Oswego Township
Purpose: Petitioner Wants To Operate Healing Meditation Garden; Property is Zoned B-2

NEW BUSINESS:

1. Approval of Contract for Engineering Review, Inspection and Consultation Services with WBK Engineering, LLC for a Period of Two Years with Optional Annual Renewals; Related Fees of Initial Escrow Deposits of $2,500 for Review Services and $3,500 for Construction Inspection Services Are Unchanged from Current Contract (Pages 324-343; Roll Call Vote)

2. Approval of Notice of Intent for New or Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's) (Pages 344-362; Roll Call Vote)

3. Review of 2026 Application Calendar (Pags 363-364)

4. Request for Guidance Regarding a Stormwater Ordinance Violation at 11850 Fox River Drive; Committee Could Approve Additional Citations (Pages 365-366; VV)

5. Review of Amendments to the Kendall County Stormwater Management Ordinance; Committee Could Vote to Request a Public Hearing of the Proposed Amendments before the Stormwater Management Oversight Committee (Pages 367-446; Roll Call Vote)

OLD BUSINESS:

1. Update on the Comprehensive Plan Update Project (Pages 447-463)

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

3. Special Use Enforcement Update

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

1. Review of Report from November 2025 (Pages 464-466)

2. Review of FY24-25 Inspection Report

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORTS:

1. October 2025 Permit Report (Pages 467-471)

2. November 2025 Permit Report (Page 472)

3. End of Fiscal Year Permit Report (Pages 473-503)

REVIEW REVENUE REPORT:

1. October 2025 Revenue Report (Page 504)

2. November 2025 Revenue Report (Page 504)

3. End of Fiscal Year Revenue Report (Pages 504)

4. Review of 2011-2025 Revenue Report (Pages 504-505)

CORRESPONDENCE:
COMMENTS FROM THE PRESS:
EXECUTIVE SESSION:
ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
4:30 p.m.
Meeting Minutes of October 14, 2025 – Unofficial until Approved

CALL TO ORDER
The meeting was called to order by Chairman Wormley at 5:12 p.m.

ROLL CALL
Committee Members Present: Brian DeBolt, Dan Koukol, Ruben Rodriguez (Vice Chairman), and Seth Wormley (Chairman)
Committee Members Absent: Elizabeth Flowers
Also Present: Matthew H. Asselmeier, Director, Wanda A. Rolf, Part-Time Office Assistant, Dan Gorman, John Pearson and Doug Windsor

APPROVAL OF AGENDA
Member DeBolt made a motion, seconded by Member Rodriguez, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES
Member Koukol made a motion, seconded by Member DeBolt, to approve the minutes of the September 8, 2025, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT
John Pearson, one (1) of the neighbors of a nearby short-term rental, spoke about the disturbances that were happening. Mr. Pearson stated there were around thirty (30) individuals at the location over the past weekend. Mr. Pearson stated the sheriff was called during the disturbance and wanted to thank law enforcement for their assistance.

Doug Winsor, also one (1) of the neighbors of a nearby short-term rental spoke about the same disturbances. Mr. Winsor feels that the situation is strongly violating County ordinances. Mr. Winsor also feels that the County is failing to enforce rules and regulations.

Chairman Wormley explained that the County is diligently working to resolve the issue of short-term rentals.

Expenditure Report
Review of Expenditures from the Previous Month
The Committee reviewed the Expenditure Report.

PETITIONS

Petition 25-04 Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of the Lucaya Asset Management, LLC (Current Owner)

Mr. Asselmeier summarized the request.

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement.

The application materials, including the boundary survey, stormwater information, including the wetland delineation report, the original site plan, the amended vegetative management plan, decommissioning information, and the Agricultural Impact Mitigation Agreement were provided.

On or about July 30, 2025, the Petitioner informed the County that they were amending the orientation of the solar panels and thus amending the site plan. The new alignment with cause the racking to be seven (7') off of the ground instead of ten (10') feet off of the ground. The area of disturbance will also be lowered from approximately two thirds (2/3) of an acre to approximately point five-four (0.54) acres. Page 5 of the Vegetative Management Plan was also amended to reflect the new site plan. On September 24, 2025, the Petitioner informed the County that they were moving the driveway approximately forty feet (40') to the west, at the request of the neighbors, and adjusting the vegetative management plan accordingly. The new site plan was provided.

The property is located between 9417 and 9221 Corneils Road in Bristol Township.

The property is approximately thirty-seven (37) acres in size with approximately twenty (20) acres inside the fence.

The existing land use is Agricultural and the property is zoned A-1.

The County's Future Land Use Map calls for the property to be Suburban Residential (Max 1.00 DU/Acre) and Yorkville's Future Land Use Map calls for the property to be Estate/Conservation Residential.

Corneils Road is a Minor Collector Road maintained by Bristol Township.

The United City of Yorkville has a trail planned along Corneils Road.

There are no floodplains on the property. There is one (1) farmed wetland on the property and two (2) additional wet areas on the property identified in the wetland delineation report.

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

The adjacent properties are zoned A-1 and R-3 in the County and R-2, R-2D, R-3, and B-3, inside Yorkville.

The County's Land Resource Management Plan calls for the area to be Urbanized Communities, Suburban Residential, and Commercial.

Yorkville's Comprehensive Plan calls for the area to be Estate/Conservation Residential and Metra Station Transit Oriented Development.

Properties within one half (1/2) of a mile are zoned A-1, A-1 SU, R-3, B-1, and B-3 in the County and R-2, R-2D, R-3, R-4, and B-3 inside Yorkville.

The A-1 special use permit to the east is for a landscaping business. The A-1 special use permit to the west is for a welding business.

Approximately thirty-three (33) homes, not including the homes in the original town of Bristol Station are located within half (1/2) of a mile of the subject property. Raging Waves water park is also located within half (1/2) of a mile of the subject property.

EcoCAT Report identified protected resources in the area, but negative impacts were unlikely. The Illinois Department of Natural Resources recommended establishing pollinator friendly habitat as groundcover where feasible and the site should be de-compacted before planting. The letter from the Illinois Department of Natural Resources was provided.

The LESA Score was 179 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Bristol Township on April 23, 2025. Prior to submittal to Kendall County, the Bristol Township Board reviewed the proposal on April 7, 2025, but that meeting was for informational purposes only. Bristol Township reviewed the proposal at their meeting on May 7, 2025. Bristol Township recommended approval of the proposal. The minutes were provided. The signed road use agreement was provided.

Petition information was sent to the United City of Yorkville on April 23, 2025. Prior to formal application submittal, the United City of Yorkville submitted an email stating they would not pursue annexation at this time. The email notes the proximity of several homes to the subject property; the proposal does not meet Yorkville's one thousand foot (1,000') setback requirement from Corneils Road; the proximity to a wetland was noted; five (5) new utility poles were proposed. Yorkville's email was provided. On March 25, 2025, Yorkville submitted an email requesting a forty-foot (40') right-of-way dedication. On April 2, 2025, Bristol Township submitted an email agreeing to the requested dedication. These emails were provided. The United City of Yorkville's Planning and Zoning Commission reviewed the proposal at their meeting on June 11, 2025. The Planning and Zoning Commission recommended not to object to the proposal by a vote of five (5) in favor and one (1) in opposition. The proposal went to the Yorkville Econom-

ic Development Committee on July 1, 2025, and the Yorkville City Council on July 8, 2025. An email explaining this information is included as Attachment 19. The Yorkville Economic Development Committee voted to forward the proposal to the City Council and the City Council voted not to object to the proposal by a vote of six (6) in favor and one (1) in opposition. Emails outlining the votes were provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on April 23, 2025. No comments received

ZPAC reviewed the proposal at their meeting on May 6, 2025. It was clarified that the special use permit runs with the land. Soil tests had not occurred at the property. A condition adding a community impact agreement was discussed. Mr. Klaas did not agree that the project would generate no air, noise, or water pollution as outlined in the first finding of fact for the special use permit. He believed that the production, installation, and decommissioning of solar panels did create pollution. Mr. Guritz questioned the installation of Spruce trees as outlined in the landscaping plan. ZPAC issued a neutral recommendation with an amendment adding the community impact agreement to the list of conditions by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided. Following the ZPAC meeting, the Petitioner offered to replace the Spruce trees with evergreens of a similar height and width.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on May 28, 2025. Discussion occurred regarding the timing of Yorkville's review of the proposal. Discussion also occurred regarding various setback requirements. Discussion occurred regarding the decommissioning bond amount. Discussion occurred regarding the future land uses planned for the area. Neighbors spoke in favor of the project; they favored having solar panels instead of homes in the area and that drainage will be addressed as part of site development. The Kendall County Regional Planning Commission voted to continue the project to their June meeting by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided. The reason for the continuance was to get comments from Yorkville and Bristol Township and to allow the State's Attorney Office to complete their review of a community impact agreement template. At their meeting on June 25, 2025, the Commission discussed the community benefit agreement; the Petitioner was voluntarily entering into the agreement. Discussion occurred regarding spending the funds from the agreement; the specific expenditures would be County Board decisions. Discussion occurred regarding the amount of money in the decommissioning bond and using funds from the community benefit agreement to cover decommissioning. The special use permit does not have a sunset clause, but does have a controlling site plan which dictates the layout of the site. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on June 2, 2025. Discussion occurred regarding the timing of notifications and the possibility of Yorkville annexing the property. The matter was continued to the June 30, 2025, Zoning Board of Appeals hearing. The minutes for this hearing was provided. At the hearing on June 30, 2025, discussion occurred regarding the setbacks, annexing the property to Yorkville, the community benefit agreement, the decommissioning bond, and the anticipated life of the project. One (1) neighbor, representing several adjoining property owners testified in favor of the project. Discussion occurred regarding glare; glare would be redirected to the sky. The panels do not contain any hazardous materials and can withstand hail and severe storms. The road use agreement was still in negotiations. The Petitioner requested that the right-of-way dedication occur prior to the application for the building permit. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff with amendments to set the right-of-way dedication prior to the issuance of the building permit and to amend the landscaping plan to include evergreens of a similar height and width by a vote of four (4) in favor, one (1) in opposition, and two (2) members absent. The minutes of the hearing were provided. Chairman Mohr was in favor of the proposal, but voted against the proposal because he believed the project should be annexed to Yorkville and this will be an island in the future.

The Kendall County Zoning Board of Appeals held a second public hearing on the proposal regarding the revised site plan. Other than the Petitioner, no members of the public testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff and the amended site plan by a vote of five (5) in favor, one (1) in opposition, and one (1) member absent. The minutes of the hearing were provided. Chairman Mohr was in favor of the proposal, but voted against the proposal because he believed the project should be annexed to Yorkville and this will be an island in the future.

At their meeting on August 14, 2025, the Planning, Building and Zoning Committee voted to refer the proposal back to the Zoning Board of Appeals for rehearing. The minutes of this meeting were provided.

Per § 36-282(17) of the Kendall County Code, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions:

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. Petitioner is requesting a variance.

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

Boundary Lines of Participating Properties-None

Boundary Lines of Nonparticipating Properties-Fifty feet (50') to the nearest point on the property line of the nonparticipating property

Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. Per the site plan, the closet non-participating structure is greater than two hundred fifty feet (250') from the solar panels. The solar panels are greater than five hundred feet (500') from Corneils Road.

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). This is true. Per the application materials the fence is proposed to be six feet (6') in height. As noted in the site plan, the fence will be six inches (6") above the finished grade. The fence will be chain link topped with barbed wire.

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. This is true. Per the site plan, the maximum height will be ten feet, eleven and three-eighths inches (10'-11 3/8"). This was lowered to between seven feet (7') and ten feet (10') in the new site plan.

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. No such consent requested or needed.

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. A noise study was provided.

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than an agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. The decommissioning plan was provided and is outlined in the Agricultural Impact Mitigation Agreement, which was provided. As

noted in the decommissioning plan, the Petitioner is offering a bond of Fifty Thousand Dollars ($50,000). As suggested in the decommissioning plan, the Petitioner is agreeable to not fight the County in court, if the County wished to acquire title to the subject property in the event that the decommissioning bond is insufficient to cover all of the costs.

h. A vegetative screening shall be placed around the commercial solar energy facility. The site plan references a row of Black Hills Spruce and a row of Buttonbush. The spruce will be six feet (6') minimum in height within three (3) years of planting and the Buttonbush will be four feet (4') minimum in height within three (3) years of planting, as outlined in the amended site plan. The vegetative management plan was provided. The types of vegetation, timing of planting, and maintenance plan are included in the vegetative management plan. Following the ZPAC meeting, the Petitioner offered to replace the Spruce trees with evergreens of a similar height and width.

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (Eco-Cat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. The EcoCat was submitted and the recommendation was to establish pollinator friendly habitat as groundcover where feasible and the site should be de-compacted before planting. The letter from the Illinois Department of Natural Resources was provided.

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. This was provided. Five (5) threatened or endangered species were in the area.

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. While the site is designed around one (1) farmed wetland, there are other wet areas on the property that need to be examined through the stormwater permit review process.

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. This information was provided. The State Historic Preservation Office is requesting a

Phase I Archeological Survey.

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. The vegetation management plan, including timelines for planting and maintenance of the vegetation, was provided.

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. The road use agreement was provided. The application materials and the site plan show at a fifteen foot (15') wide gravel road inside a twenty foot (20') road easement on the southeast corner of the property. The entrance off of Corneils Road will be forty feet (40') wide.

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. No drain tile information was provided. In the application materials, there is a statement that no drain tile exists on the property.

No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

The proposed area of disturbance is approximately point six-five acres (0.65). The County has concerns regarding the wet areas identified in the wetland delineation report and the farmed wetland identified on the property. The Petitioner submitted a storm-water permit application.

The temporary laydown area shown on the site plan is not proposed to be gravel.

Four (4) infiltration basins are shown on the site plan. Three (3) of these basins would be installed if required by the stormwater pollution prevention plan. No information regarding the infiltration basin was provided.

WBK Engineering submitted a letter on May 27, 2025. They had six (6) comments including determining if the wetlands are jurisdictional, providing a narrative describing

existing and proposed conditions, providing a drain tile study, and providing an easement over the property for vegetative management. WBK Engineering's letter was provided.

The application materials and the site plan show a fifteen-foot (15') wide gravel road inside a twenty foot (20') road easement on the southeast corner of the property. The entrance off of Corneils Road will be forty feet (40') wide.

No permanent parking was proposed. There will be a staging area during construction.

No lighting was proposed.

The Petitioner proposed installing one (1) sign at the vehicular access gate stating emergency contact information.

A glare study was provided.

No information was provided regarding impacts on property values

No odors were foreseen.

A noise study was provided.

If approved, this would be the third special use permit for a commercial solar energy facility in unincorporated Kendall County.

At their meeting on June 17, 2025, the County Board approved the special use permit for the commercial solar project in the 10000 Block of Ament Road. The County Board also approved a community benefits agreement. In that agreement, the Petitioner agreed to pay the County approximately Three Thousand Dollars ($3,000) per megawatt annually with five percent (5%) increases every five (5) years. The Petitioner for the proposal on Corneils Road agreed to the same agreement, which was provided. At their meeting on August 19, 2025, the County Board approved the Community Benefits Agreement. Other than adding signatures and correcting the date of approval, the approved Agreement is the same as the document that was reviewed previously.

The Findings of Fact for the special use permit were as follows:

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Corneils Road will be retained for agricultural use and/or future residential use. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially

diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned A-1 and various residential classifications and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Corneils Road and screened by vegetation from neighboring houses to avoid negative visual impacts.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility and will enter into an agreement with Bristol Township regarding road use. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. While no drain tile is believed to be on the subject property, damaged drain tile will be repaired as outlined in the Agricultural Impact Mitigation Agreement and a condition attached to this special use permit.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. If the requested variance is granted, the proposal meets all applicable regulations.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)." However, the proposal is located on property classified as Residential on the Future Land Use Map and the Kendall County Regional Planning Commission recommended denial of similar proposals.

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 is

located within one point five (1.5) miles of the United City of Yorkville. Information was provided stating that the United City of Yorkville did not wish to annex the property or enter into a pre-annexation agreement.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created because the United City of Yorkville did not wish to enter into a pre-annexation agreement or annex the property.

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.

Given that the Kendall County Regional Planning Commission previously recommended denial of proposals on properties classified as Residential on the County's Future Land Use Map, and because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities, Staff's recommendation is neutral. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan, vegetative management plan, decommissioning plan, road access plan, and Agricultural Impact Mitigation Agreement. The Black Hills Spruce shall be planted in one (1) row and the Buttonbush shall be planted in a second row. **Evergreens of a similar height and width may be installed in place of the Blacks Hills Spruce**. (**Amended at first ZBA hearing**)**.**
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community benefits agreement with Kendall County (**Added at ZPAC**).
4. In the event that the decommissioning bond is insufficient to cover the costs of decommissioning the site as outlined in the decommissioning plan, the owners of

the subject property shall not contest in court if the County wishes to obtain title to the subject property to cover the costs of decommissioning the use allowed by this special use permit.

5. ~~**Within ninety (90) days of the approval of the special use permit**~~ **Prior to the issuance of any building permits**, the owners of the subject property shall dedicate a strip of land forty feet (40') in depth along the southern property line to Bristol Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline. (**Amended at ZBA**)
6. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
7. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. Any structures, including solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
9. One (1) warning sign shall be placed near or on the entrance gate. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
10. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
11. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
12. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
16. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of Petition 25-04 with the conditions proposed by Staff.

The votes were as follows:

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

The motion carried.

The proposal goes to the Kendall County Board on October 21, 2025, on the regular agenda.

Petition 25-17 David J. Gilbert
Mr. Asselmeier summarized the request.

On June 20, 2000, the Kendall County Board granted a special use permit for the sale of agricultural products not grown on the premises at the subject property. Ordinance 2000-22 was provided.

Condition of the special use permit required a right-of-way dedication. Staff was unsure if the dedication occurred.

On September 5, 2025, the Petitioner submitted a request for voluntary revocation of the special use permit. This request was attached to the draft revocation ordinance.

The draft revocation ordinance was provided.

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

Staff recommended approval of the request.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of Petition 25-17.

The votes were as follows:

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

The motion carried.

The proposal to the Kendall County Board on October 21, 2025, on the consent agenda.

Petition 25-20 Keith A. Rot on Behalf of Edgewood Bank Trust 319 and Rot Rot & Rot Partners

Mr. Asselmeier summarized the request.

On April 11, 1978, the Kendall County Board granted a special use permit for a restricted landing strip at the subject properties. Ordinance 1978-3 was provided.

On August 1, 2025, the Petitioner submitted a request for voluntary revocation of the special use permit. This request is attached to the draft revocation ordinance.

The original special use permit from 1978 included portions of the subject parcels and a portion of the property presently addressed as 1237 Plainfield Road. The owner of 1237 Plainfield Road did not wish to revoke the special use permit on her property at this time.

Aerials of the special use area and the subject property were provided.

The draft revocation ordinance was provided.

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

Staff recommended approval of the request.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of Petition 25-20.

The votes were as follows:

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

The motion carried.

The proposal to the Kendall County Board on October 21, 2025, on the consent agenda.

NEW BUSINESS:

Approval to Change the November 2025 Kendall County Planning, Building and Zoning Meeting Date and Time

Mr. Asselmeier reported that he could not attend the meeting on November 10, 2025. The consensus of the Committee was to move the meeting to Wednesday, November 5, 2025, at 5:30 p.m.

Recommendation on a Proposal from WBK Engineering to Complete Work Related to the Notice of Intent for New or Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's) Renewal at a Cost Not to Exceed $5,500; Related Invoices to be Paid from the Planning, Building and Zoning Department's Consultant Line Item in the FY25-26 Budget

Mr. Asselmeier summarized the request.

In 2026, the County will need to submit a Notice of Intent (NOI) for Renewal of General Permit for Discharges from Small Municipal Separate Stormwater Sewer Systems (MS4s) in addition to the Annual Report to the Illinois Environmental Protection Agency. NOIs are due to the State every five (5) years.

The funds to do the project were included in PBZ's proposed budget for FY25-26.

WBK Engineering would like to start work on this project shortly and wait with invoicing the County until after the FY25-26 budget is approved.

Staff recommended approval of the proposal.

Member DeBolt made a motion, seconded by Member Rodriguez, to recommend approval of the proposal.

The votes were as follows:

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

The motion carried.

The proposal to the Kendall County Board on October 21, 2025, on the consent agenda.

Recommendation on 2026 Comprehensive Noxious Weed Work Plan

Mr. Asselmeier summarized the request.

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. The proposed 2026 Kendall County Noxious Weed Comprehensive Work Plan was provided. Other than changing the year, this proposal is the same as the 2025 Noxious Weed Comprehensive Work Plan.

Member DeBolt made a motion, seconded by Member Rodriguez, to recommend approval of the Plan.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None

Abstain (0): None
Absent (1): Flowers

The motion carried.

The proposal to the Kendall County Board on October 21, 2025, on the consent agenda.

Recommendation on Fiscal Year 2025-2026 Meeting Calendar
The Committee reviewed the proposed calendar.

Member DeBolt made a motion, seconded by Member Rodriguez, to recommend approval of the calendar.

The votes were as follows:

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

The motion carried.

The proposal will be forwarded to the County Board on the consent agenda.

OLD BUSINESS:
Update on the Comprehensive Plan Update Project
The Committee reviewed the minutes and presentation from the September 30, 2025, meeting regarding the WIKADUKE Trail.

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township; Committee Could Approve the Issuance of a Citation
Mr. Asselmeier stated that initially the Petitioner's Engineer was holding up the storm-water permit. Currently the Petitioner is waiting for a response from IDNR related to permit fees and permit approval.

Chairman Wormley recommended that the committee issue a citation.

Member DeBolt made a motion, seconded by Member Koukol to issuing a citation to the Petitioner at 13039 McKanna Road.

The votes were as follows:

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

The motion carried.

Updates on Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code
Mr. Asselmeier summarized the issue.

In 2022, the State updated the Model Floodplain Ordinance. Shortly thereafter, the County decided to review the current Stormwater Management Ordinance against the new Model Floodplain Ordinance, but decided to wait with finalizing any proposals until after codification was completed.

Earlier in 2025, WBK Engineering prepared a redlined version of the proposal, which the Committee reviewed at their February 10, 2025, meeting. This proposal was forwarded to the municipalities for review.

On April 7, 2025, the Committee reviewed the amended proposal which incorporated comments from the municipalities. At that meeting, the Committee also voted to forward the proposal to FEMA.

On September 18, 2025, FEMA submitted their comments to the County and on October 6, 2025, WBK Engineering submitted the County's response to FEMA comments, which were provided.

After FEMA approves the County's comments, the amended proposal will be brought back to the PBZ Committee for review. If the PBZ Committee is agreeable, a public hearing before the Stormwater Management Oversight Committee will be scheduled. Upon completion of the public hearing, the proposal will be forwarded to the County Board.

The County cannot approve amendments to the floodplain regulations without FEMA's approval.

Staff recommended waiting for further action, pending comments from FEMA.

The consensus of the Committee was to continue to wait for further action, pending comments from FEMA.

Special Use Enforcement Update
Mr. Asselmeier reported that he is meeting with the code officials to discuss the special use permits that were still under review.

REVIEW PRE-VIOLATION AND VIOLATION REPORT:
The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:
Mr. Asselmeier reported there is no update from the Historic Preservation Commission.

REVIEW PERMIT REPORTS:
The Committee reviewed the report.

REVIEW REVENUE REPORT:
The Committee reviewed the report.

CORRESPONDENCE
None

COMMENTS FROM THE PRESS:
None

EXECUTIVE SESSION
Member DeBolt made a motion, seconded by Member Rodriguez, to enter into executive session for the purposes of reviewing minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The votes were as follows:
Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

The Committee recessed at 5:56 p.m.

The Committee returned from executive session at 5:59 p.m.

NEW BUSINESS
Approval to Release Executive Session Minutes of October 14, 2025
Member DeBolt made a motion, seconded by Member Rodriguez, to release the minutes of the executive session of October 14, 2025. With a voice vote of four (4) ayes, the motion carried.

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

Chairman Wormley adjourned the meeting at 6:00 p.m.

Minutes prepared by Wanda A. Rolf, Part-Time Office Assistant

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
4:30 p.m.
Executive Session Minutes of October 14, 2025

CALL TO ORDER
The executive session was called to order by Chairman Seth Wormley at 5:57 p.m.

ROLL CALL
Committee Members Present: Brian DeBolt, Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)
Committee Members Absent: Elizabeth Flowers
Also Present: Matt Asselmeier (Director)

The purpose of this executive session was to review minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The Committee reviewed the minutes from the following meetings:
December 19, 2016
August 7, 2017
November 7, 2022

The consensus of the Committee was to keep the minutes of December 19, 2016, August 7, 2017, and November 7, 2022, executive sessions confidential for personnel reasons and litigation reasons.

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

Chairman Wormley adjourned the executive session at 5:58 p.m.

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

Kendall County

Zoning-Econ 10-9-25

CLERK: wRolf BATCH: 5871 NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
PENDING UNPAID INVOICES								
1849	00001 VERIZON	6124027877		101525	127.17	.00	.00	
CASH 000008	2025/10	INV 09/26/2025	SEP-CHK: Y	DISC: .00		11001902 62070	127.17	1099:
ACCT 1Y210	DEPT 19	DUE 09/26/2025	DESC:Verizon Wireless-PBZ					
CONDITIONS THAT PREVENT POSTING INVOICE		1849/67035						
* Invoice must be approved or voided to post.								
PO BOX 16810 NEWARK NJ 07101-6810								
1849	00001 VERIZON	6124027877A		101525	42.39	.00	.00	
CASH 000008	2025/10	INV 09/26/2025	SEP-CHK: Y	DISC: .00		131505 62070	42.39	1099:
ACCT 1Y210	DEPT 19	DUE 09/26/2025	DESC:Verizon Wireless-EDC					
CONDITIONS THAT PREVENT POSTING INVOICE		1849/67037						
* Invoice must be approved or voided to post.								
PO BOX 16810 NEWARK NJ 07101-6810								
1165	00000 KENDALL COUNTY R 10-1-2025			101525	228.00	.00	.00	
CASH 000008	2025/10	INV 09/26/2025	SEP-CHK: Y	DISC: .00		11001902 63700	228.00	1099:
ACCT 1Y210	DEPT 19	DUE 09/26/2025	DESC:County Clerk Recorder					
CONDITIONS THAT PREVENT POSTING INVOICE		1165/67079						
* Invoice must be approved or voided to post.								
RECORDERS OFFICE YORKVILLE IL 60560								
1665	00000 SHAW MEDIA	092510101009		101525	210.80	.00	.00	
CASH 000008	2025/10	INV 09/26/2025	SEP-CHK: Y	DISC: .00		11001902 62090	210.80	1099:
ACCT 1Y210	DEPT 19	DUE 09/26/2025	DESC:Shaw Media					
CONDITIONS THAT PREVENT POSTING INVOICE		1665/67093						
* Invoice must be approved or voided to post.								
P.O. BOX 250 CRYSTAL LAKE IL 60039-0250								
3883	00000 ANTHONY MAYER	10-1-25		101525	1,540.00	.00	.00	
CASH 000008	2025/10	INV 09/26/2025	SEP-CHK: Y	DISC: .00		11001902 63610	1,540.00	1099:N
ACCT 1Y210	DEPT 19	DUE 09/26/2025	DESC:Mayer Plumbing-Qty 11					
CONDITIONS THAT PREVENT POSTING INVOICE		3883/67094						
* Invoice must be approved or voided to post.								

EDC

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Zoning-Econ 10-9-25

CLERK: wRolf BATCH: 5871 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
4 HICKORY LANE OSWEGO IL 60543							
1153 00000 KENDALL COUNTY H 10-1-25			101525	288.58	.00	.00	
CASH 000008 2025/10 INV 09/26/2025 SEP-CHK: Y DISC: .00					11001902 62170	288.58	1099:
ACCT 1Y210 DEPT 19 DUE 09/26/2025 DESC:Kendall County Hwy Dept							
CONDITIONS THAT PREVENT POSTING INVOICE 1153/67095							
* Invoice must be approved or voided to post.							
6780 ROUTE 47 YORKVILLE IL 60560							
995 00000 INTERNATIONAL CO Q15.000036002			101525	170.00	.00	.00	
CASH 000008 2025/10 INV 09/26/2025 SEP-CHK: Y DISC: .00					11001902 62030	170.00	1099:
ACCT 1Y210 DEPT 19 DUE 09/26/2025 DESC:ICC Code Council-Membership							
CONDITIONS THAT PREVENT POSTING INVOICE 995/67106							
* Invoice must be approved or voided to post.							
25442 NETWORK PLACE CHICAGO IL 60673-1254							
7 PENDING UNPAID INVOICES		TOTAL		2,606.94			
0 INVOICE(S)		REPORT POST TOTAL		.00			
			REPORT TOTALS	.00			

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Kendall County

INVOICE ENTRY PROOF LIST

CLERK: wRolf BATCH: 5917 NEW INVOICES

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

PENDING UNPAID INVOICES

1508 00000 ROBIN GREEN INC. 225151 103125 24.00 .00 .00

CASH 000008 2025/11 INV 10/16/2025 SEP-CHK: Y DISC: .00 11001902 62170 24.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/16/2025 DESC:Sept 2025 Monthly Services

CONDITIONS THAT PREVENT POSTING INVOICE 1508/67541

* Invoice must be approved or voided to post.
1010 N BRIDGE ST YORKVILLE IL 60560

1 PENDING UNPAID INVOICES TOTAL 24.00

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

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Kendall County

Zoning-Econ 11-7-25

CLERK: wRolf BATCH: 1115 NEW INVOICES

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

PENDING UNPAID INVOICES

1886 00001 WAREHOUSE DIRECT 6024196-0 111525 91.34 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 11001902 62000 91.34 1099:
ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:Office supplies

CONDITIONS THAT PREVENT POSTING INVOICE 1886/67863

* Invoice must be approved or voided to post.
PO BOX 772570 CHICAGO IL 60677-2570

135 00000 BUILDING & ZONIN 10-23-25 111525 20.37 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 11001902 62160 20.37 1099: -Brian
ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:Gloves for Field Inspections

CONDITIONS THAT PREVENT POSTING INVOICE 135/67864

* Invoice must be approved or voided to post.
PBZ YORKVILLE IL 60560

1849 00001 VERIZON 6126514111 111525 39.36 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 131505 62070 39.36 1099:
ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:Verizon Phone Bill-Econ

CONDITIONS THAT PREVENT POSTING INVOICE 1849/67865

* Invoice must be approved or voided to post.
PO BOX 16810 NEWARK NJ 07101-6810

1849 00001 VERIZON 6126544111A 111525 118.08 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 11001902 62070 118.08 1099:
ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:Verizon Phone Bill-PBZ

CONDITIONS THAT PREVENT POSTING INVOICE 1849/67868

* Invoice must be approved or voided to post.
PO BOX 16810 NEWARK NJ 07101-6810

1165 00000 KENDALL COUNTY R 11-3-25 111525 171.00 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 11001902 63700 171.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:PBZ Ordinances

CONDITIONS THAT PREVENT POSTING INVOICE 1165/67884

* Invoice must be approved or voided to post.

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CLERK: wRolf BATCH: 1115 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
RECORDERS OFFICE YORKVILLE IL 60560							
1928 00000 WBK ENGINEERING, 327			111525	282.47	.00	.00	
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		180119 63150 21-31 -CONTSVC -002 WBK -	282.47	1099:N
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:10744 Rt 47 Revised Civil					
CONDITIONS THAT PREVENT POSTING INVOICE	1928/67886						
* Invoice must be approved or voided to post.							
116 W MAIN ST STE 201 ST. CHARLES IL 60174							
1928 00000 WBK ENGINEERING, 328			111525	282.47	.00	.00	
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		180119 63150 23-05 -CONTSVC -002 WBK -	282.47	1099:N
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:16901 O'Brien Road					
CONDITIONS THAT PREVENT POSTING INVOICE	1928/67887						
* Invoice must be approved or voided to post.							
116 W MAIN ST STE 201 ST. CHARLES IL 60174							
1928 00000 WBK ENGINEERING, 331			111525	127.00	.00	.00	
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		180119 63150 23-05 -CONTSVC -002 WBK -	127.00	1099:N
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:Arbeen LLC					
CONDITIONS THAT PREVENT POSTING INVOICE	1928/67888						
* Invoice must be approved or voided to post.							
116 W MAIN ST STE 201 ST. CHARLES IL 60174							
1928 00000 WBK ENGINEERING, 332			111525	270.00	.00	.00	
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		180119 63150 24-04 -CONTSVC -002 WBK -	270.00	1099:N
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:3875 Eldamain YMCA					
CONDITIONS THAT PREVENT POSTING INVOICE	1928/67889						
* Invoice must be approved or voided to post.							
116 W MAIN ST STE 201 ST. CHARLES IL 60174							
1928 00000 WBK ENGINEERING, 333			111525	270.00	.00	.00	
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		180119 63150 24-07 -CONTSVC -002 WBK -	270.00	1099:N
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:7789 Route 47					

CLERK: wRolf BATCH: 1115 NEW INVOICES

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

CONDITIONS THAT PREVENT POSTING INVOICE 1928/67890

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 335 111525 127.00 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 180119 63150 127.00 1099:N
24-09 -CONTSVC -002 WBK -

ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:14719 O'Brien Rd Steward

CONDITIONS THAT PREVENT POSTING INVOICE 1928/67891

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 341 111525 127.00 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 180119 63150 127.00 1099:N
25-08 -CONTSVC -002 WBK -

ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:Best Budget Tree

CONDITIONS THAT PREVENT POSTING INVOICE 1928/67892

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 342 111525 381.00 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 180119 63150 381.00 1099:N
25-06 -CONTSVC -002 WBK -

ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:27 Willow Lane

CONDITIONS THAT PREVENT POSTING INVOICE 1928/67893

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 344 111525 285.40 .00 .00

CASH 000008 2025/11 INV 10/29/2025 SEP-CHK: Y DISC: .00 180119 63150 285.40 1099:N
21-20 -CONTSVC -002 WBK -

ACCT 1Y210 DEPT 19 DUE 10/29/2025 DESC:JPC Tree Care

CONDITIONS THAT PREVENT POSTING INVOICE 1928/67894

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

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Zoning-Econ 11-7-25

CLERK: wRolf BATCH: 1115 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE CHK/WIRE
3883 00000 ANTHONY MAYER	11-4-25		111525	1,540.00	.00	.00
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		11001902 63610	1,540.00 1099:N
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:Mayer Plumbing Qty-11				
CONDITIONS THAT PREVENT POSTING INVOICE	3883/67915					
* Invoice must be approved or voided to post.						
4 HICKORY LANE OSWEGO IL 60543						
899995 00000 Larry Simmons	11-4-25		111525	130.01	.00	.00
CASH 000008 2025/11	INV 10/29/2025	SEP-CHK: Y	DISC: .00		11001902 62170	130.01 1099:
ACCT 1Y210 DEPT 19	DUE 10/29/2025	DESC:Flatso's Tire-tpms sensor				
CONDITIONS THAT PREVENT POSTING INVOICE	899995/67927					
* Invoice must be approved or voided to post.						
904 S. Main St Yorkville IL 60560						
16 PENDING UNPAID INVOICES		TOTAL		4,262.50		
0 INVOICE(S)		REPORT POST TOTAL		.00		

REPORT TOTALS .00

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Kendall County

Zoning-Econ 11-21-2025

CLERK: wRolf BATCH: 5990 NEW INVOICES

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

PENDING UNPAID INVOICES

1153 00000 KENDALL COUNTY H 11-10-25 113025 252.53 .00 .00

CASH 000008 2025/12 INV 11/10/2025 SEP-CHK: Y DISC: .00 11001902 62170 252.53 1099:
ACCT 1Y210 DEPT 19 DUE 11/10/2025 DESC:Gasoline-105.84 gallons $252.53 per gal

CONDITIONS THAT PREVENT POSTING INVOICE 1153/68217

* Invoice must be approved or voided to post.
6780 ROUTE 47 YORKVILLE IL 60560

1508 00000 ROBIN GREEN INC. 225161 113025 34.00 .00 .00

CASH 000008 2025/12 INV 11/10/2025 SEP-CHK: Y DISC: .00 11001902 62170 34.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/10/2025 DESC:Paradise Car Wash

CONDITIONS THAT PREVENT POSTING INVOICE 1508/68277

* Invoice must be approved or voided to post.
1010 N BRIDGE ST YORKVILLE IL 60560

1495 00000 OSWEGO TOWNSHIP 10681 113025 600.00 .00 .00

CASH 000008 2025/12 INV 11/10/2025 SEP-CHK: N DISC: .00 11001902 66500 600.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/10/2025 DESC:Split fee for TLO per IGA 8/15/25 1yr 10/24 -9/25

CONDITIONS THAT PREVENT POSTING INVOICE 1495/68391

* Invoice must be approved or voided to post.
99 BOULDER HILL PASS MONTGOMERY IL 60538

1247 00000 LEO'S 4672 113025 20.00 .00 .00

CASH 000008 2025/12 INV 11/10/2025 SEP-CHK: Y DISC: .00 11001902 63800 20.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/10/2025 DESC:Name Plate

CONDITIONS THAT PREVENT POSTING INVOICE 1247/68452

* Invoice must be approved or voided to post.
36 E. RAILROAD ST SANDWICH IL 60548

899996 00000 Curiel Trucking SP 25-05-003 113025 1,230.00 .00 .00

CASH 000008 2025/12 INV 11/10/2025 SEP-CHK: Y DISC: .00 180119 63150 1,230.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/10/2025 DESC:Close out escrow account 25-05 -REFUND -003 -

CONDITIONS THAT PREVENT POSTING INVOICE 899996/68478

CLERK: WROLF BATCH: 5990 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
* Invoice must be approved or voided to post.							
8475 Immanuel Road Yorkville IL 60560							
899996 00000 ASE Illini Scape Pet 24-10			113025	2,673.72	.00	.00	
CASH 000008 2025/12	INV 11/10/2025	SEP-CHK: Y	DISC: .00		180119 63150 24-10 -REFUND -	2,673.72 -	1099:
ACCT 1Y210 DEPT 19	DUE 11/10/2025	DESC:Close out escrow account					
CONDITIONS THAT PREVENT POSTING INVOICE	899996/68482						
* Invoice must be approved or voided to post.							
2142 Wooley Road Oswego IL 60543							
899996 00000 Dennis Medows	23-05-003		113025	659.21	.00	.00	
CASH 000008 2025/12	INV 11/10/2025	SEP-CHK: Y	DISC: .00		180119 63150 23-05 -REFUND -003	659.21 -	1099:
ACCT 1Y210 DEPT 19	DUE 11/10/2025	DESC:Close out escrow account					
CONDITIONS THAT PREVENT POSTING INVOICE	899996/68484						
* Invoice must be approved or voided to post.							
16310 S Lincoln Highway Suite 118 Plainfield IL 60586							
135 00000 BUILDING & ZONIN 11-21-25			113025	28.68	.00	.00	
CASH 000008 2025/12	INV 11/10/2025	SEP-CHK: Y	DISC: .00		11001902 62000	28.68	1099:
ACCT 1Y210 DEPT 19	DUE 11/10/2025	DESC:Nuts and bolts for signs					
CONDITIONS THAT PREVENT POSTING INVOICE	135/68583						
* Invoice must be approved or voided to post.							
PBZ YORKVILLE IL 60560							
8 PENDING UNPAID INVOICES		TOTAL		5,498.14			
0 INVOICE(S)		REPORT POST TOTAL		.00			

REPORT TOTALS .00

30

CLERK: wRolf BATCH: 6002 NEW INVOICES

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

PENDING UNPAID INVOICES

572 00000 CLIFF FOX 11-14-25 113025 9.74 .00 .00

CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00 11001902 51090 9.74 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage

CONDITIONS THAT PREVENT POSTING INVOICE 572/68281

* Invoice must be approved or voided to post.
447 NORWAY CIRCLE YORKVILLE IL 60560

1918 00000 DICK WHITFIELD 11-14-25 113025 97.40 .00 .00

CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00 11001902 51090 97.40 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage

CONDITIONS THAT PREVENT POSTING INVOICE 1918/68282

* Invoice must be approved or voided to post.
9911 B FOX RIVER RD NEWARK IL 60540

244 00000 SCOTT CHERRY 11-14-25 113025 55.52 .00 .00

CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00 11001902 51090 55.52 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage

CONDITIONS THAT PREVENT POSTING INVOICE 244/68283

* Invoice must be approved or voided to post.
6069 SCHLAPP ROAD OSWEGO IL 60543

4010 00000 JILLIAN PRODEHL 11-14-25 113025 107.14 .00 .00

CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00 11001902 51090 107.14 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage

CONDITIONS THAT PREVENT POSTING INVOICE 4010/68284

* Invoice must be approved or voided to post.
4450 VAN DYKE RD MINOOKA IL 60447

1768 00000 DICK THOMPSON 11-14-25 113025 167.10 .00 .00

CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00 11001902 51090 167.10 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage

CONDITIONS THAT PREVENT POSTING INVOICE 1768/68285

* Invoice must be approved or voided to post.

CLERK: WRolf BATCH: 6002 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
14573 BIG GROVE RD. NEWARK IL 60541							
1235 00000 TOM LECUYER	11-14-25		113025	63.31	.00	.00	
CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00					11001902 51090		63.31 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage							
CONDITIONS THAT PREVENT POSTING INVOICE		1235/68286					
* Invoice must be approved or voided to post.							
303 E. MAIN ST. PLANO IL 60545							
1364 00000 RANDY MOHR	11-14-25		113025	18.81	.00	.00	
CASH 000008 2025/12 INV 11/14/2025 SEP-CHK: Y DISC: .00					11001902 51090		18.81 1099:
ACCT 1Y210 DEPT 19 DUE 11/14/2025 DESC:ZBA Mileage							
CONDITIONS THAT PREVENT POSTING INVOICE		1364/68287					
* Invoice must be approved or voided to post.							
408 JOHNSON ST YORKVILLE IL 60560							
7 PENDING UNPAID INVOICES		TOTAL		$19.02			
0 INVOICE(S)		REPORT POST TOTAL		.00			
			REPORT TOTALS		.00		

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DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: November 26, 2025
Re: End of Fiscal Year Escrow/Bond Report

Below please find the balances of the various escrow accounts as of the close of business on November 25, 2025.

Tanglewood Trails	$32,582.00 (On Going) (Punchlist on File)
2884 Route 126 (O'Donovan)	$1,200.00 (No Permit)
Go Pro Baseball	$938.13 (Permit 11/6/2020)
SW Corner of E. Beecher and Galena	$4092.10 (Permit 8/22/2025)
10744 Route 47 (Always Faithful)	$1,932.04 (Permit 6/13/2023)
Yogi Bear Campground	$3,070.00 (No Permit)
16901 O'Brien Road (Medows)	$0.00 (Closed 9/15/2025)
1270 E. Beecher	$3,162.63 (No Permit)
13039 McKanna Road	$4,027.00 (Permit 11/3/2025)
Arbeen Landscaping on Stewart Road	$1,842.02 (Permit (6/3/2024)
Yorkville Project Center to River Streets	$0.00 (Permit 4/28/2025)
1520 N. Cannonball	$806.59 (Permit 8/23/2024)
7789 Route 47	$2,772.98 (Permit 4/24/2025)
14719 O'Brien Road	$408.50 (Permit 8/5/2024)
2142 Wooley Road	$0.00 (Closed 8/15/2025)
Subat Forest Preserve	$0.00 (Permit 6/25/2024)
NICOR Project Corneils to Carpenter	$911.50 (Permit 7/29/2024)
West of 276 Route 52	$3,350.84 (Permit 5/6/2025)
Four Seasons Storage	$177.50 (No Permit)
Yorkville Eldamain Road Water Loop Project	$0.00 (Permit 11/18/2024)
10000 Block Ament Road Solar Project	$1,618.50 (Permit 6/23/2025)
2511 Wildy Road (Fence, Fill in Floodplain, Etc.)	$3,329.35 (No Permit)
2511 Wildy Road (Gazebo)	$1,865.00 (No Permit)
Solar Project on Corneils	$1,230.00 (No Permit)
Pipeline in the15000 Block Ridge	$4,093.00 (Permit 7/22/2025)
8475 Immanuel Road	$0.00 (Closed 8/20/2025)
2241 Route 52	$1,422.00 (No Permit)
27 Willow Lane	$2,119.00 (Permit 9/16/2025)
Solar Project on Route 71 Southwest of Newark	$2,500.00 (No Permit)
12975 Route 71	$2,500.00 (Permit 10/6/2025)
1542 Plainfield Road	$2,500 (No Permit)
Solar Project East of 3485 Route 126	$2,500 (No Permit)

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

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

The balance in the Henneberry Woods account was $123,024.18. The funds are to be used for "park improvements."

The balance in the Ravine Woods account was $9,995.33. The funds are to be used to construct a

bike path on the east side of Ravine Court towards Jeremy Lane.

The balance in the Land Cash account was $88,284.57.

There is a bond on file for the decommissioning of the solar panel project in the 16000 block of Newark Road in the amount of $230,000.

As of the date of this memo, there is not a bond on file for the decommissioning of the solar panel project in the 10000 block of Ament Road; this bond should be in the amount of $425,897.37. There is also not a bond on file for the decommissioning of the solar project in the 9000 Block of Corneils Road; this bond should be $50,000 and the owner shall not fight the County in court if the County wanted to take title to the property if the bond is insufficient.

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

MHA

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 12/8/2025

Subject: Approval of Petition 25-08, Special Use Permit at 2241 Route 52

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-08, a Request from Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC for a Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats at 2241 Route 52, Minooka (PIN: 09-15-200-003) in Seward Township; Property is Zoned A-1

Previous Board/Committee Review:

ZPAC-Approval of Original Proposal (5-0-4-1) on August 6, 2025

Kendall County Regional Planning Commission-Denial of Original Proposal (3-5-1) on October 22, 2025

Kendall County Zoning Board of Appeals-Denial of Original Proposal (1-3-3) on October 27, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:
Approval with Conditions

Attachments:

Memo Dated November 26, 2025

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 25-08
Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC
A-1 Special Use Permit for Recreational Vehicle and Boat Storage Business

INTRODUCTION

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, including the business plan, are included as Attachment 1. The original site plan, including the landscaping plan, is included as Attachment 2. The plat of survey is included as Attachment 3.

On November 25, 2025, the Petitioners submitted an amended site plan (Attachment 2A) incorporating the comments received at the Kendall County Regional Planning Commission meeting and Kendall County Zoning Board of Appeals hearing. As of the date of this memo, neither of these boards, nor the Village of Shorewood, Seward Township, nor the Minooka Fire Protection District review the amended proposal. The changes were as follows:

a. The number of stalls was reduced in Phase I from one hundred sixty-three (163) to one hundred fifty-eight (158) and in Phase II to from one hundred sixty-three (163) to one hundred fifty-four (154) for a total of three hundred twelve (312) spaces.

b. The fence has been moved from five feet (5') to thirty feet (30') off of the eastern and northern property lines. This causes the tree line to be outside of the fenced area.

c. A fence will be installed on a line from the western end of the north part of the Arbeiter Road access to the western property line.

d. The dumpster area has been moved west of the parking area.

e. A fence has been added west of the existing buildings.

f. Gates have been added at the western end of the main east-west fence and at the existing southern-most building for the fence west of the existing buildings.

g. The business sign has been moved to Route 52.

h. The Arbeiter Road access will be twenty-four feet (24') wide, have a sliding gate with Knox Box at the west end, and will be used for fire access only.

The Petitioners would also like to change the hours of operation to between 6:00 a.m. and 9:00 p.m.

SITE INFORMATION

PETITIONERS: Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

ADDRESS: 2241 Route 52, Minooka

LOCATION: Approximately 0.1 Miles West of Arbeiter Road on the North Side of Route 52

TOWNSHIP: Seward

PARCEL #: 09-15-200-003

LOT SIZE: 48.3 +/- Acres (Total) 6.5 +/- (Parking Area)

EXISTING LAND USE: Agricultural/Forestry Business

ZONING: A-1

LRMP:

Future Land Use	Rural Residential (Max 0.65 DU/Acre) (County) Residential and Commercial (Shorewood)
Roads	Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.
Trails	Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.
Floodplain/ Wetlands	There are no floodplains on the property. There is a wetland near the northwest corner of the property.

REQUESTED ACTION: Special Use Permit for Storage of Recreational Vehicles and Boats

APPLICABLE REGULATIONS: Section 36-282 (54) – A-1 Special Uses
Chapter 36, Article II, Division 3 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential (Max 0.65 Du/Acre) (County) Residential (Joliet) Residential and Institution (Shorewood)	A-1
South	Agricultural/Single-Family Residential	A-1	Rural Residential and Commercial (County) Residential and Commercial (Shorewood)	A-1
East	Agricultural/Single Family-Residential	A-1 and R-3	Suburban Residential (Max 1.00 Du/Acre) (County) Residential and Commercial (Shorewood)	A-1 and R-3
West	Agricultural	A-1	Rural Residential (County) Residential (Shorewood)	A-1, A-1 SU, and R-1

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site
Greater Redhorse (Moxostoma valenciennesi)

On June 16, 2025, the Illinois Department of Natural Resources submitted a letter stating adverse impacts were unlikely and consultation was terminated. This letter is included as Attachment 12.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report is included as Attachment 1, Pages 21-66.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on July 25, 2025.

The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue). The email with this information is included as Attachment 5.

The Seward Township Board met on August 12, 2025, and unanimously recommended denial of the proposal. The minutes of the meeting are included as Attachment 9.

The amended site plan was sent to Seward Township on November 26, 2025.

VILLAGE OF SHOREWOOD
Petition information was sent to the Village of Shorewood on July 25, 2025. On August 27, 2025, the Village of Shorewood submitted an email stating they had no objections to this proposal. This email is included as Attachment 10.

The amended site plan was sent to the Village of Shorewood on November 26, 2025.

MINOOKA FIRE PROTECTION DISTRICT
Petition information was sent to the Minooka Fire Protection District on July 25, 2025.

The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan. This letter is included as Attachment 6.

The amended site plan was sent to the Minooka Fire Protection District on November 26, 2025.

ZPAC
ZPAC reviewed the original proposal at their meeting on August 6, 2025. Discussion occurred regarding the number of employees at the property, the use of Arbeiter Road, and the proposed hours of operations. ZPAC voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of five (5) in favor, zero (0) in opposition, one (1) present, and four (4) absent. The minutes of the meeting are included as Attachment 7.

RPC
The Petitioners failed to publish notice fifteen (15) days prior to the September 2, 2025, Zoning Board of Appeals hearing. At the August 27, 2025, Kendall County Regional Planning Commission meeting, prior to the vote to remove the Petition from the agenda, Claire Wilson provided evidence that the current operation was not a forestry business. This information is included as Attachment 11.

The Kendall County Regional Planning Commission did not have a quorum for their meeting on September 24, 2025. The minutes of this gathering are included as Attachment 13.

The Kendall County Regional Planning Commission reviewed the original proposal at their meeting on October 22, 2025. Boyd Ingemunson, Attorney for the Petitioners, stated the Petitioners were agreeable to the conditions as proposed by Staff except condition 5 pertaining to hours of operation; they would like patrons to be able to access the storage area at any time. This time allowance was included in the special use permit for Four Season Storage on County Road near Route 52. The property would not be subdivided. Discussion occurred regarding the weight limit on Arbeiter Road. A letter from the Seward Township Highway Commissioner was read into the record; he favors access from Route 52. The Petitioners were open to the idea of using Route 52 for access, but they did not want to incur the expense of changing their site plan if the amended proposal was going to be rejected. The Petitioners offered to limit storage to boats and campers and not include recreational vehicles, if they are allowed to use Arbeiter Road. Traffic will increase as the farmland is turned into houses and it was noted that recreational vehicles are not frequently hauled during the months with the frost months.

Discussion occurred regarding the definition of forestry. Discussion occurred regarding steps the Petitioners would take to monitor leaks on the property; one (1) of the Petitioners is onsite daily. Concerns were raised regarding noise, blowing mulch, odors, the unsightly appearance of the property, conflicts with the current A-1 zoning district and neighboring land uses, lack of tax benefit to Seward Township and the County, the need for the proposed use, and standing water on the property near the subject property's eastern property line. Discussion occurred regarding improvements, such as the installation of an eight foot (8') cedar fence and white pines that were installed on the subject property. Discussion occurred regarding the Right to Farm Clause. It was noted the Petitioners could build taller structures on the property by right. The Kendall County Regional Planning Commission recommended denial of the proposal by a vote of three (3) in favor, five (5) in opposition, and one (1) member absent. Member Wilson voted against the proposal because she did not trust the Petitioners to do what they said they would do. Chairman Landovitz expressed his opposition to the motion because of the weight limit on Arbeiter Road and he felt the proposal was inconsistent with the Residential area noted in the County's Land Resource Management Plan and the existing surrounding uses. The minutes of the meeting are included as Attachment 14.

ZBA

The Kendall County Zoning Board of Appeals initiated a public hearing on the original proposal on September 29, 2025, and continued the proposal until October 27, 2025. The minutes of the September 29, 2025, hearing are included as Attachment 15.

The Kendall County Zoning Board of Appeals resumed the public hearing on October 27, 2025. Discussion occurred regarding hours of operation. Discussion also occurred regarding placement of similar storage operations in relation to residential uses; at least two (2) of the other outdoor storage special uses backed up to residential uses and at least one (1) had access at all times. The Petitioners' Attorney said the Petitioners were open to changing the access from Arbeiter Road to Route 52; the Petitioners originally did not want to incur the costs of amending the site plan, if the proposal was going to be denied. The Petitioners had no objections to the conditions proposed by Staff. Discussion occurred regarding patrons working on vehicles. Three (3) individuals testified in favor of the proposal; they stated that the Petitioners maintain their building and property and noted the need for the use in the area. Seward Township Supervisor Tim O'Brien and Seward Township Trustee Fran Miller testified in opposition to the proposal. They noted the proposed access was between two (2) homes, the weight limit on Arbeiter Road, concerns about noise, odors, and unsightly appearance of the property, the proposed business did not fit with the A-1 Zoning District, lack of tax benefit to the public, drainage concerns, concerns about removing contaminated soil, the placement of the fence, and declining property values. It was noted that other agricultural uses could go on the property. The consensus of the Zoning Board of Appeals was that access should be off of Route 52. The Zoning Board of Appeals favored all of the conditions proposed by Staff and added language to condition 8 stating, "Except for battery and tire replacement, no maintenance of vehicles or items parked or stored on the premises shall occur onsite." The Petitioners were agreeable to this change. The Kendall County Zoning Board of Appeals recommended denial by a vote of one (1) in favor, three (3) in opposition, and three (3) absent. Member LeCuyer voted no because he believed the proposal would negatively impact property values of nearby homes. Member Prodehl voted no because she believed the proposal would negatively impact the resale value of nearby homes and she had concerns with patrons accessing the property at anytime without someone onsite. Chairman Mohr voted no because he thought the access should be from Route 52 and the existing fence was inadequate. Member Whitfield disagreed that the proposed use would negatively impact property values. The minutes of the hearing are included as Attachment 16.

GENERAL INFORMATION

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.

2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

If the County Board approves outdoor storage, the above conditions have been met.

BUSINESS OPERATIONS
According to the business plan (Attachment 1, Page 2), the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the original site plan (Attachment 2, Page 6), a total of three hundred twenty-six (326) parking stalls were proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. The amended site plan (Attachment 2A) called for one hundred fifty-eight (158) stalls in Phase I and one hundred fifty-four (154) in Phase II for a new total of three hundred twelve (312) parking stalls. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan (Attachment 1, Page 2), hours of operation would be daily from 7:00 a.m. until 4:30 p.m. The Petitioners would like to change the hours of operation to between 6:00 a.m. and 9:00 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners planned to start operations in the fall of 2025.

BUILDINGS AND BUILDING CODES
Per the site plan (Attachment 2), there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building. Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

ENVIRONMENTAL HEALTH
There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan (Attachment 2, Pages, 3, 4, and 6) south of the parking area. This enclosure was moved west of the parking area in the amended site plan. No information was provided regarding the type of fence used for the dumpster enclosure.

STORMWATER
The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan (Attachment 2) shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application. On August 18, 2025, WBK submitted a letter with questions and comments related to applicable permits, the stormwater management report, and engineer plans. This letter is included as Attachment 8.

The amended site plan was sent to WBK Engineering on November 25, 2025.

ACCESS
Per the site plan (Attachment 2), the Petitioners originally planned to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit.

In the amended site plan, the Arbeiter Road access would be twenty-four feet (24') wide and would be used for fire access only. A sliding gate with a Knox Box is proposed at the western end of Arbeiter Road.

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email is included as Attachment 4.

PARKING AND INTERNAL TRAFFIC CIRCULATION
According to the amended site plan (Attachment 2A,), the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

EASEMENTS
Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

LIGHTING
No lighting is proposed in the outdoor parking and storage area.

SIGNAGE
According to the amended site plan (Attachment 2A), one (1) non-illuminated sign is proposed east of entrance off of Route 52. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

SECURITY
According to the business plan (Attachment 1, Page 2) and amended site plan (Attachment 2A), an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be thirty feet (30') off of the property line. A second gate is proposed west of the existing forestry buildings. The site plan also shows one (1) security access gate at the Arbeiter Road entrance, one (1) security gate at the western end of the main east-west gate, and one (1) security gate west of the southern-most existing building.

LANDSCAPING
According to the business plan (Attachment 1, Page 2) and the amended site plan (Attachment 2A), two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

NOISE CONTROL
No information was provided regarding noise control.

ODORS
No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES
If approved, this would be the sixth (6th) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. All five (5) of the existing special use permits allow some form of outdoor storage.

FINDINGS OF FACT
The Findings of Fact were as follows. It showed be noted that the Zoning Board of Appeals made these Findings based on the original site plan:

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

Members LeCuyer and Whitfield disagreed with this Finding.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate

provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **A The special use will be injurious to the use and enjoyment of property in the immediate vicinity and will diminish and impair property values. The proposed use does not make adequate provisions for buffers, landscaping, fencing, or other improvements necessary to insure that the proposed use does not adversely impact adjacent uses.**

Member Whitfield disagreed with this Finding.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **If the County Board approves the outdoor storage request, this is true. No variances are required.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposed use is inconsistent with the purpose and objectives of the Land Resource Management Plan. Also, the Kendall County Regional Planning Commission recommended denial of the Petition.**

Chairman Mohr and Member Whitfield disagreed with this Finding.

RECOMMENDATION
Staff recommends approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached, amended site plan (Attachment 2A).
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m. Patrons may access the storage area at any time **(Requested Amendment at RPC).**
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law. Except for battery and tire replacement, no maintenance of vehicles or items parked or stored on the premises shall occur onsite. (**Added at ZBA**).
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.

10. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of the property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance from Route 52. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. KenCom and other emergency responding organizations shall be provided the access codes to the Knox Boxes (**Added after ZPAC and Amended after ZBA**).
13. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
17. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

ATTACHMENTS

1. Application Materials (Including the Business Plan, Petitioner's Findings of Fact, NRI Report, and EcoCat)
2. Site Plan (Including the Landscaping Plan)

2A Site Plan (Including the Landscaping Plan) Submitted November 25, 2025

3. Plat of Survey
4. July 25, 2025, Right-Of-Way Dedication Email
5. August 6, 2025, Seward Township Planning Commission Email
6. August 5, 2025, Letter from the Minooka Fire Protection District.
7. August 6, 2025, ZPAC Meeting Minutes (This Petition Only)
8. August 18, 2025, Letter from WBK Engineering
9. August 12, 2025, Seward Township Meeting Minutes
10. August 27, 2025, Email from the Village of Shorewood
11. August 29, 2025, Email from Claire Wilson
12. June 12, 2025, Letter from IDNR
13. September 24, 2025, Kendall County Regional Planning Commission Minutes
14. October 23, 2025, Kendall County Regional Planning Commission Minutes (This Petition Only)
15. September 29, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
16. October 27, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)

17. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Best Budget Tree Site Plan **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Best Budget Tree Service - Jeremy M & Samantha L Dippold

CURRENT LANDOWNER/NAME(s)
Best Budget Tree Service - Jeremy M & Samantha L Dippold

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
48.59	2241 US Highway 52, Minooka, IL	09-15-200-003

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Ag	A1	Rural Residential

REQUESTED ACTION (Check All That Apply):

- X SPECIAL USE
- ___ MAP AMENDMENT (Rezone to ____)
- ___ VARIANCE
- ____ ADMINISTRATIVE VARIANCE
- ___ A-1 CONDITIONAL USE for:_____
- ___ SITE PLAN REVIEW
- ___ TEXT AMENDMENT
- ___ PRELIMINARY PLAT
- ___ RPD (___Concept; ___ Preliminary; ___ Final)
- ___ FINAL PLAT
- ___ ADMINISTRATIVE APPEAL
- ___ OTHER PLAT (Vacation, Dedication, etc.)
- ___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Jeremy Dippold	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		630-880-9663

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tebrugge	[redacted]	[redacted]

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		[redacted]

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted] **DATE** 6.17.25

FEE PAID:$_____
CHECK #:_____

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

Date Stamp Here If Checklist Is Complete

Proposed Use and Business Plan
For Best Budget Tree RV/Boat Storage Special Use
2241 US Route 52
Minooka, IL 60447

The Petitioners, Jeremy M Dippold and Samantha L Dippold, are requesting a Special Use Permit to operate an RV/Boat Storage Company. The RV/Boat Storage will be located in the northeast corner of the site utilizing the access drive off Arbeiter Road.

A. Employees:

There are currently no plans to hire additional employees for this business. Parking rentals will be made online and access to the site will be thru the gate with keypad control. Jeremy and Samantha Dippold will be available by phone for any customer questions.

B. Hours of Operation:

The Petitioners will operate between the hours of 7:00am to 4:30pm 7 days a week

The Petitioners plan to start operations by late Fall 2025.

C. Vehicles in Use:

The storage area will be for RV/Boat Storage traffic only.

D. Materials:

The RV/Boat Storage area will be covered with asphalt grindings and parking stalls will be numbered with signs at the front of each stall.

E. Lighting:

No lighting is proposed in the RV/Boat Storage area.

F. Site Plan:

The Petitioners shall develop the property in accordance with the Site Plan submitted with the Application. An 8' tall black chain-link fence will be installed on the north, east and south sides of the RV/Boat Storage area.

The perimeter of the property has been landscaped with 2 rows of evergreen trees spaced at 40' centers. No trees were installed near the pipeline crossing the property.

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPT THE NORTH 1043.62 FEET OF THE EAST 417.40 FEET THEREOF AND ALSO EXCEPT THE SOUTH 417.42 FEET OF THE EAST 417.42 FEET THEREOF,
AND ALSO EXCEPT THAT PART OF THE EAST 417.40 FEET LYING NORTH OF THE NORTH LINE OF THE SOUTH 417.42 FEET AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1109.62 FEET THEREOF, AND ALSO EXCEPT THE WEST 402 FEET OF THE EAST 819.42 FEET OF THE SOUTH 417.42 FEET THEREOF,
AND ALSO EXCEPT THE WEST 402.02 FEET OF THE EAST 819.42 FEET OF THE NORTH 341.07 FEET OF THE SOUTH 758.49 FEET THEREOF), IN THE TOWNSHIP OF SEWARD, IN KENDALL COUNTY, ILLINOIS.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

Fidelity National Title
Insurance Company

Commitment Number:

[redacted]

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: [redacted]

Michael J. Nolan, President

Countersigned By:

Attest: [redacted]

Authorized Officer or Agent

Marjorie Nemzura, Secretary

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FIDELITY NATIONAL TITLE INSURANCE COMPANY **COMMITMENT NO.** [redacted]

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 674 Veterans Pkwy, Unit C Yorkville, IL 60560 Main Phone: (630)553-3041 Email: ilyorkville@fnf.com	Fidelity National Title Company, LLC 674 Veterans Pkwy, Unit C Yorkville, IL 60560 Main Phone: (630)553-3041 Main Fax: (630)553-3047

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

Order Number: [redacted]

Property Ref.: 48 US Highway 52, Minooka, IL 60447

SCHEDULE A

1. Commitment Date: March 7, 2022
2. Policy to be issued:
   (a) ALTA Owner's Policy 2006
   Proposed Insured: Jeremy Dippold and Samantha Dippold
   Proposed Policy Amount: $607,425.00

   (b) ALTA Loan Policy 2006
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
   Proposed Policy Amount: $485,940.00
3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple
4. The Title is, at the Commitment Date, vested in:

   Fecht Brothers, Inc.
5. The Land is described as follows:

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

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

The East 1/2 of the Northeast 1/4 of Section 15, Township 35 North, Range 8 East of the Third Principal Meridian, (except the North 1043.62 feet of the East 417.40 feet thereof and also except the South 417.42 feet of the East 417.42 feet thereof, and also except that part of the East 417.40 feet lying North of the North Line of the South 417.42 feet and lying South of the South Line of the North 1109.62 feet thereof and also except the West 402 feet of the East 819.42 feet of the South 417.42 feet thereof and also except the West 402.02 feet of the East 819.42 feet of the North 341.07 feet of the South 758.49 feet thereof), in the Township of seward, in Kendall County, Illinois.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY **COMMITMENT NO.** [redacted]

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Fidelity National Title office regarding the application of this new law to your transaction.

6. Payment of real estate taxes affecting the land that may be due or payable prior to closing (or as may be required by a lender to be insured). Schedule B tax exception will be amended accordingly based on a later date search and payment as noted herein.

7. For all mortgages and liens referenced below, we should be furnished with proper payoff figures, authorizations, funds and documents sufficient to pay off and release said liens at or prior to closing.

8. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

9. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

11. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

12. A mortgage to secure an indebtedness as shown below
    Amount: $500,000.00
    Dated: March 30, 2020

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SCHEDULE B, PART I
REQUIREMENTS
(continued)

Mortgagor: Fecht Brothers, Inc.
Mortgagee: Compeer Financial, PCA
Recording Date: April 9, 2020
Recording No: 202000005551

(Affects land and other property)

13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Fecht Brothers, Inc.

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

15. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

16. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

17. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent

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SCHEDULE B, PART I
REQUIREMENTS
(continued)

thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

18. Note for Information regarding endorsement requests:

All endorsements requests should be made prior to closing to allow ample time for the Company to examine required documentation.

END OF SCHEDULE B, PART I

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FIDELITY NATIONAL TITLE INSURANCE COMPANY **COMMITMENT NO** [redacted]

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

A 7. Taxes for the years 2021 and 2022.

Taxes for the years 2021 and 2022 are not yet due or payable.

Permanent Tax No.: 09-15-200-003-0000

Note: Taxes for the year 2020 amounting to $1,357.62 are paid of record.

H 8. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

B 9. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

C 10. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, including, but not limted to that part thereof falling within Route 52 and that part thereof falling within Arbeiter Road.

D 11. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-3521, affecting that part of the Land falling within the road on the Southerly line.

E 12. Grant dated July 23, 1949 and recorded August 29, 1949 in book 107 of deeds, page 62 made by Clifford Findlay and Dortha Findlay, his wife to Michigan-Wisconsin Pipeline Company, a Delaware, Corporation, its successors and/or assigns, of the right to lay, maintain, operate and remove a pipe line for the transporation of oil, gas, petroleum or any of its products with the right of ingress and egress to and from the same, on, over and through a strip of Land 75 feet in width extending in a Southeasterly direction across the Southwest 1/4 of the Land, and a grant dated February 4, 1960 and recorded February 29, 1960 for a new pipe line to be constructed two feet below the existing tile or at the same depth of the presently existing pipe line.

F 13. Easement in favor of Lakehead Pipe Line Company for the purpose of an exclusive right-of-way and perpetual easement to construct, operate, maintain, inspect (including aerial patrol), remove, abandon in place, replace and reconstruct a pipeline, together with valves, fittings, protective apparatus and all other equipment and appurtenances, as may be convenient in connection therewith for the transporation of crude petroleum and any product, by-product and derivatieves thereof, whether liquid or gaseous, or any material or substance which can be conveyed through a pipeline on, over under and across a strip of Land, recorded/filed June 12, 1998 as Document No. 9807782, and the terms and provisions contained therein. See Document for exact location.

G 14. Easement in favor of Guardian pipeline, LLC for the purpose of an exclusive perpetual easement in, through, upon and over a strip of Land 50 feet in width to lay, construct, test, operate, inspect, maintain, patrol, replace, repair, reconstruct, alter, relocate, enlarge and remove a pipeline with any associated valves, connections and appurtenances for the transmission of gas and associated condensates in, through, upon and over said Strip of Land, together with the right of ingress and egress to said Strip of Land at convenient points recorded/filed June 21, 2002 as Document No. 200200014405, and the terms and provisions contained therein. See Document for exact location.

I 15. Note: The only conveyance(s) affecting said Land recorded within 24 months of the date of this commitment are as follows:

Grantor:	Alan Leupold, as Trustee under Trust Agreement dated June 22, 2006 and known as the Wayne Leupold Revocable Trust
Grantee:	Fecht Brothers, Inc.
Recording Date:	May 2, 2011
Recording No:	201100007151

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B, PART II
EXCEPTIONS
(continued)

END OF SCHEDULE B, PART II

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FIDELITY NATIONAL TITLE INSURANCE COMPANY **COMMITMENT NO.** [redacted]

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I-Requirements;
   (f) Schedule B, Part II-Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I-Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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[redacted]

(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2021

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

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

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

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

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

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

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

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- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

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

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

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

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

Fidelity National Title Company, LLC
674 Veterans Pkwy, Unit C
Yorkville, IL 60560
Phone: (630)553-3041 Fax: (630)553-3047

INITIAL FEE QUOTE

John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

Order Number:	YK22006640	**Invoice Date:**	4/5/2022
		Invoice Number:	[redacted]
Delivered:			
Buyer/Borrower(s):	Jeremy Dippold and Samantha Dippold	**Seller(s):**	Fecht Brothers, Inc
Lender:	Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy		

Property Description (1):

48 US Highway 52, Minooka, IL 60447
Parcel ID(s): 09-15-200-003-0000

Policies Applied For: ALTA Loan Policy 2006 $485,940.00
ALTA Owner's Policy 2006 $607,425.00

Description	Seller Charge	Buyer Charge
Owner's Policy (Coverage $607,425.00) (ALTA Owner's Policy 2006)	2,695.00	0.00
Loan Policy (Coverage $485,940.00) (ALTA Loan Policy 2006)	0.00	525.00
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	0.00	175.00
ALTA 9-06 - Restrictions, Encroachments, Minerals	0.00	175.00
SE 32-06 - Homeowner's Inflation Protection (Residential)	0.00	175.00
Extended Coverage Endorsement	0.00	0.00
Escrow Fees - Borrower	0.00	2,000.00
CPL Fee to Buyer	0.00	25.00
CPL Fee to Seller	50.00	0.00
CPL Fee to Lender	0.00	25.00
Overnight Delivery & Handling	50.00	50.00
Recording Fees (Deed, Mortgage/Deed of Trust)	0.00	134.00
County Transfer Tax (Deed)	303.75	0.00
State Transfer Tax	607.50	0.00
Recording Service Fee	0.00	15.00
Commitment Update Fee	150.00	0.00
Policy Update Fee	0.00	150.00
Chain of Title 24 Month	0.00	250.00
State of Illinois Policy Registration Fee	3.00	3.00
Email Package Service Fee	0.00	50.00
Tax Paying Agent Fees	50.00	0.00
Wire Transfer Service Fee	50.00	50.00
TOTALS:	**$3,959.25**	**$3,802.00**
GRAND TOTAL:		**$7,761.25**

Invoice Notes: 1. Recording Fees are an estimate. Please refer to www.FNTiweb.com for actual recording fees.
2. Settlement Agent License ID: TA.13.1303663
3. Preliminary Fee Quote includes an estimated Tax Paying Agent Fee in the event Fidelity is paying taxes at closing.

Matt Asselmeier

From: Alyse Olson <alyse@kendallswcd.org>
Sent: Friday, June 13, 2025 3:22 PM
To: Matt Asselmeier
Cc: info@tebruggeengineering.com
Subject: [External]Best Budget Tree Service NRI Report
Attachments: NRI_2202_Report.pdf

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

Hi Matt,

I just spoke with John at Tebrugge Engineering regarding Best Budget Tree Service's special use permit application & the NRI requirement. The original NRI report was prepared in May 2022. The NRI report is good for a period of 3 years. Since we are only 1 month outside of that 3-year window, we can use the original report for their special use application. I have attached a copy of the original report to this email.

Please let me know if you have any questions.

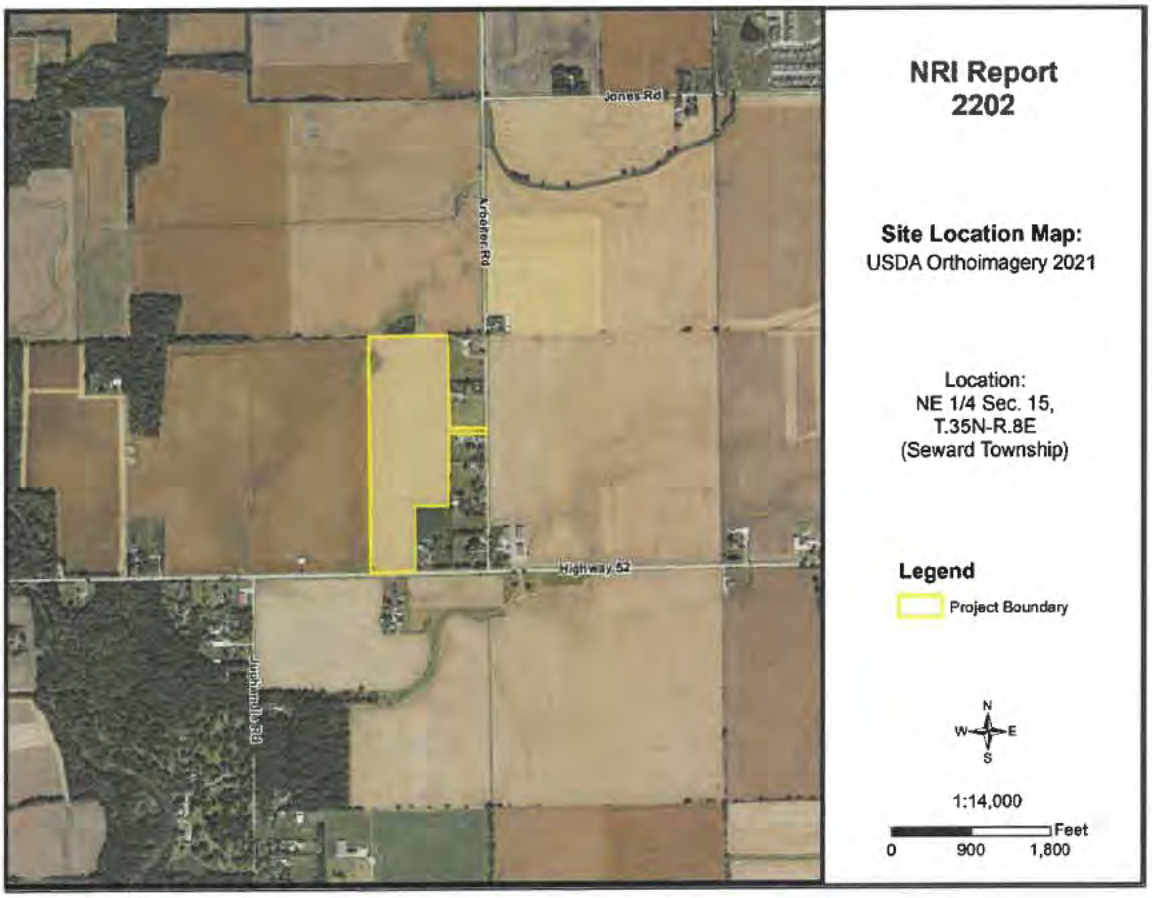
Thanks,
Alyse

Alyse Olson
Resource Conservationist

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, IL 60560
Office: (630) 553-5821 x3
Direct: (630) 708-4009
www.kendallswcd.org

Please note my new email address: alyse@kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2202



May 2022

Petitioner: Best Budget Tree Service
Contact: Jeremy Dippold

Prepared By:

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

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

Natural Resource Information Report Number	2202
Date District Board Reviews Application	May 2022
Applicant's Name	Best Budget Tree Service
Size of Parcel	48.59 acres
Current Zoning & Use	A-1 Agricultural
Proposed Zoning & Use	A-1 SU Agricultural with Special Use Permit; Tree Service Business
Parcel Index Number(s)	09-15-200-003
Contact Person	Jeremy Dippold

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*

PURPOSE AND INTENT

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

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2202
Petitioner	Best Budget Tree Service
Contact Person	Jeremy Dippold
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NE ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) of the 3rd Principal Meridian
Project or Subdivision Name	Best Budget Tree Service
Existing Zoning & Land Use	A-1 Agricultural
Proposed Zoning & Land Use	A-1 SU Agricultural with Special Use Permit; Tree Service Business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Wet Bottom Detention Pond
Size of Site	48.59 acres
Land Evaluation Site Assessment Score	210 (Land Evaluation: 85; Site Assessment: 125)

NATURAL RESOURCE CONSIDERATIONS

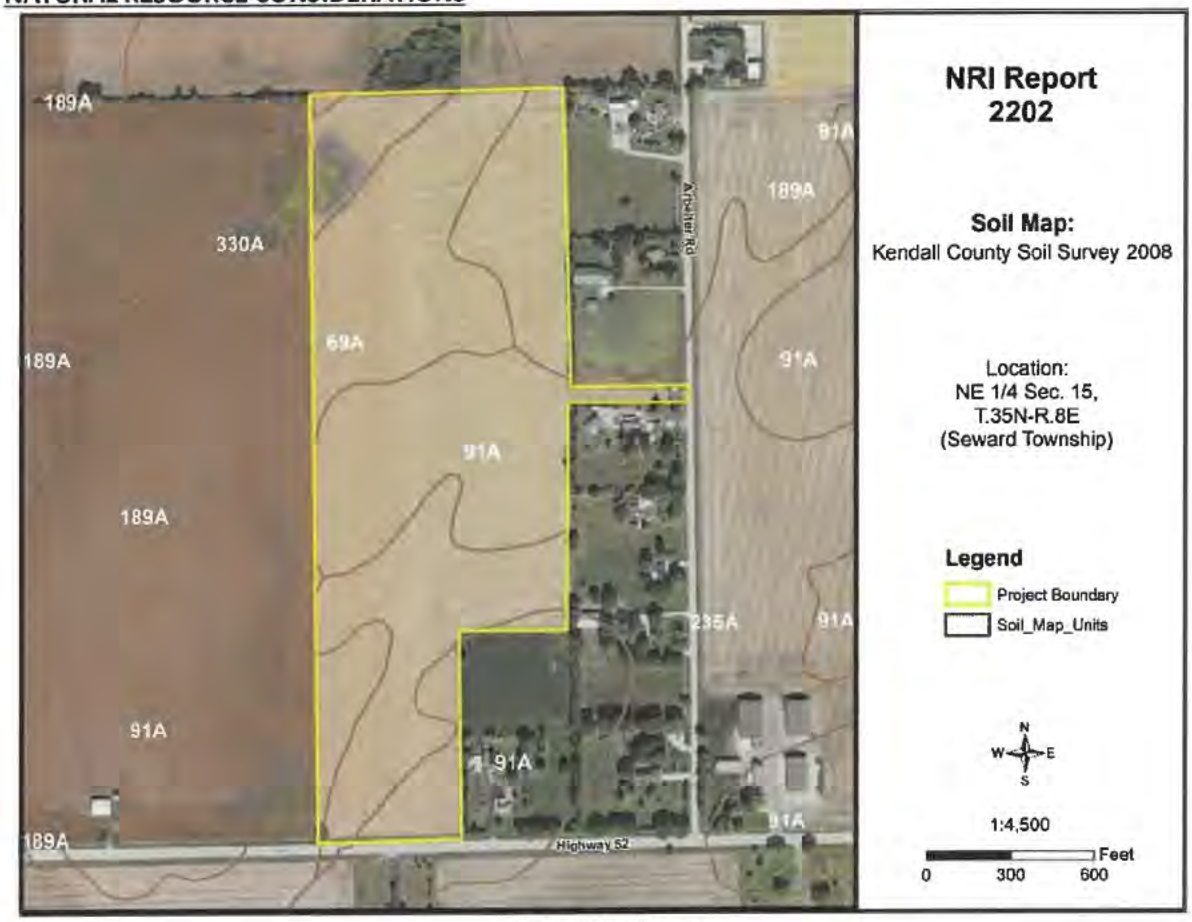


Figure 1: Soil Map

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (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):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
69A	Milford silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
91A	Swygert silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
189A	Martinton silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
330A	Peotone silty clay loam, 0-2% slopes	Very Poorly Drained	C/D	Hydric	Prime Farmland if drained

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, three are classified as hydric soil (69A Milford silty clay loam, 235A Bryce silty clay, and 330A Peotone silty clay loam), and the remaining soils are classified as non-hydric soils with hydric inclusions likely (91A Swygert silty clay loam and 189A Martinton 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, all are designated as prime farmland.

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. 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.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Conventional Septic Systems
69A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
91A	Somewhat Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
189A	Very Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
235A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
330A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited

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).

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 **85**, indicating that this site is **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 **125**.

The **LESA Score for this site is 210 out of a possible 300, which indicates a medium level of protection** for the proposed project site. Note: 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. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map **indicates the presence** of a wetland(s) 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. 17093C0145H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel is **not located within** the floodplain or floodway.

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 because 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.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Best Budget Tree Service for the Special Use Permit request to construct and operate a tree service and landscaping business on one parcel (Parcel Index Number 09-15-200-003) within Seward Township of Kendall County located in the NE ¼ of Section 15, Township 35N, and Range 8E of the 3rd Principal Meridian. 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 should be preserved whenever feasible. Of the soils found onsite, 100% are classified 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 85 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 210 out of a possible 300, which indicates a medium 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. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

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 very limited for shallow excavations, 68% are very limited for small commercial buildings, and 55% are very limited for lawns/landscaping. The remaining land is considered somewhat limited for these types of developments/uses. Additionally, 55% of the soils are considered unsuitable for 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 Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. 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. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

5/2/2022

Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2202

NE ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) on 48.59 acres. This parcel is located south of Van Dyke Road, north of U.S. Route 52, east of McKanna Road, and west of Arbeiter Road in Minooka, IL. The parcel is part of unincorporated Kendall County.

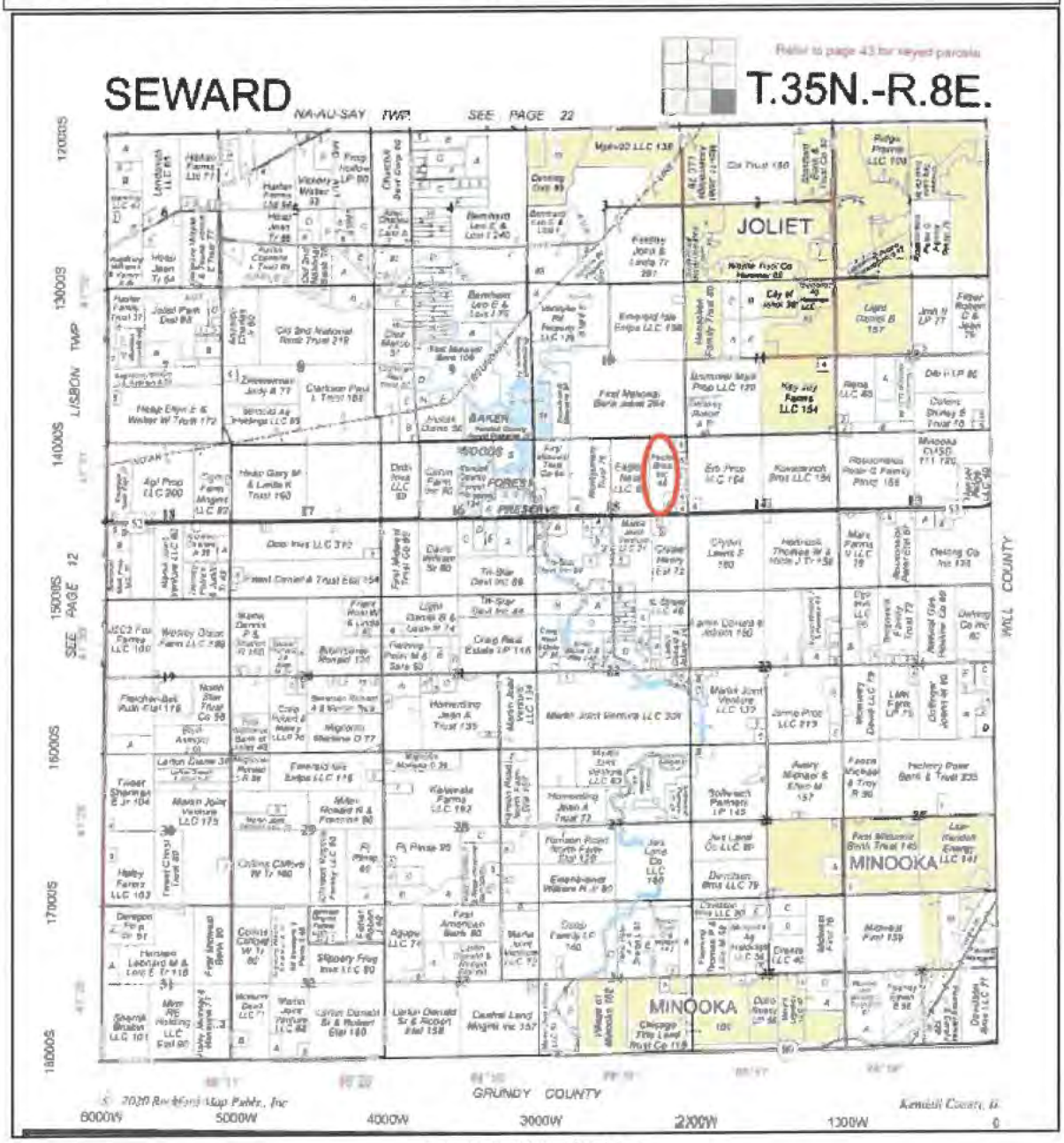


Figure 3: 2021 Plat Map

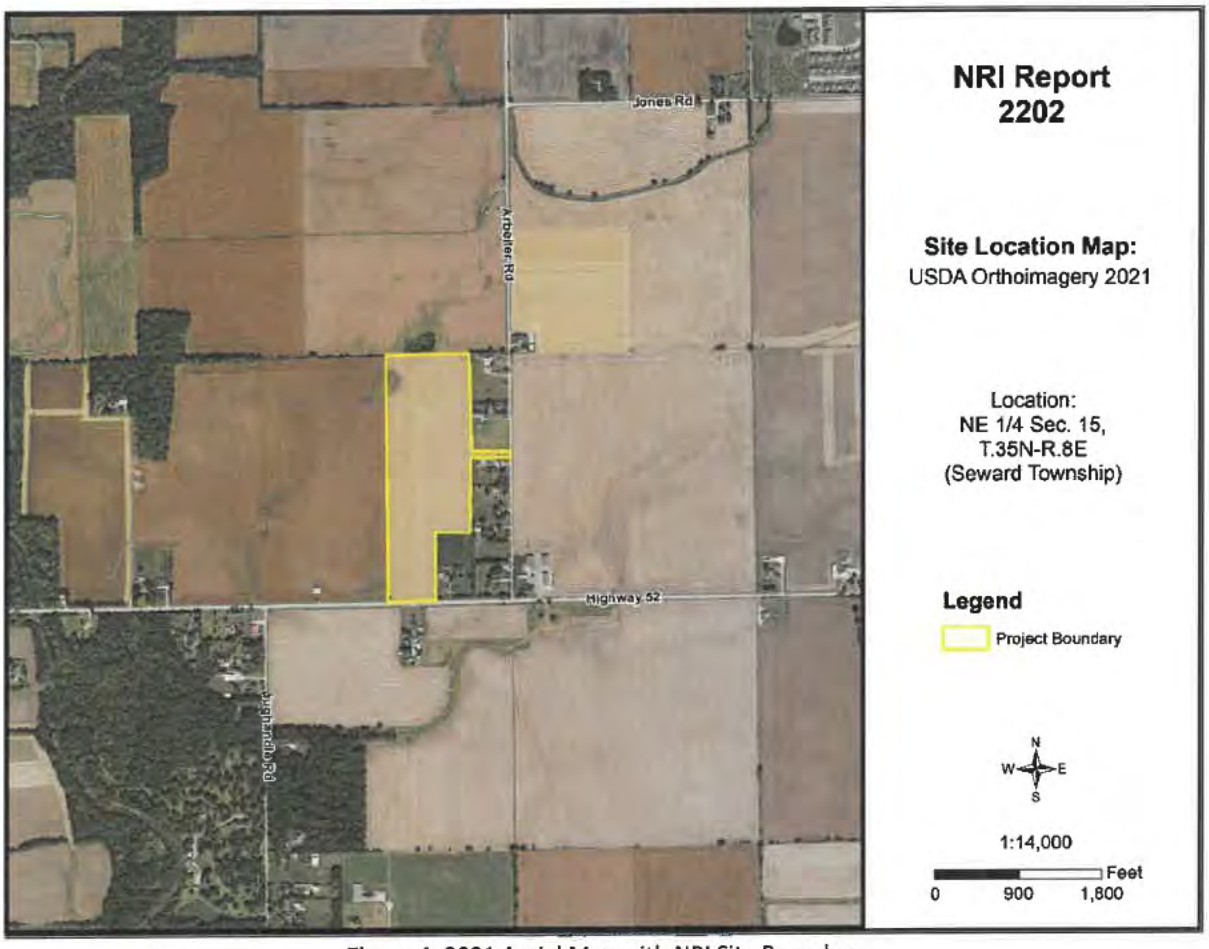


Figure 4: 2021 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

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 Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?[1]

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 ecologically sensitive area(s) are located on or near the parcel in question (PIQ). There is a freshwater emergent wetland located in the northwest corner of the PIQ. There is also the Aux Sable Creek and Baker Woods Forest Preserve within a mile of the PIQ to the west.

[1]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.

SOILS INFORMATION

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.

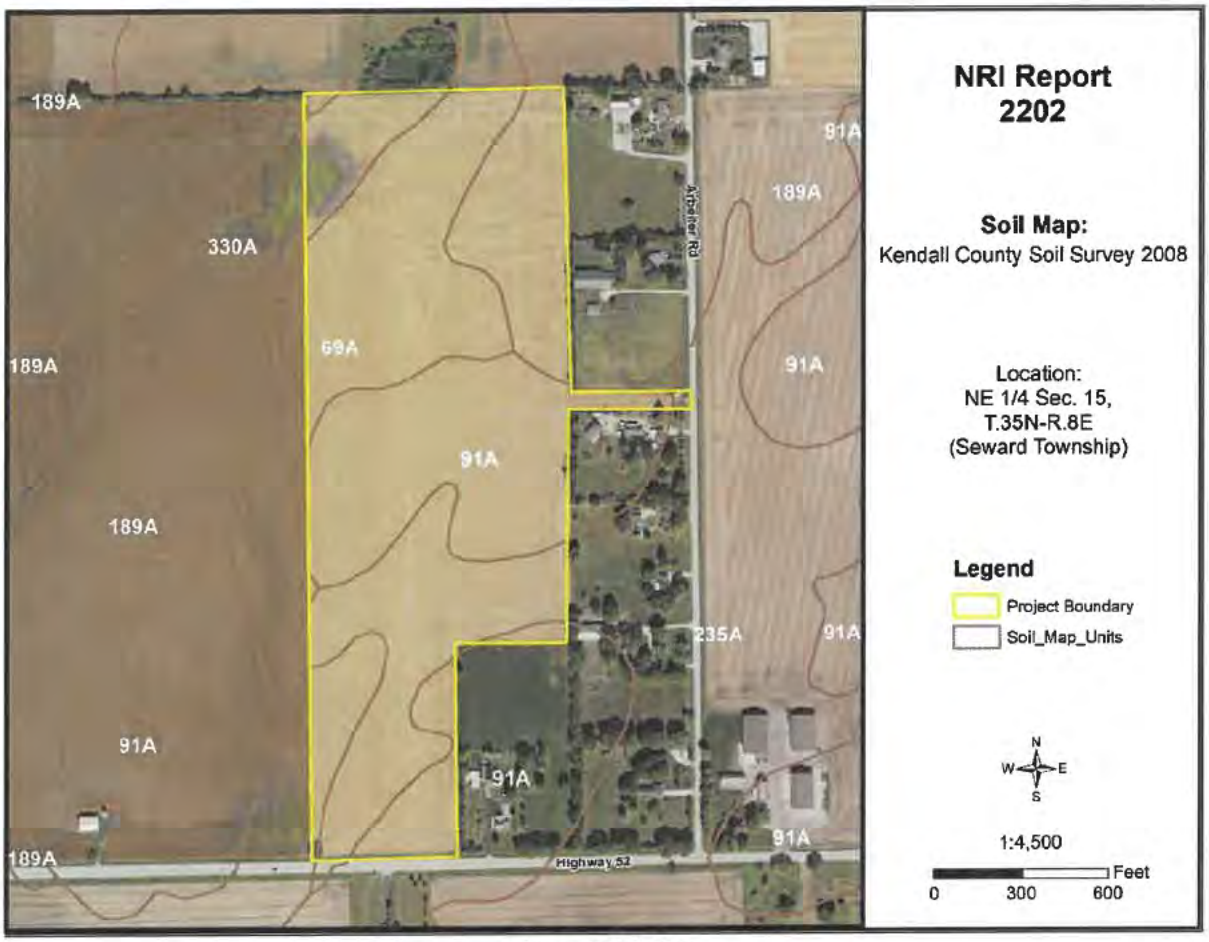


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
69A	Milford silty clay loam, 0-2% slopes	14.1	29.0%
91A	Swygert silty clay loam, 0-2% slopes	15.8	32.4%
189A	Martinton silt loam, 0-2% slopes	6.0	12.3%
235A	Bryce silty clay, 0-2% slopes	10.1	20.8%
330A	Peotone silty clay loam, 0-2% slopes	2.7	5.5%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

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.

LIMIATIONS 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.

BUILDING LIMITATIONS

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.

Small Commercial Buildings – Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings 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 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	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
69A	**Very Limited:** Ponding Depth to saturated zone Shrink-swell	**Very Limited:** Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	**Very Limited:** Ponding Depth to saturated zone Dusty	**Unsuitable/Very Limited:** Wet	14.1	29.0%
91A	**Somewhat Limited:** Depth to saturated zone Shrink-swell	**Very Limited:** Depth to saturated zone Too clayey Dusty Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone Dusty	**Suitable/Not Limited**	15.8	32.4%
189A	**Very Limited:** Shrink-swell Depth to saturated zone	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone Dusty	**Suitable/Not Limited**	6.0	12.3%
235A	**Very Limited:** Ponding Depth to saturated zone Shrink-swell	**Very Limited:** Ponding Depth to saturated zone Too clayey Unstable excavation walls Dusty	**Very Limited:** Ponding Depth to saturated zone Too clayey Dusty	**Unsuitable/Very Limited:** Wet	10.1	20.8%
330A	**Very Limited:** Ponding Depth to saturated zone Shrink-swell	**Very Limited:** Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	**Very Limited:** Ponding Depth to saturated zone Dusty	**Unsuitable/Very Limited:** Wet	2.7	5.5%
% Very Limited	**67.6%**	**100%**	**55.3%**	**55.3%**		

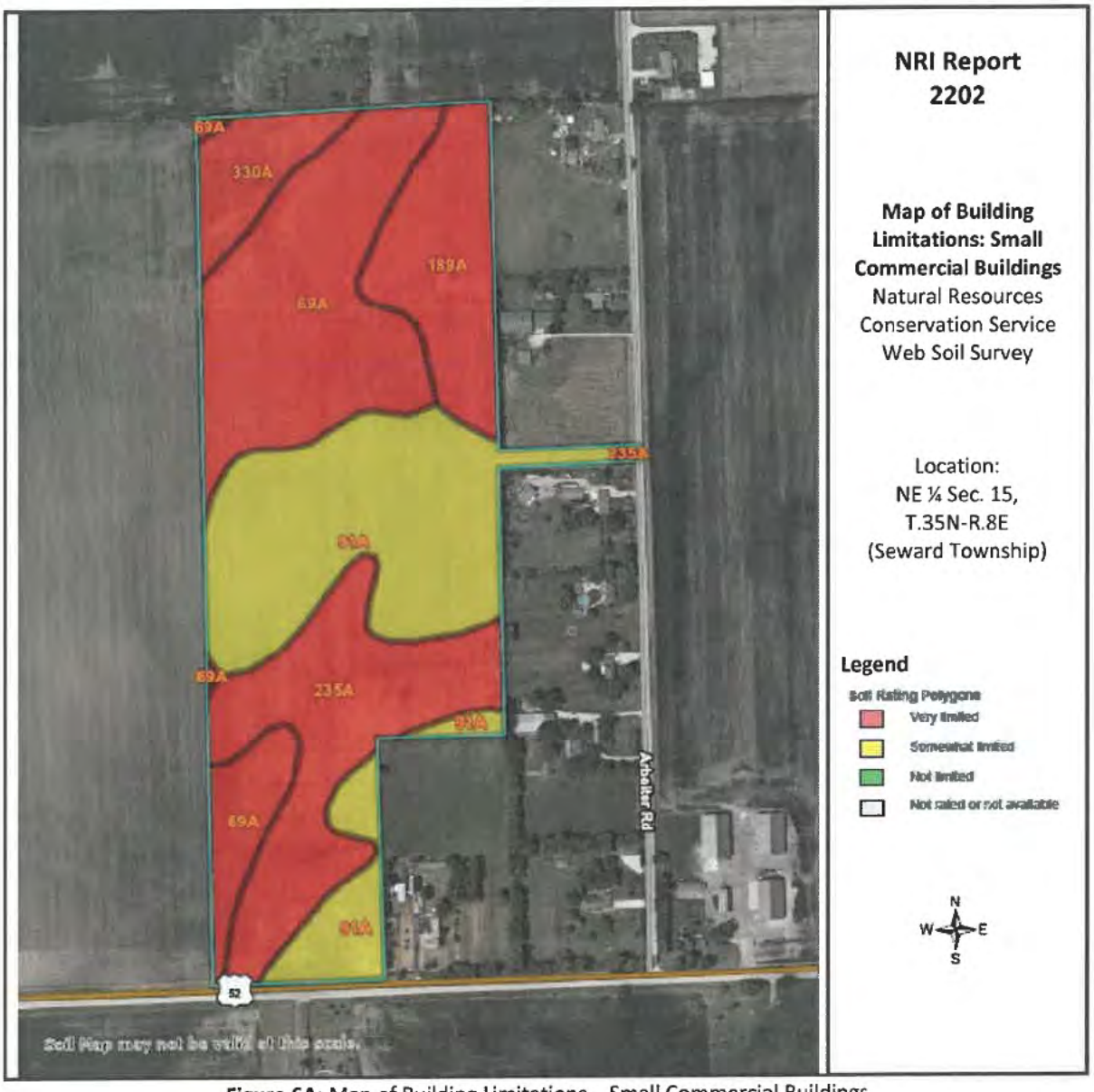


Figure 6A: Map of Building Limitations – Small Commercial Buildings

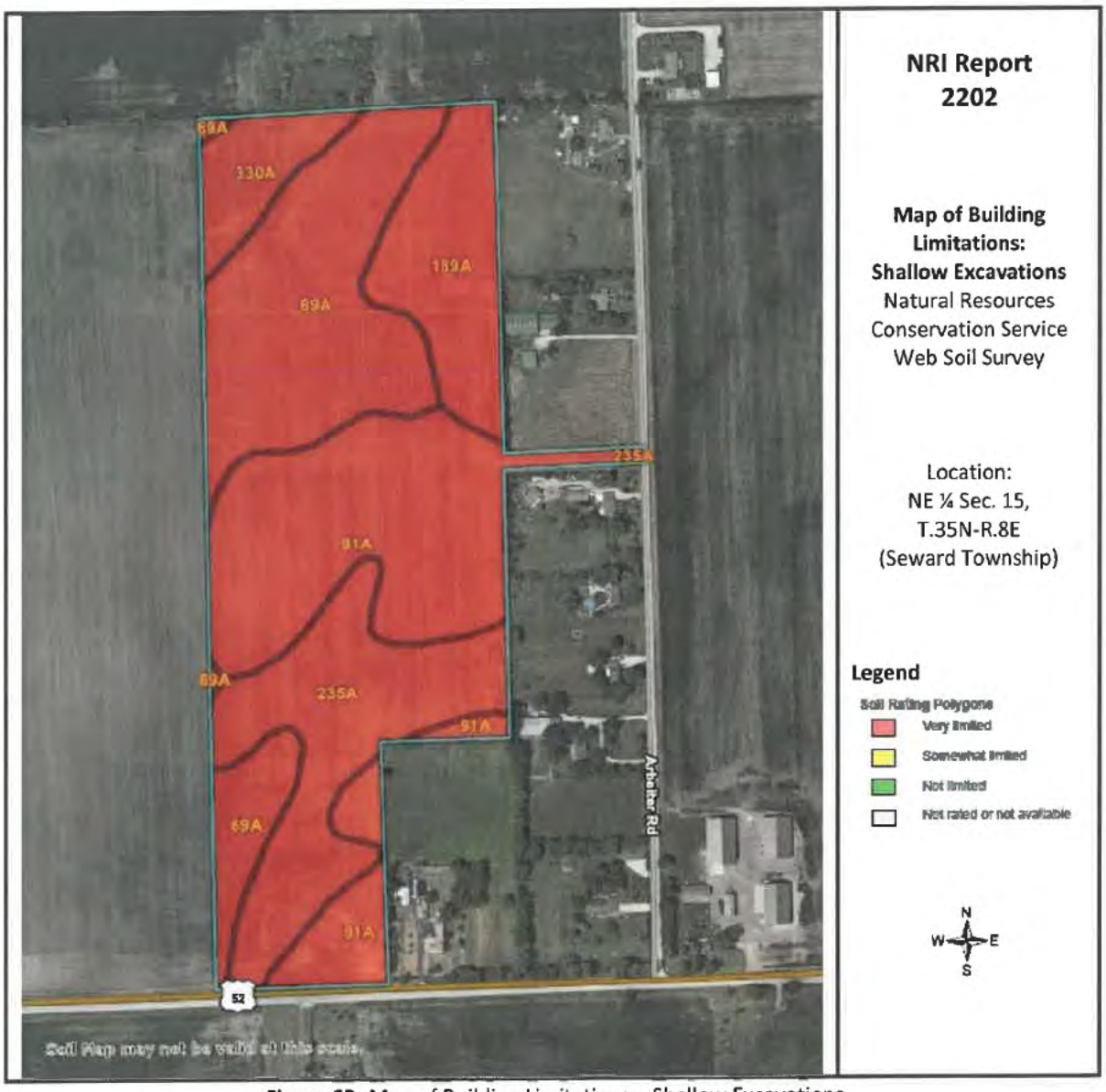


Figure 6B: Map of Building Limitations – Shallow Excavations

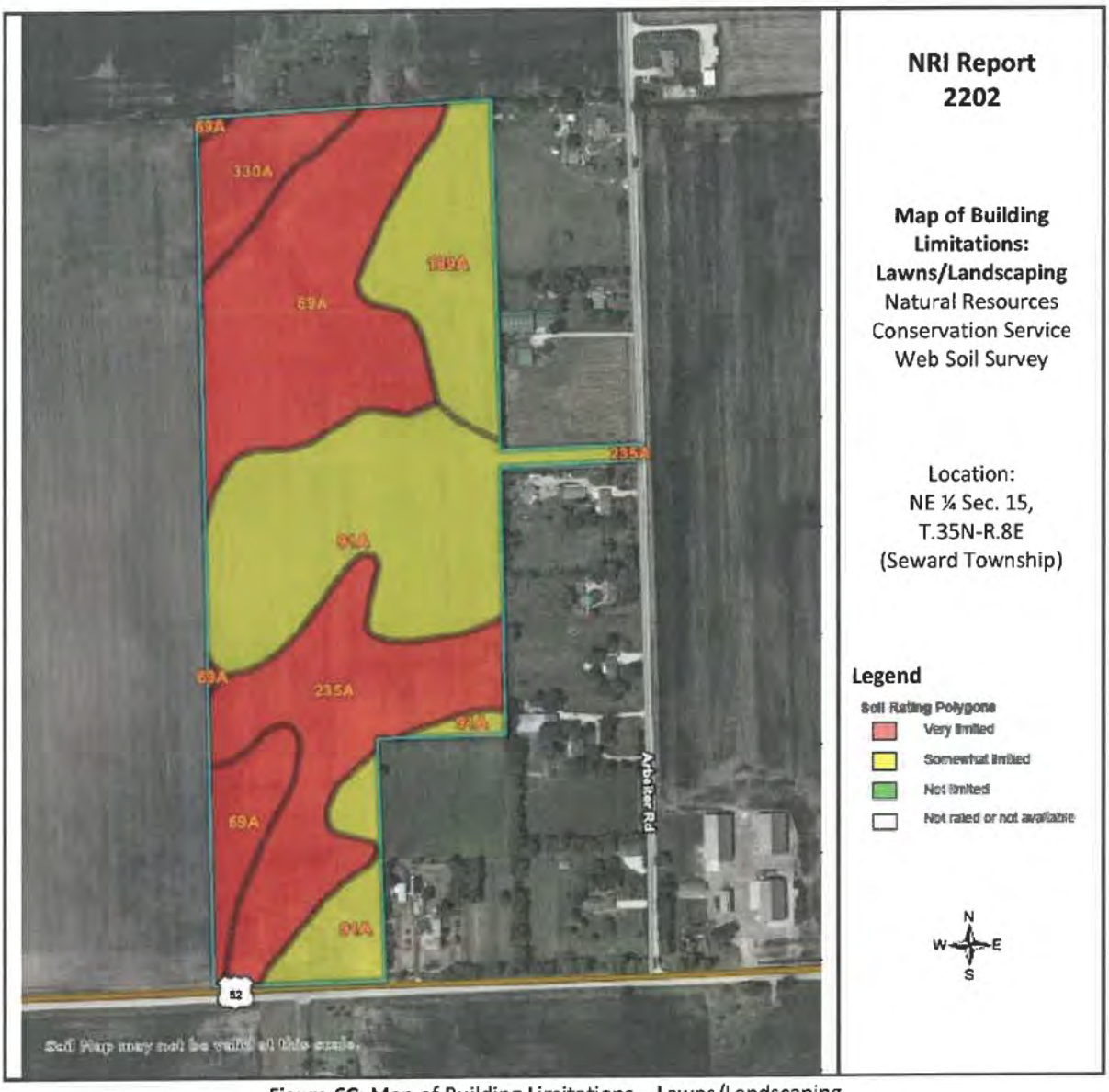


Figure 6C: Map of Building Limitations – Lawns/Landscaping

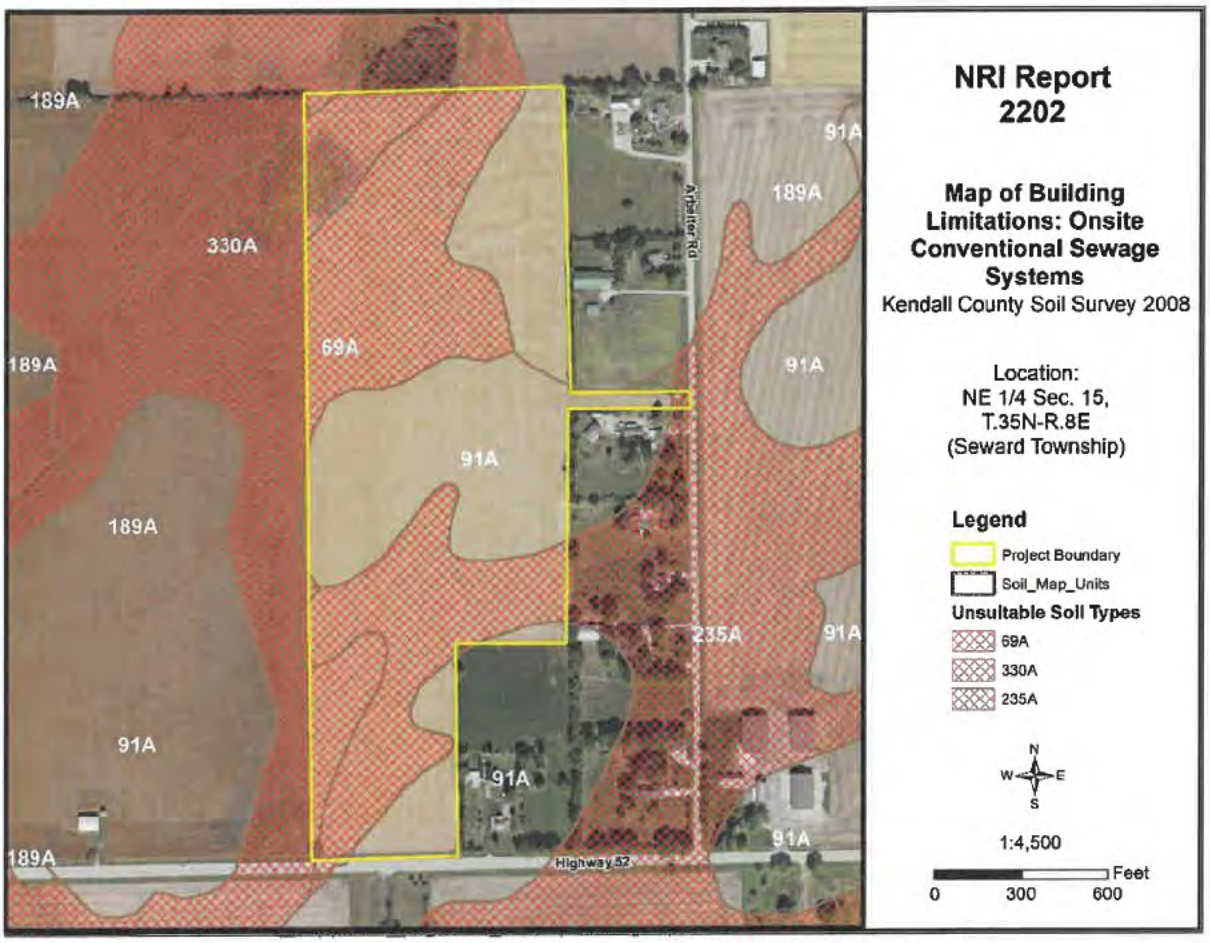


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

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

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
69A	C/D	Negligible	January – May **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' June – December **Upper Limit**: -- **Lower Limit**: --	January – May **Surface Water Depth**: 0.0'-0.5' **Duration**: Brief (2 to 7 days) **Frequency**: Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: --	January – December **Duration**: -- **Frequency**: None
91A	C/D	Medium	January – May **Upper Limit**: 1.0'-2.0' **Lower Limit**: 2.9'-4.8' June – December **Upper Limit**: -- **Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
189A	C/D	Low	January – May **Upper Limit**: 1.0'-2.0' **Lower Limit**: 6.0' June – December **Upper Limit**: -- **Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
235A	C/D	Negligible	January – May **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' June – December **Upper Limit**: -- **Lower Limit**: --	January – May **Surface Water Depth**: 0.0'-0.5' **Duration**: Brief (2 to 7 days) **Frequency**: Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: --	January – December **Duration**: -- **Frequency**: None
330A	C/D	Negligible	January – June **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' July – December **Upper Limit**: -- **Lower Limit**: --	January – May **Surface Water Depth**: 0.0'-0.5' **Duration**: Brief (2 to 7 days) **Frequency**: Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: --	January – December **Duration**: -- **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

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 or 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.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
69A	0-2%	Slight	14.1	29.0%
91A	0-2%	Slight	15.8	32.4%
189A	0-2%	Slight	6.0	12.3%
235A	0-2%	Slight	10.1	20.8%
330A	0-2%	Slight	2.7	5.5%

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 soils 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 Types	Prime Designation	Acreage	Percent
69A	Prime Farmland if drained	14.1	29.0%
91A	Prime Farmland	15.8	32.4%
189A	Prime Farmland	6.0	12.3%
235A	Prime Farmland if drained	10.1	20.8%
330A	Prime Farmland if drained	2.7	5.5%
% Prime Farmland	**100%**		

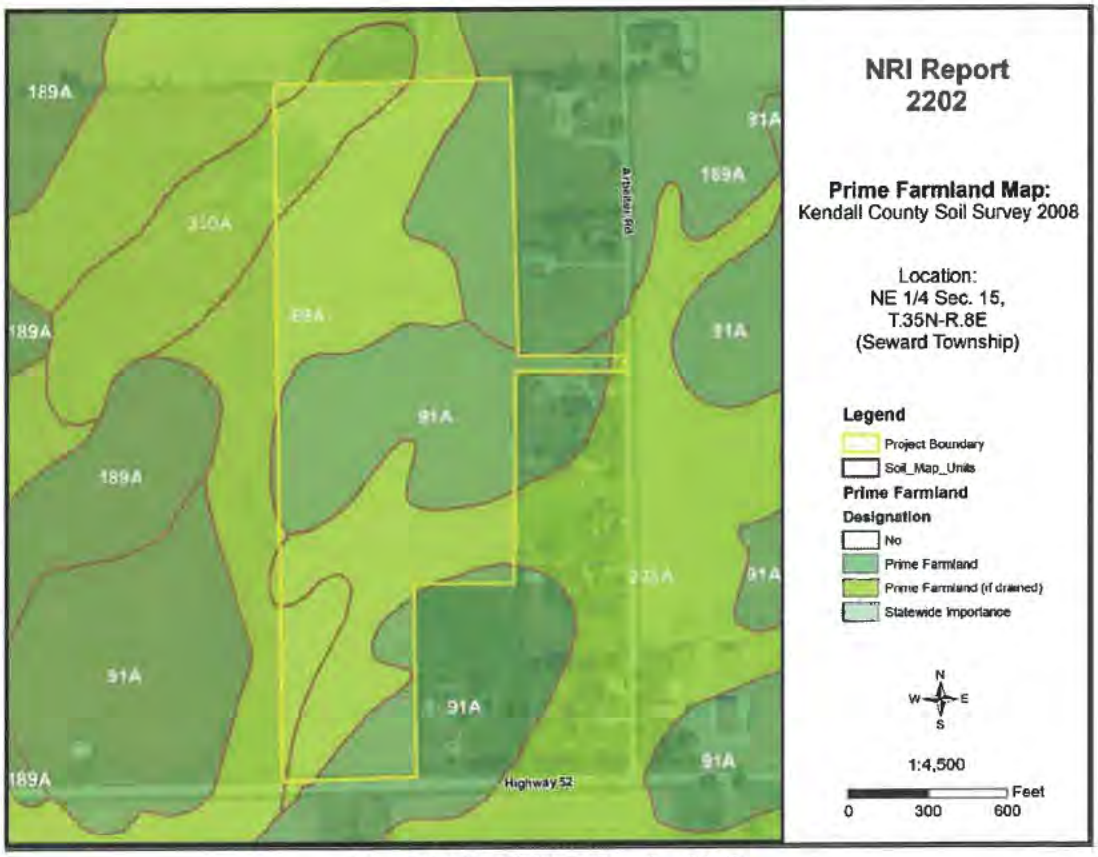


Figure 7: Map of Prime Farmland Soils

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 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.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
69A	3	87	14.1	1,226.7
91A	4	79	15.8	1,248.2
189A	2	94	6.0	564
235A	3	87	10.1	878.7
330A	30	87	2.7	234.9
Totals			**48.7**	**4,152.5**
LE Calculation			(Product of relative value / Total Acres) 4,152.5 / 48.7 = 85.3	
LE Score			**LE = 85**	

The Land Evaluation score for this site is 85, indicating that this site is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	15
B.	**Compatibility / Impact on Uses**	
	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)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	**Existence of Infrastructure**	
	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)	10
	Site Assessment Score:	**125**

The Site Assessment score for this site is 125. The Land Evaluation value (85) is added to the Site Assessment value (125) to obtain a LESA Score of 210. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

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

Land Evaluation Value: 85 + **Site Assessment Value:** 125 = **LESA Score:** 210

The LESA Score for this site is 210 which indicates a medium level of protection for the proposed project site. Note: 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. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

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 the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

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.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps 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, Zone B or Zone X (shaded) is the 100 to 500-year flood, and Zone C or Zone X (unshaded) is outside the floodplain.

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 IDOT-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 drainageways, 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.

This parcel is located on minimal topography (slopes 0 to 2%) and an elevation range of approximately 582'-588' above sea level. According to the FEMA Floodplain Map, the parcel in question does not contain floodway or floodplain. The parcel drains predominantly to the south.

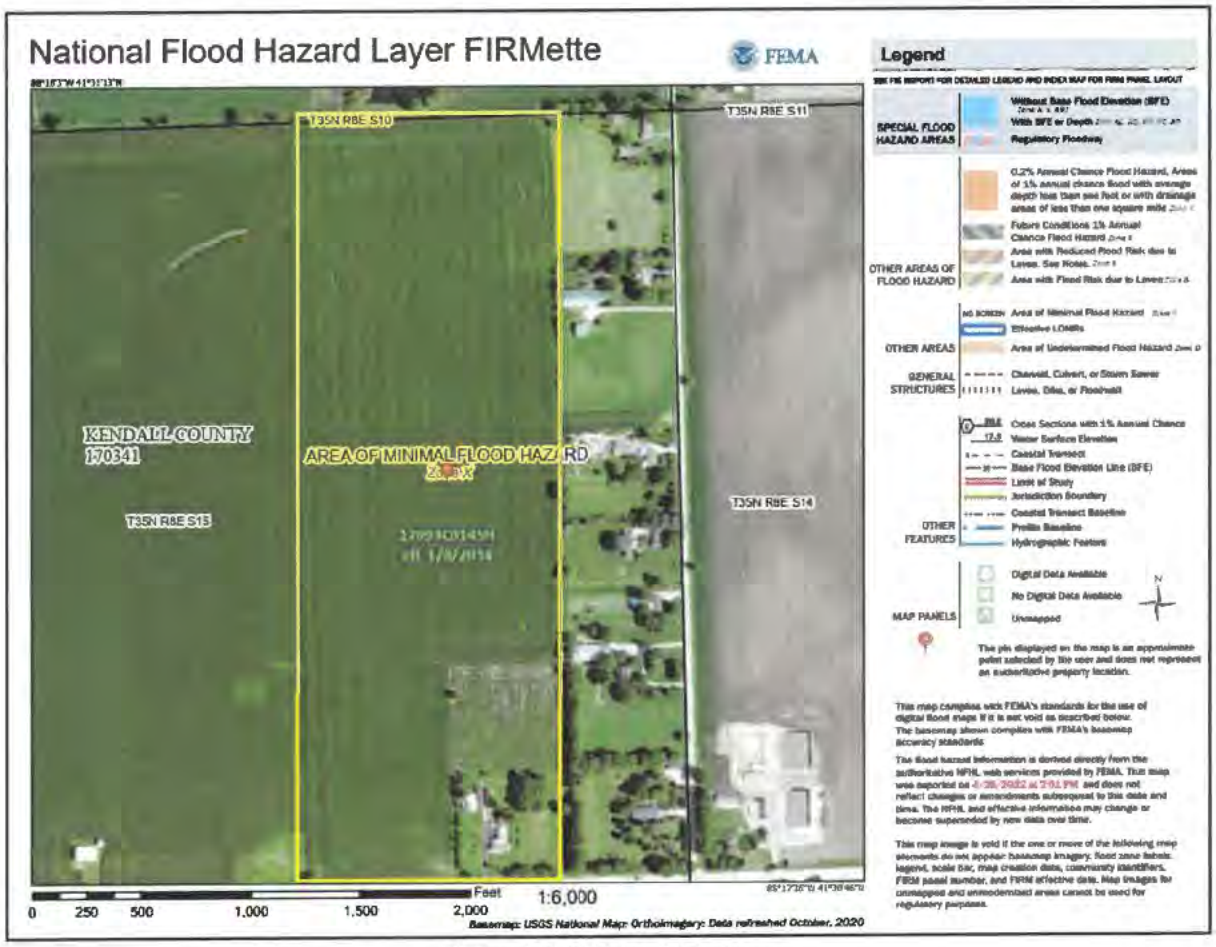


Figure 8: FEMA Floodplain Map

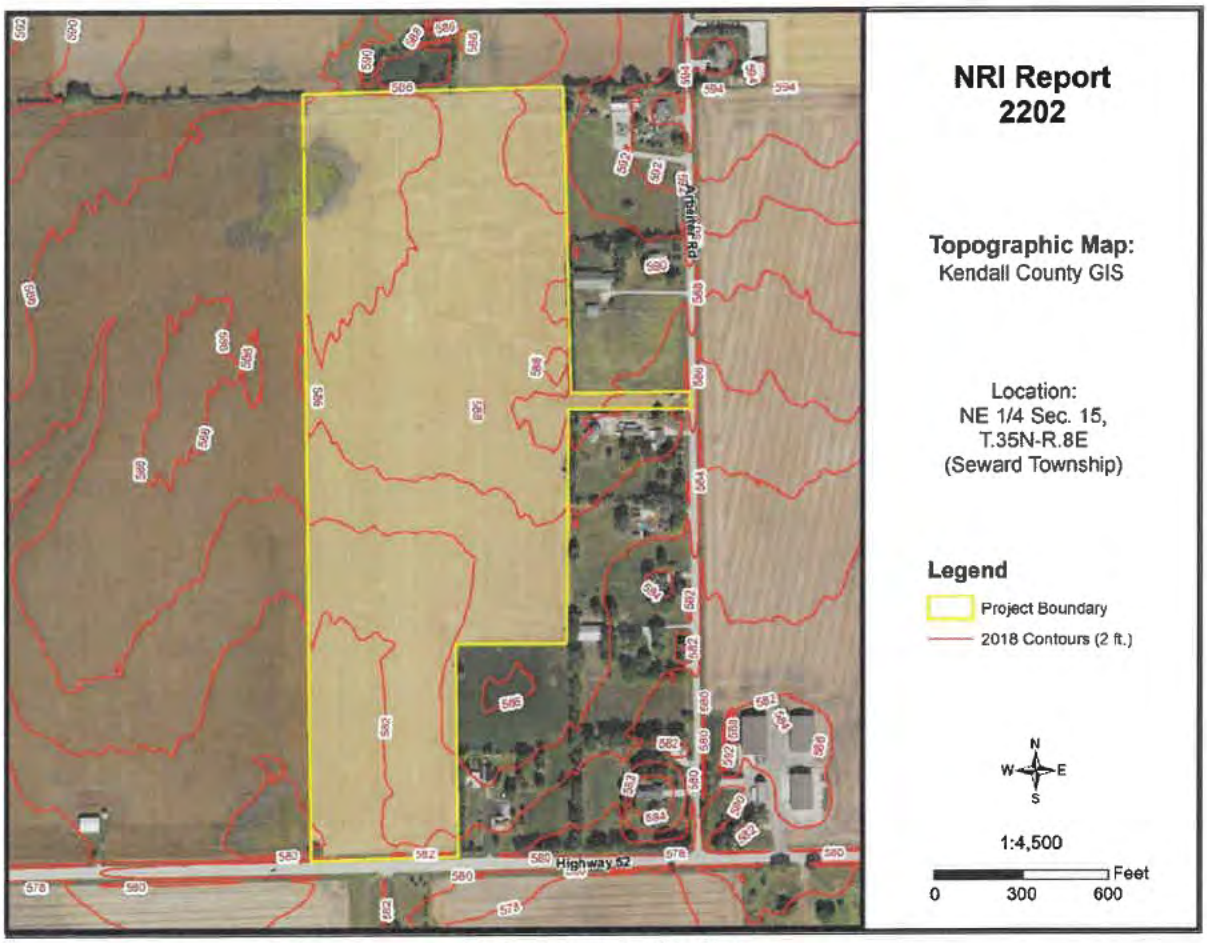


Figure 9: Topographic Map

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
- Establish and link trails

This parcel is located within the Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed.

WETLAND INFORMATION

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 NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS 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 NRCS 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.*

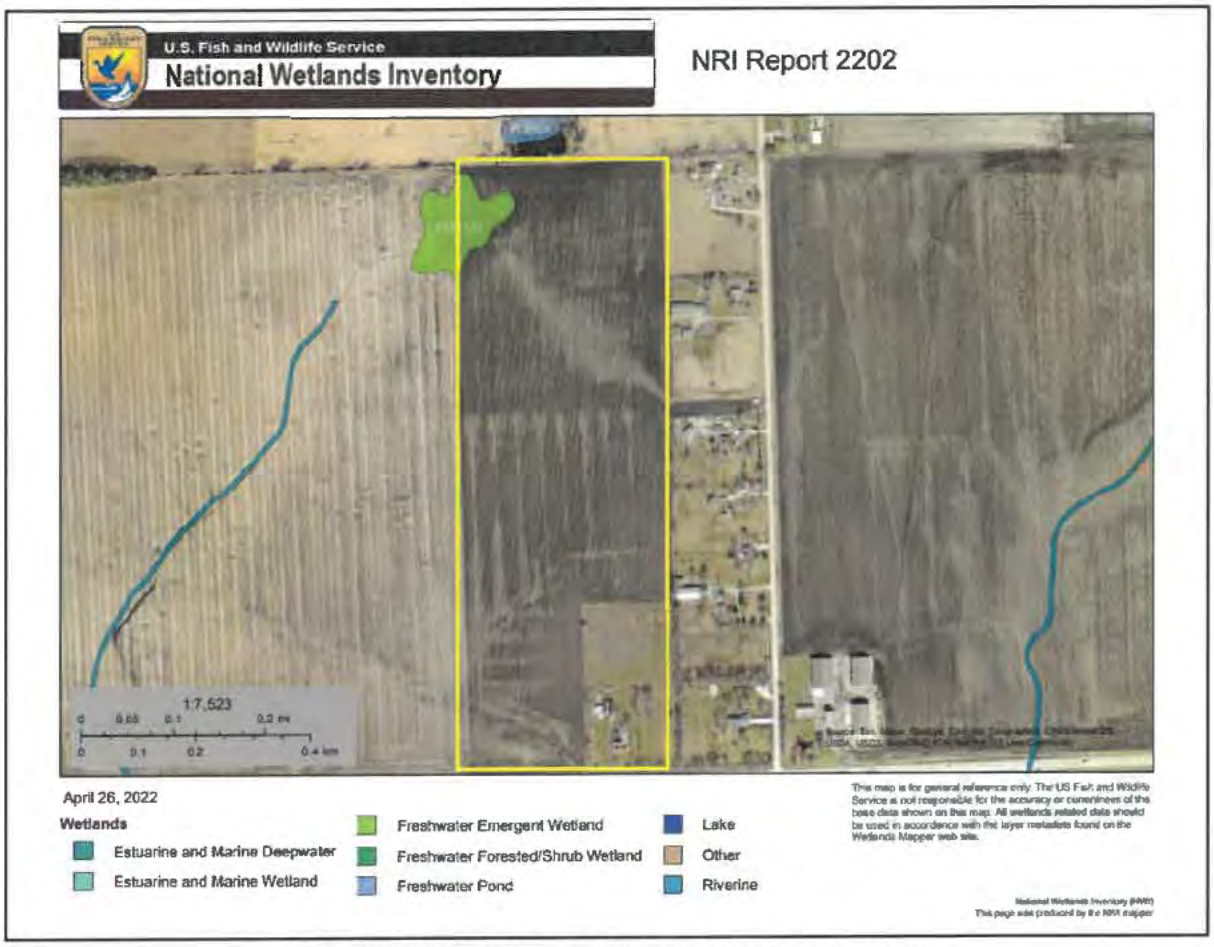


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that a mapped freshwater emergent wetland is present near the northwest corner on the parcel in question (PIQ).

HYDRIC SOILS

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, such as a subdivision, 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

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
69A	Poorly Drained	Hydric	No	14.1	29.0%
91A	Somewhat Poorly Drained	Non-Hydric	Yes	15.8	32.4%
189A	Somewhat Poorly Drained	Non-Hydric	Yes	6.0	12.3%
235A	Poorly Drained	Hydric	No	10.1	20.8%
330A	Very Poorly Drained	Hydric	No	2.7	5.5%

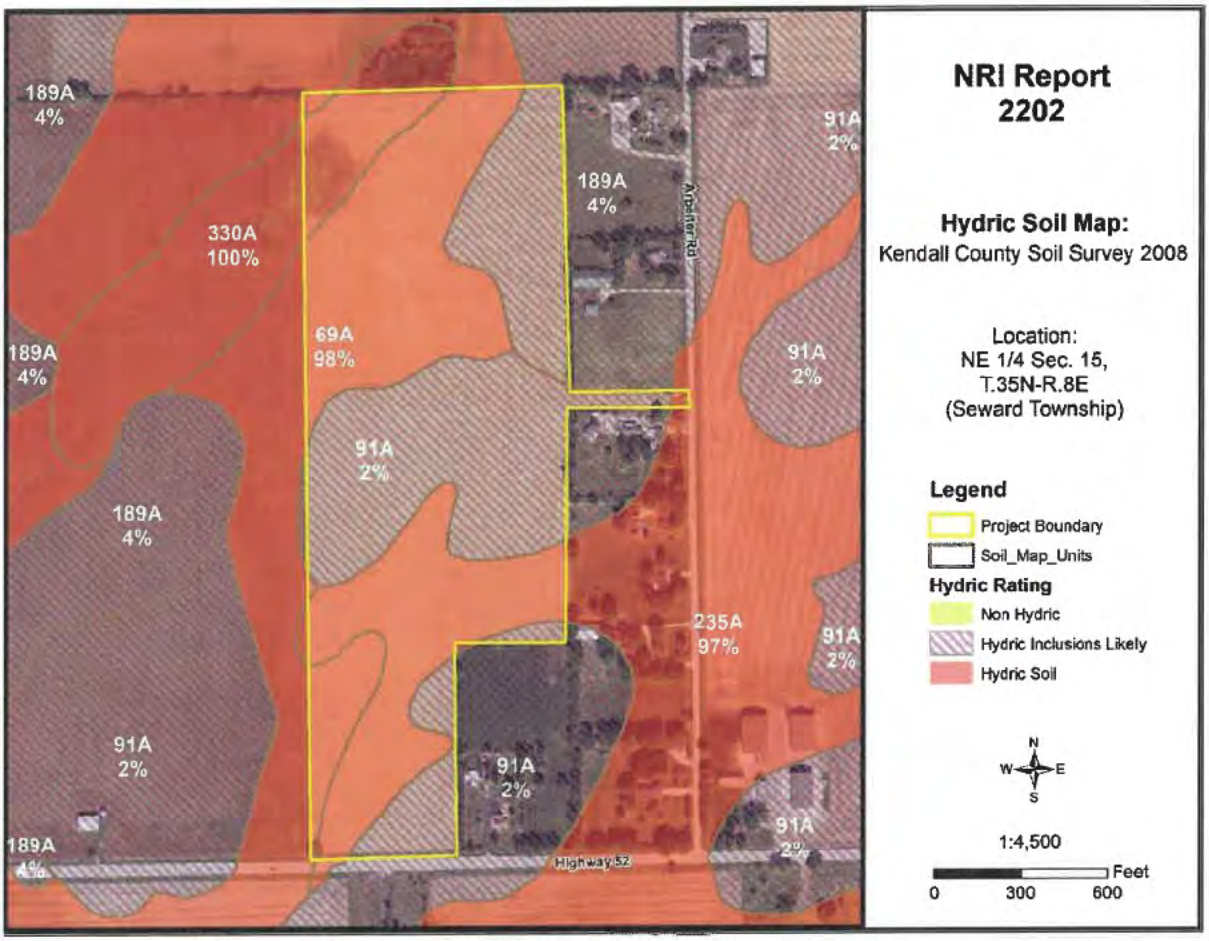


Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

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, Rock Island District, Clock Tower Building, Rock Island, IL
- **Floodplains**: Illinois Department of Natural Resources/Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270.
- **Water Quality/Erosion Control**: Illinois Environmental Protection Agency, Springfield, IL

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 Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to $27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

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.

B.G. - Below Grade. Under the surface of the Earth.

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 LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

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 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.

PALUSTRINE - Name given to inland freshwater wetlands.

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).

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension 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.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

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.

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

DFIRM – Digital Flood Insurance Rate Maps for Kendall County. Prepared by FEMA – Federal Emergency Management Agency.

Hydrologic Unit Map for Kendall County. Natural Resources Conservation Service, United States Department of Agriculture.

Land Evaluation and Site Assessment System. The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

Soil Survey of Kendall County. United States Department of Agriculture 2008, Natural Resources Conservation Service.

Illinois Urban Manual. Association of Illinois Soil & Water Conservation Districts, 2020.

Kendall County Land Atlas and Plat Book. 21st Edition, 2021.

Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. Illinois State Geological Survey.

Natural Resources Conservation Service National Wetland Inventory Map. United States Department of Agriculture.

Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110).

Soil Erosion by Water - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

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.

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Best Budget Tree Service
Contact: Jeremy Dippold
Address: [redacted]

IDNR Project Number: 2514265
Date: 06/16/2025

Project: Best Budget Tree RV/BOAT Storage Site Plan
Address: 2241 US Route 52, Minooka

Description: Re--Zoning for a special use on an existing Agricultural/Forestry Business to have RV and Boat Storage in the rear of the lot with an additional entrance off Arbeiter Road in Minooka, IL

Natural Resource Review Results

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

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Aux Sable Creek INAI Site
Greater Redhorse *(Moxostoma valenciennesi)*

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

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

County: Kendall

Township, Range, Section:
35N, 8E, 14
35N, 8E, 15

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

Government Jurisdiction
Kendall County
Matt Asselmeier
807 West John Street
Yorkville, Illinois 60560 -9249

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.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2514265

EcoCAT
Ecological Compliance Assessment Tool

EcoCAT Receipt

Project Code 2514265

APPLICANT	DATE
Best Budget Tree Service Jeremy Dippold [redacted]	6/16/2025

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Please fill out the following findings of fact to the best of your capabilities. §36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan detailing the measures to be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort or general welfare. The Petitioner agrees to follow all applicable public health and public safety related laws.

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

True. Conditions are proposed that will regulate the hours of operation and overall site layout for the area of RV/Boat Storage. The Site Plan makes provisions for fencing, landscaping, open buffer space and improvements to ensure the proposed use will not adversely impact the adjacent uses and is compatible with the surrounding area and County.

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

True. The property will have adequate utilities, access to the property with only one point of ingress and egress off of Arbeiter Road for the RV/Boat Storage area located in the northeast corner of the site. The property sheet flows east to west and a detention pond will be built in the northwest corner of the site to handle storm flows off the storage area.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals True. No variances will be requested.

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

True. The proposed use is consistent with an objective found on pages 3-5 of the Kendall County Land Resource Management Plan which calls for a "strong base of agricultural, commercial and industrial use that provides a broad range of job opportunities, a healthy tax base and improved quality of services..."

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

ENGINEERING CONSULTANT FEES

I, Jeremy Dippold (Applicant Name) understand that Kendall County uses the services of a consultant for engineering reviews and inspections and that I will be responsible for payment of services on Best Budget Tree Service (Project Name) project. I authorize the consulting services to proceed.

☒ IF THIS IS ***NOT*** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX AND COMPLETE THIS SECTION:

I hereby submit a deposit of _____ ($ Amount) payable to the **Kendall County Treasurer** to be used by Kendall County to reimburse consultant for charges invoiced for work done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the deposit to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate of Occupancy as the case may be until I provide payment or proof of payment for the engineering services.

Signature of Applicant: [redacted] Date: 6/17/25

ENGINEERING PLANS
FOR
BEST BUDGET TREE
RV/BOAT STORAGE SITE PLAN

SECTION 15, TOWNSHIP 35 NORTH , RANGE 8 EAST
2241 US HIGHWAY 52
MINOOKA, IL 60447
KENDALL COUNTY
JULY, 2025

LEGEND

	PROPERTY BOUNDARY
500	EXISTING CONTOUR LINE
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATERMAIN
UE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS SERVICE
T	EXISTING TELEPHONE
FOS	EXISTING FIBER OPTIC
673	PROPOSED CONTOUR LINE
HWL	PROPOSED HIGH WATER LINE
W	PROPOSED WATERMAIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER LINE
GREASE	PROPOSED GREASE SERVICE LINE
VENT	PROPOSED VENT LINE
F	EXISTING FENCELINE
SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE
~~686.00~~	AS-BUILT SPOT GRADE/TEXT

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE
PAVEMENT:			GRAVEL
			ASPHALT
			CONCRETE

R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	DOWNSPOUT SPLASH
DS DOWNSPOUT	

REVISIONS	NO.	DATE	NOTES

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. OVERALL CIVIL SITE PLANS
4. CIVIL SITE PLAN I
5. GENERAL NOTES & DETAILS

Know what's **below.**
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

TOPOGRAPHY STATEMENT

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY TEBRUGGE ENGINEERING.
CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

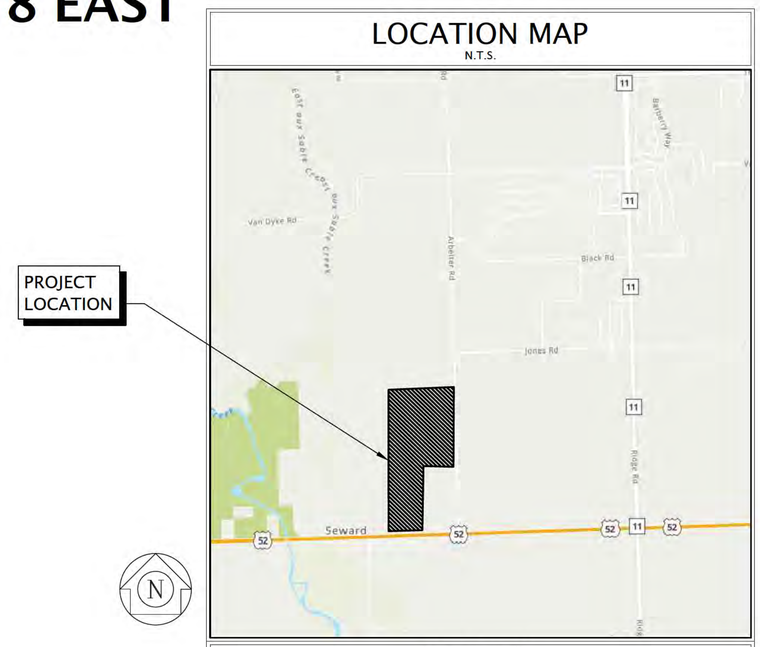
GIVEN UNDER MY HAND & SEAL THIS 21ST DAY OF JULY, 2025.

REGISTERED PROFESSIONAL ENGINEER OF

[redacted]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. [redacted] EXPIRES NOV. 30, 2025

COPYRIGHT © 2025 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

LOCATION MAP
N.T.S.



N

BENCHMARKS:

1. NATIONAL GEODETIC SURVEY MONUMENT PID - DP5485
   THE STATION IS LOCATED 37 FT (11.3 M) NORTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 9.5 FT (2.9 M) SOUTH OF A CULTIVATED FIELD AND 8 FT (2.4 M) EAST OF THE EAST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.
   NAVD 88 DATUM
   ELEVATION = 577.39

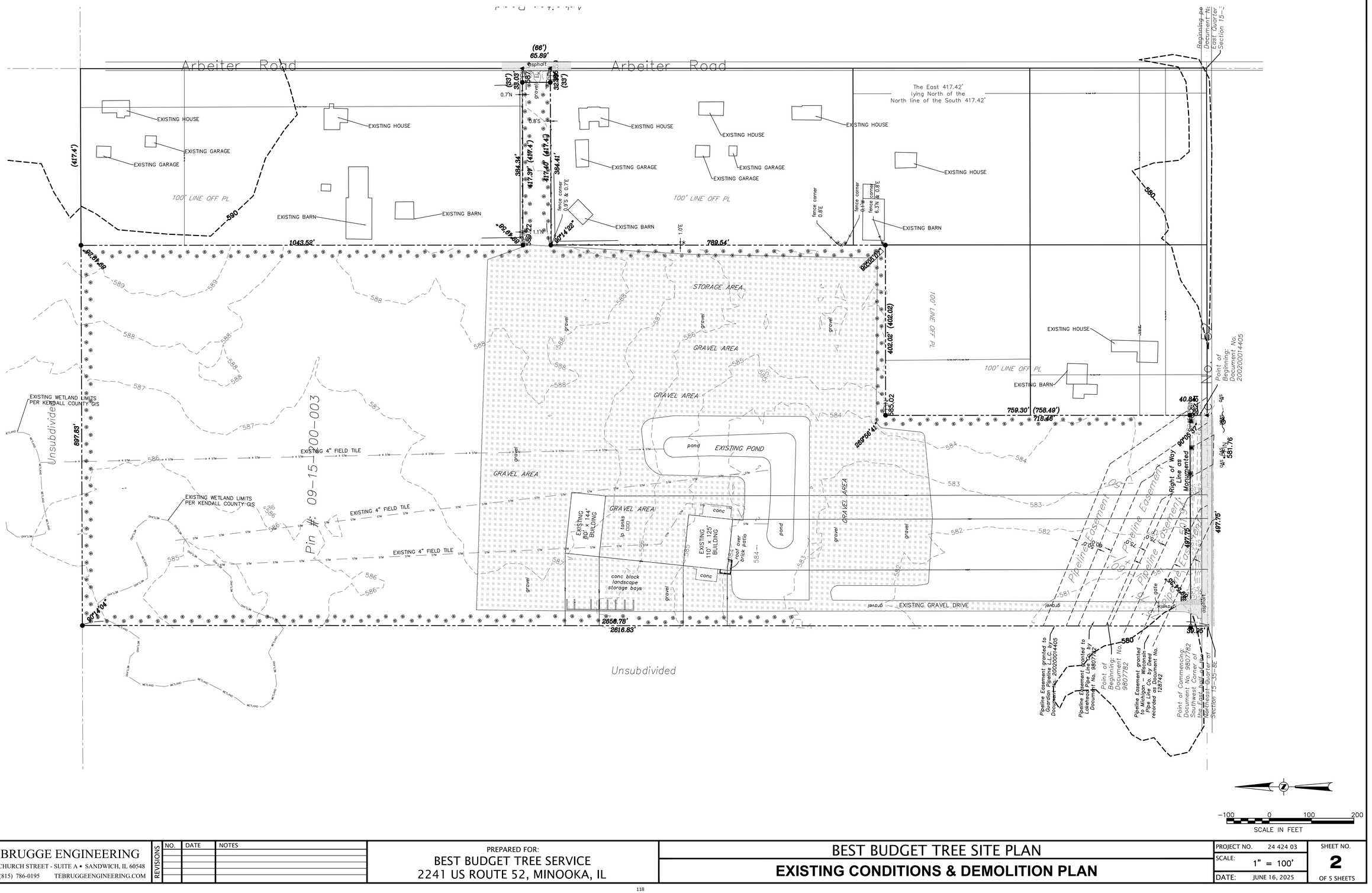
PLANS PREPARED FOR:

BEST BUDGET TREE SERVICE
2241 US ROUTE 52
MINOOKA, IL 60447
PHONE: [redacted]
EMAIL: [redacted]

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

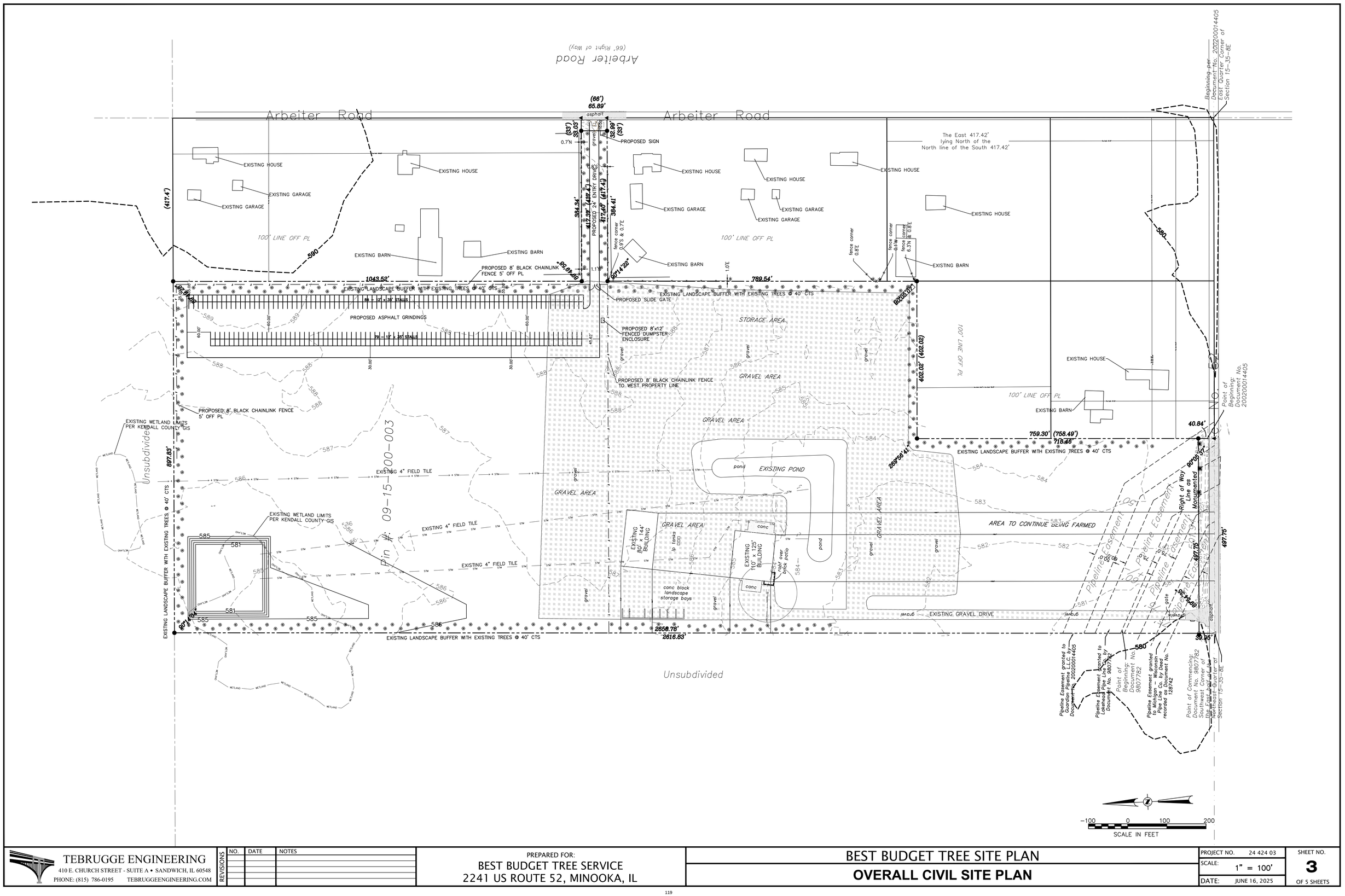
PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	24 424 03
SCALE:	1" = 100'
DATE:	JUNE 16, 2025

SHEET NO. 2 OF 5 SHEETS



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN

OVERALL CIVIL SITE PLAN

PROJECT NO.	24 424 03
SCALE:	1" = 100'
DATE:	JUNE 16, 2025

SHEET NO. 3 OF 5 SHEETS

Arbeiter Road

65.89'

asphalt

(33')

33.03'

32.99'

(33')

0.7'N

PROPOSED SIGN

16.00'

gravel

PROPOSED 24' ENTRY DRIVE

0.8'E

The North 1043.62'

EXISTING HOUSE

EXISTING HOUSE

EXISTING GARAGE

EXISTING GARAGE

The East 417.40'

(417.4')

384.34'

417.37' (417.4')

417.40' (417.4')

384.41'

EXIS

100' LINE OFF PL

590

fence corner
0.9'S & 0.7'E

EXISTING BARN

EXISTING BARN

EXIS

PROPOSED 8' BLACK CHAINLINK FENCE 5' OFF PL

S89°49'58"E

1.1'N

S90°14'22"E

1043.52'

EXISTING LANDSCAPE BUFFER WITH EXISTING TREES @ 40' CTS

35.00'

35.00'

S89°49'58"W

84 – 12' x 35' STALLS

PROPOSED SLIDE GATE

EXISTIN

PROPOSED ASPHALT GRINDINGS

60.00'

60.00'

60.00'

79 – 12' x 35' STALLS

PROPOSED 8'x12' FENCED DUMPSTER ENCLOSURE

45.62'

79 – 12' x 35' STALLS

gravel

30.00'

30.00'

PROPOSED PHASE 2 ASPHALT GRINDINGS

PROPOSED 8' BLACK CH
TO WEST PROPERTY LIN

84 – 12' x 35' STALLS

PROPOSED 8' BLACK CHAINLINK FENCE
5' OFF PL

NG WETLAND LIMITS
ENDALL COUNTY GIS

003

-40 0 40 80
SCALE IN FEET

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN

CIVIL SITE PLAN

PROJECT NO.	24 424 03
SCALE:	1" = 40'
DATE:	JUNE 16, 2025

SHEET NO. 4 OF 5 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES. THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE. AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

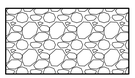
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



12" AGGREGATE COURSE, CA-6 CRUSHED LIMESTONE OR ASPHALT GRINDINGS

GRAVEL STORAGE LOT DETAIL

N.T.S.

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS

NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN

GENERAL NOTES & DETAILS

PROJECT NO. 24 424 03
SCALE: NTS
DATE: JUNE 16, 2025

SHEET NO. **5** OF 5 SHEETS

SITE DATA:

Total Site Area:	48.59 ac.
Current Zoning:	A1
Proposed Zoning:	A1-SU
Current Land Use:	Forestry
Proposed Land Use:	Forestry-SU

PARKING:

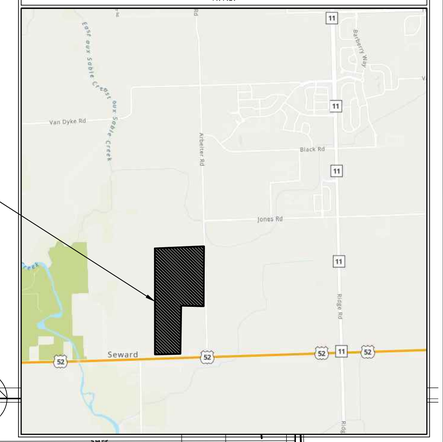
Phase 1	12'x35' Stalls	163 stalls
Phase 2	12'x35' Stalls	163 stalls
Total	12'x35' Stalls	326 Stalls

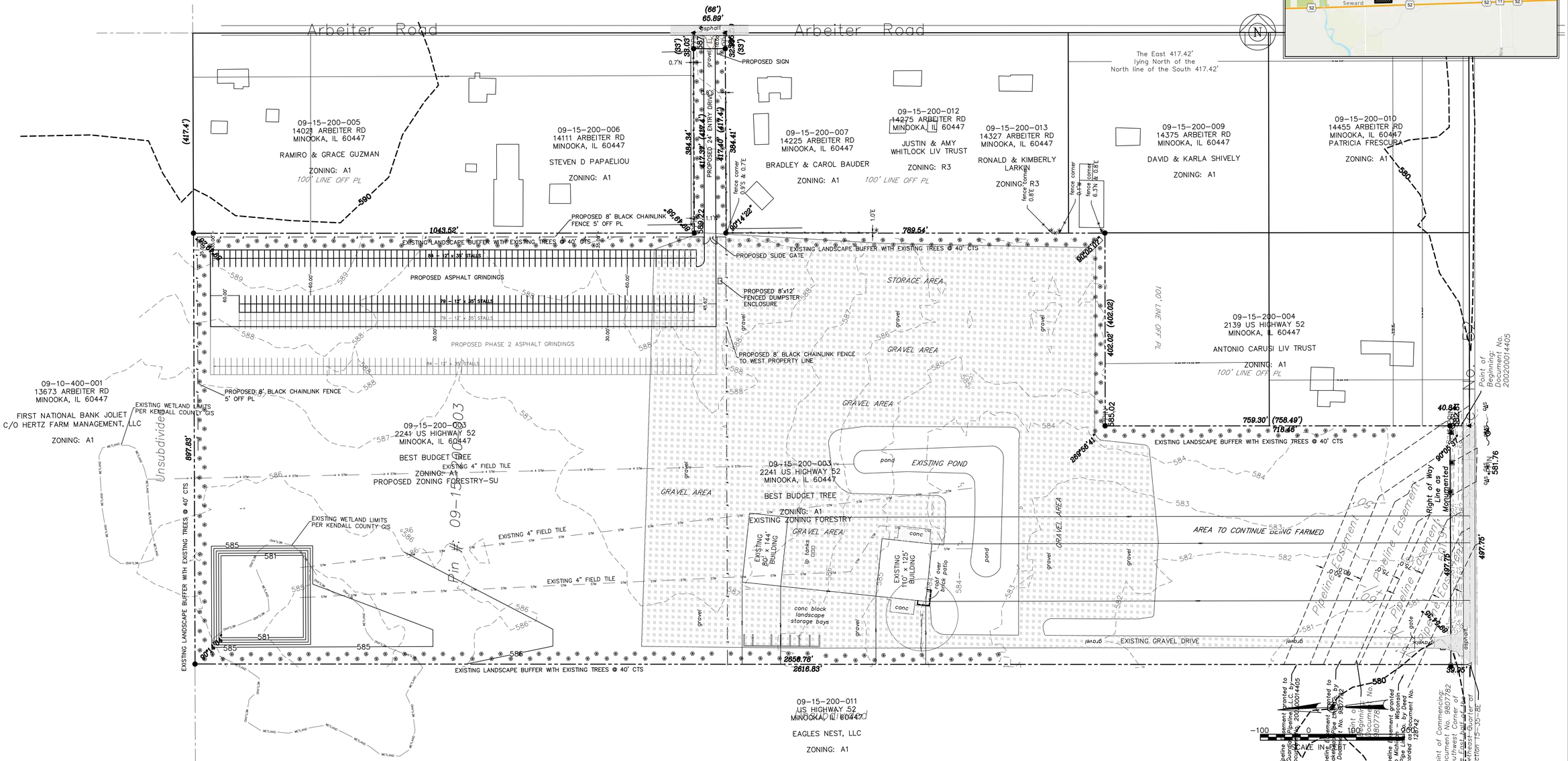
PARKING AREA TABLE:

Total Site Area:	48.59 ac. 2,116,580 sf
Phase 1 Parking:	178,036 s.f. 4.09 ac
Phase 2 Parking:	105,352 s.f. 2.42 ac
Total Asphalt Grindings:	283,388 s.f. 6.51 ac

LOCATION MAP

N.T.S.





TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	REVISIONS	NO. / DATE / NOTES
PREPARED FOR: BEST BUDGET TREE SERVICE 2241 US ROUTE 52, MINOOKA, IL	BEST BUDGET TREE SITE PLAN **FINAL PLAN**	PROJECT NO. 24 424 03 SCALE: 1" = 100' DATE: JUNE 16, 2025 SHEET NO. 1 OF 1 SHEET

SITE DATA:

Total Site Area:	48.59 ac.
Current Zoning:	A1
Proposed Zoning:	A1-SU
Current Land Use:	Forestry
Proposed Land Use:	Forestry-SU

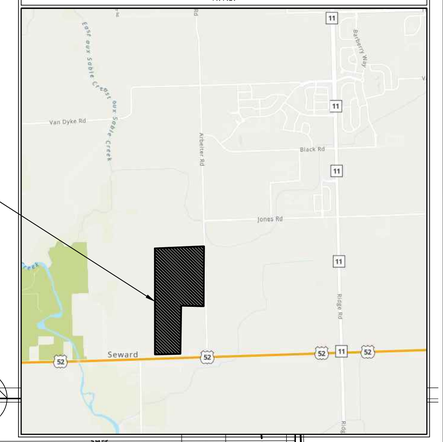
PARKING:

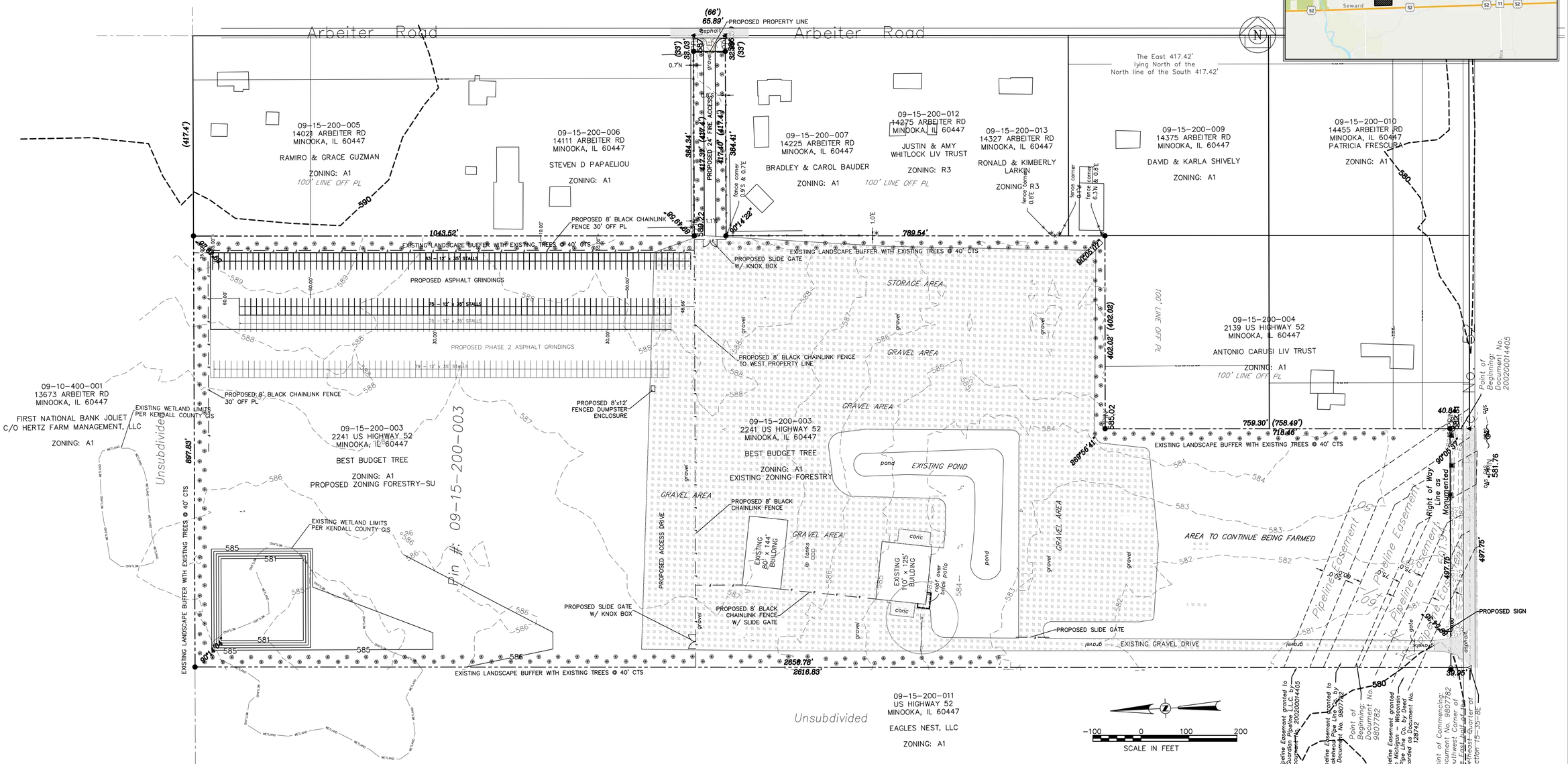
Phase 1	12'x35'	Stalls	158 stalls
Phase 2	12'x35'	Stalls	154 stalls
Total	12'x35'	Stalls	312 Stalls

PARKING AREA TABLE:

Total Site Area:	48.59 ac. 2,116,580 sf
Phase 1 Parking:	178,036 s.f. 4.09 ac
Phase 2 Parking:	105,352 s.f. 2.42 ac
Total Asphalt Grindings:	283,388 s.f. 6.51 ac

LOCATION MAP
N.T.S.





TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
FINAL PLAN

PROJECT NO.	24 424 03
SCALE:	1" = 100'
DATE:	JUNE 16, 2025

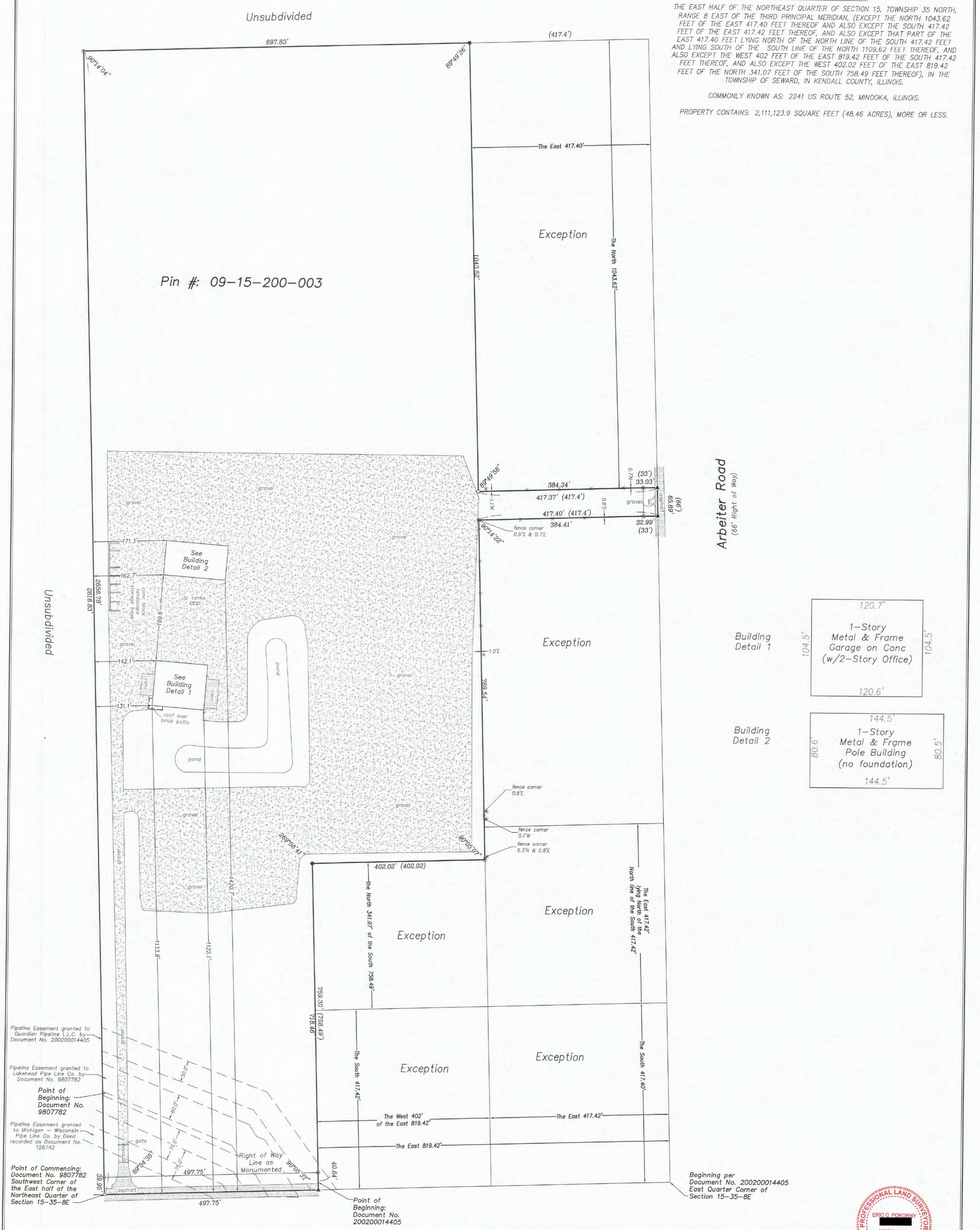
SHEET NO. 1 OF 1 SHEET

PLAT OF SURVEY

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1043.62 FEET OF THE EAST 417.40 FEET THEREOF AND ALSO EXCEPT THE SOUTH 417.42 FEET OF THE EAST 417.42 FEET THEREOF, AND ALSO EXCEPT THAT PART OF THE EAST 417.40 FEET LYING NORTH OF THE NORTH LINE OF THE SOUTH 417.42 FEET AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1109.62 FEET THEREOF, AND ALSO EXCEPT THE WEST 402 FEET OF THE EAST 819.42 FEET OF THE SOUTH 417.42 FEET THEREOF, AND ALSO EXCEPT THE WEST 402.02 FEET OF THE EAST 819.42 FEET OF THE NORTH 341.07 FEET OF THE SOUTH 758.49 FEET THEREOF), IN THE TOWNSHIP OF SEWARD, IN KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2241 US ROUTE 52, MINOOKA, ILLINOIS.

PROPERTY CONTAINS: 2,111,123.9 SQUARE FEET (48.46 ACRES), MORE OR LESS.



PROFESSIONAL LAND SURVEYOR
ERIC C. POKORNY
[redacted]
YORKVILLE, IL
STATE OF ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JULY 11, 2025. [redacted]

Scale: 1" = 100'

O=Found 3/4" Dia. Iron Pipe
⊗=Found 1/2" Dia. Iron Pipe
●=Set Iron Pipe 1/2" Dia. x 24"
▲=Set Mag Nail
△=Found Mag Nail
◉=Found 1/2" Dia. Iron Rod

(XX.XX')= Record Distance
XX.XX'= Measured Distance
N= North E= East
S= South W= West
-X-X-X- = Fence

= Gravel = Concrete/Asphalt

Michel C. Ensalaco, P.L.S. [redacted] Exp. 11/30/2026
Eric C. Pokorny, P.L.S. [redacted] Exp. 11/30/2026

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309

Survey is only valid if original seal is shown in red.

Client: Best Budget Tree
Book #: sheets | Drawn By: DSB, JJH | Plat #: 14922
Reference:
Field Work Completed: 7/1/25

Rev. Date	Rev. Description

Project Number: 2025-0518

Matt Asselmeier

From: Scott Cryder <sewardtwp@gmail.com>
Sent: Friday, July 25, 2025 9:27 AM
To: Matt Asselmeier
Subject: Re: FW: [External]Re: 2241 Route 52

Well, I guess it's time to do it huh? I've never done it before.

Scott Cryder
Highway Commissioner
14719 N. O' Brien Rd.
Minooka Il 60447
Phone 815-212-4723

On Fri, Jul 25, 2025 at 7:56 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

> Do you want a ROW dedication so that the township would own the 33' on the west side of Arbeiter at this property?
>
> Thanks,
>
> Matthew H. Asselmeier, AICP, CFM
>
> Director
>
> Kendall County Planning, Building & Zoning
>
> 807 West John Street
>
> Yorkville, IL 60560-9249
>
> PH: 630-553-4139
>
> Fax: 630-553-4179

From: Scott Cryder <sewardtwp@gmail.com>
Sent: Thursday, July 24, 2025 4:37 PM

Matt Asselmeier

From: Peter Fleming <[redacted]>
Sent: Wednesday, August 6, 2025 7:28 AM
To: Matt Asselmeier
Cc: Fran Fehrenbach; Joan Soltwisch; Jessica Vickery; Tim O'Brien; Sharleen Smith
Subject: [External]Report from Seward Twp Planning Commission

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

Matt,

The Seward Twp. Planning Commission met last night on Aug 5th at 6pm. The commission heard a proposal from the Quezada Family for re-zoning their property on Brisbin Rd. The Seward Twp Planning Commission voted 3-1 against the re-zoning. Some of the reasons for the vote against the project include:

- The same family rezoned their original 10 acres 3 years ago to allow for two residential homes and now they are re-zoning once again on the two remaining properties. Row after row of houses re-zoned to Residential along our rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan.
- Our Township approved a new Comprehensive Plan that shows that area as agriculture and not residential.

The Seward Twp Planning Commission also heard a proposal by the representatives from Budget Tree Service on Rt. 52 for the proposal of adding up to 364 spaces of RV & Boat Storage at their landscape supply and tree service business. This proposal was unanimously voted down by our Twp Planning Commission for the following reasons.

- The property was never intended to allow for such uses and goes against the Forestry Use on the property.
- The access was always supposed to be only from Rt. 52 but now shown as Arbeiter Rd.
- There will be significant property value decreases to the homes along Arbeiter Rd. with this new use added to the property adjacent to them.
- There are major concerns with the aesthetics of adding this use to the property.
- The affect on the neighboring properties as far as drainage is a concern.
- There is no advantage to the Twp or County that we see by allowing this use on the property including no additional tax revenue.

Thank you,
Pete Fleming - Seward Twp Planning Commission

MINOOKA FIRE PROTECTION DISTRICT
A Culture of Excellent Service
P.O. Box 736
7901 E. Minooka Road
Minooka, Illinois 60447
Ph: 815-467-5637
Fx: 815-467-5453
www.minookafire.com

August 5,2025

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249

Re: Petition 25-08
PIN: 09-15-200-003

Dear Mr. Asselmeier,

A review Petition 25-08 has been completed and the Fire District has the following stipulations:

1. A Knox gate lock is required at the gate for access in case of emergency (see attachment).
2. The parking lot will have to conform to the load of our fire truck and needs to provide a fire truck turn-analysis plan for review (see attachment).

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,

[redacted]

Matt Feinberg, Fire Inspector
Minooka Fire Protection District

For Ordering Support

Call: 800-552-5669
6:00 AM - 4:00 PM MST

Spec Sheet

Gate & Key Switches

Gate & Key Switches

Model: 3502

MSRP: ~~$232~~

Price: $184.00

1. Lock & Mounting Type

- ○ Dust Cover
- ◉ Single Lock on Plate
- ○ Dual Lock on Plate

2. Switch Type

- ◉ Toggle (2-Position)

3. Signals

- ◉ One Signal per Lock (SPDT)
- ○ Two Simultaneous Signals per Lock (DPDT)

Installation Address

The installation address is where this product will be installed. Do not enter the shipping address here.

Add to Cart

Available for:
Minooka Fire Dept - Minooka, IL

Choose installation address

KNOX®
When seconds matter®

KNOX GATE & KEY SWITCH®

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian gates, industrial receiving areas and much more.

Dual Gate & Key Switch on Mounting Plate
Model #3503

Single Gate & Key Switch on Mounting Plate
Model #3502

Single Gate & Key Switch
Model #3501

FEATURES

- One position, two position or momentary switch
- Face plate and lock cover ensure weather resistant operation
- Dual locks enable shared access with other agencies

BENEFITS

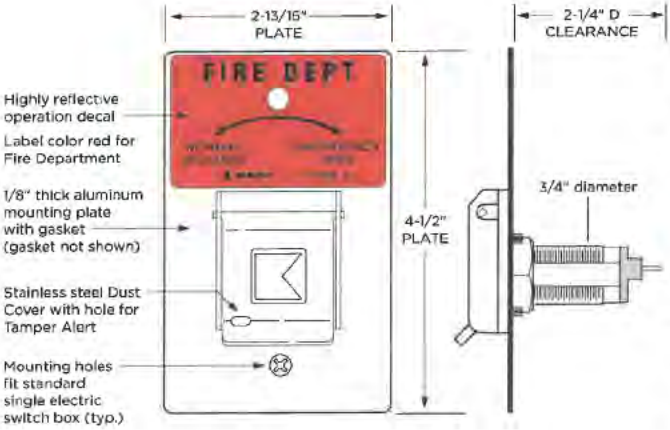
- Gain rapid access through electronic gates without forced entry
- Overrides electronic gates, motorized doors, electrical switches
- Can share access with multiple agencies
- Utilizes Knox Master Key solution

OPTIONS

- Single or dual key switch
- Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA

- Switch: SPDT or DPDT
- 7 A resistive, 4 A inductive, (sea level), 28 VDC
- 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
- 7 A resistive or inductive, 115 VAC, 60 Hz
- UL® and CSA listed: 7 A, 250 VAC
- Temperature tolerance up to +180° F



ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

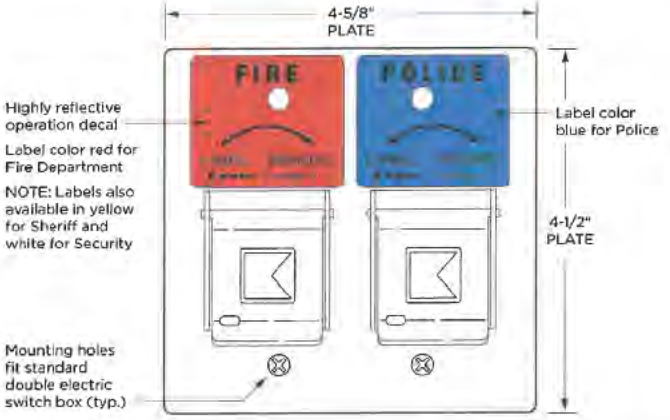
Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter

Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position

Mounting: Key switch is designed to be recess mounted

P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)

Mfr's Name: KNOX COMPANY



ABOUT KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | 800-566-9269 | INFO@KNOXBOX.COM | KNOXBOX.COM
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MKT-KBSPEC-0026-E

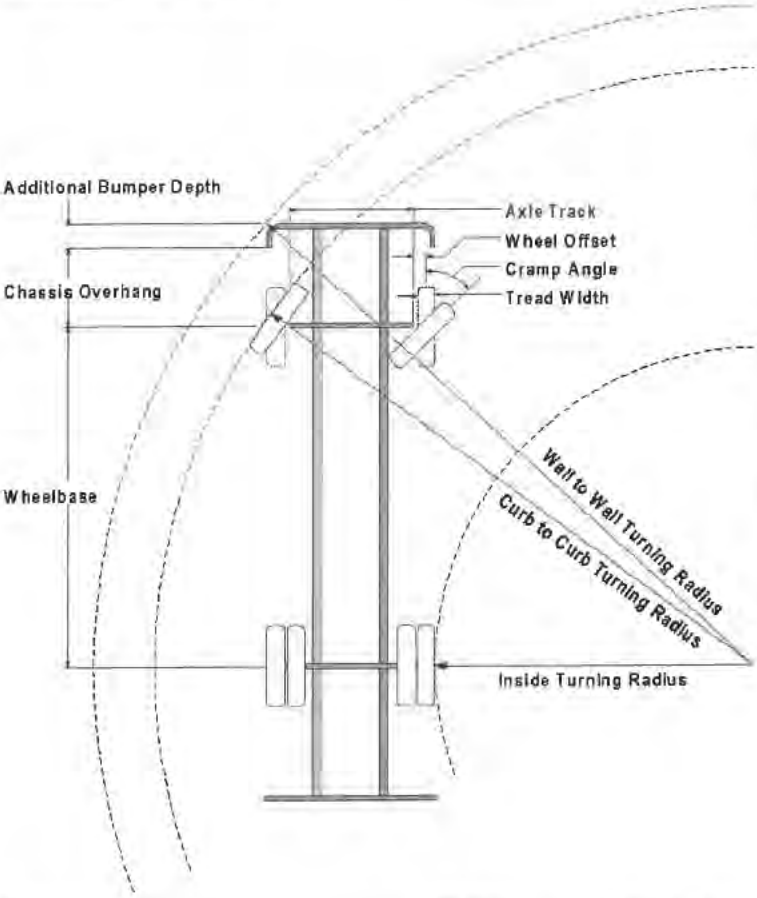
Attachment 6

Turning Performance Analysis

02/20/2017

Bid Number: 16074TR
Department: MINOOKA

Chassis: Dash-2000 Chassis, Aerials/Tankers Tandem 48K
Body: Aerial, HD Ladder 105', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	84.99 in.
Wheelbase:	259.50 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 6 in.
Curb to curb:	36 ft. 11 in.
Wall to wall:	41 ft. 3 in.

Comments:

Category:	Option:	Description:
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Tires, Front	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Bumpers	0012245	Bumper, 19" extended - Sab/CC
Aerial Devices	0026900	Aerial, 105' Heavy Duty Ladder

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 6, 2025 – Unapproved Meeting Minutes

PBZ Chairman Seth Wormley called the meeting to order at 9:02 a.m.

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Fran Klaas – Highway Department

Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:
Greg Chismark – WBK Engineering, LLC
David Guritz - Forest Preserve
Brian Holdiman - PBZ Department
Commander Jason Langston – Sheriff's Department

Audience:
John Tebrugge and Fran Miller

PETITIONS

Petition 25-08 Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, including the business plan, the site plan, including the landscaping plan, and the plat of survey were provided.

The property is located at 2241 Route 52.

The property is approximately forty-eight point three plus or minus (48.3 +/-) acres total with approximately six point five plus or minus (6.5 +/-) acres planned for the parking area.

The existing land use is Agricultural and the property is used for a forestry business.

The property is zoned A-1 Agricultural.

The County's plan calls for the property to be Rural Residential (Max 0.65 DU/Acre). The Village of Shorewood's plan call for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.

Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

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

The adjacent properties are zoned A-1 and R-3.

The County's plan calls for the area to be Rural Residential. The Village of Shorewood's plan calls for the area to be Residential, Commercial, and Institutional. The City of Joliet's plan calls for the area to be Residential.

Properties within one half (1/2) of a mile of the property are zoned A-1, A-1 SU, R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site
Greater Redhorse (Moxostoma valenciennesi)

Further consultation will occur, per the application materials.

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 25, 2025. The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue).

Petition information was sent to the Village of Shorewood on July 25, 2025. No comments were received.

Petition information was sent to the Minooka Fire Protection District on July 25, 2025. The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan.

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.

2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

If the County Board approves outdoor storage, the above conditions have been met.

According to the business plan, the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the site plan, a total of three hundred twenty-six (326) parking stalls are proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan, hours of operation would be daily from 7:00 a.m. until 4:30 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners plan to start operations in the fall of 2025.

Per the site plan, there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building.

Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application.

Per the site plan, the Petitioners plan to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit. The outdoor storage area will not have any access to Route 52

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email was provided.

According to site plan, the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

No lighting is proposed is the outdoor parking and storage area.

According to the site plan, one (1) non-illuminated sign is proposed east of the gravel driveway in the landscaped area. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

According to the business plan and site plan, an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be five feet (5') off of the property line. The site plan also shows a security access gate.

According to the business plan and the site plan, two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the seventh (7^{th}) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. Five (5) of the six (6) existing special use permits allow some form of outdoor storage.

The proposed findings of fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation and control measures for leaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The

Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer a loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. If the County Board approves the outdoor storage request, this is true. No variances are required.

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

Staff recommended approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions; to date, the Petitioners had not agreed to these conditions:

1. The site shall be developed substantially in accordance with the attached site plan.
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33’) in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m.
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
10. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any

point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of the property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Arbeiter Road. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
16. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Rybski asked if any additional employees would report to the site. Mr. Asselmeier responded the proposed special use permit does not allow for additional employees besides the Petitioners themselves.

Mr. Klaas asked if the special use permit was required to store items outside. Mr. Asselmeier responded that, without the special use permit, the Petitioners could not store other people's boats or recreational vehicles outside for profit.

Mr. Klaas noted that the Petitioners were not proposing to use Route 52. He also noted that Arbeiter Road had a ninety (90) day weight posting.

Mr. Asselmeier questioned the hours of operation, which were the Petitioners' idea. John Tebrugge did not dispute the hours of operation.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal to the Kendall County Regional Planning Commission.

The votes were follows:

Ayes (5):	Asselmeier, Briganti, Olson, Rybski, and Wormley
Nays (0):	None
Present (1):	Klaas
Absent (4):	Chismark, Guritz, Holdiman, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on August 27, 2025.

PUBLIC COMMENT

Fran Miller, Seward Township Trustee, note the Township's vote on the proposals. She asked if the motions to forward indicated approval or denial of the projects. Chairman Wormley noted the motions were to forward the proposal and not issue a recommendation. Ms. Miller asked about the Township's opinion on the Petitions. Mr. Asselmeier responded that for special use permits, the Township only gives a recommendation. For map amendments, the Township can file a legal objection which triggers a supermajority vote at the County Board, if the Township follows the procedure outlined in State law. Mr. Asselmeier explained the timeline for notification of neighbors for zoning actions.

ADJOURNMENT

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

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

The ZPAC, at 9:27 a.m., adjourned.

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

Encs.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
AUGUST 6, 2025

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)
FRAN MILLER	[redacted]	
JOHN TEBRUGGE		

Matt Asselmeier

From: Peter Fleming <[redacted]>
Sent: Wednesday, August 6, 2025 7:28 AM
To: Matt Asselmeier
Cc: Fran Fehrenbach; Joan Soltwisch; Jessica Vickery; Tim O'Brien; Sharleen Smith
Subject: [External]Report from Seward Twp Planning Commission

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

Matt,

The Seward Twp. Planning Commission met last night on Aug 5th at 6pm. The commission heard a proposal from the Quezada Family for re-zoning their property on Brisbin Rd. The Seward Twp Planning Commission voted 3-1 against the re-zoning. Some of the reasons for the vote against the project include:

- The same family rezoned their original 10 acres 3 years ago to allow for two residential homes and now they are re-zoning once again on the two remaining properties. Row after row of houses re-zoned to Residential along our rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan.
- Our Township approved a new Comprehensive Plan that shows that area as agriculture and not residential.

The Seward Twp Planning Commission also heard a proposal by the representatives from Budget Tree Service on Rt. 52 for the proposal of adding up to 364 spaces of RV & Boat Storage at their landscape supply and tree service business. This proposal was unanimously voted down by our Twp Planning Commission for the following reasons.

- The property was never intended to allow for such uses and goes against the Forestry Use on the property.
- The access was always supposed to be only from Rt. 52 but now shown as Arbeiter Rd.
- There will be significant property value decreases to the homes along Arbeiter Rd. with this new use added to the property adjacent to them.
- There are major concerns with the aesthetics of adding this use to the property.
- The affect on the neighboring properties as far as drainage is a concern.
- There is no advantage to the Twp or County that we see by allowing this use on the property including no additional tax revenue.

Thank you,
Pete Fleming - Seward Twp Planning Commission

MINOOKA FIRE PROTECTION DISTRICT "A Culture of Excellent Service"

P.O. Box 736
7901 E. Minooka Road
Minooka, Illinois 60447

Ph: 815-467-5637
Fx: 815-467-5453
www.minookafire.com

August 5,2025

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249

Re: Petition 25-08
PIN: 09-15-200-003

Dear Mr. Asselmeier,

A review Petition 25-08 has been completed and the Fire District has the following stipulations:

1. A Knox gate lock is required at the gate for access in case of emergency (see attachment).
2. The parking lot will have to conform to the load of our fire truck and needs to provide a fire truck turn-analysis plan for review (see attachment).

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,

[redacted]

Matt Feinberg, Fire Inspector
Minooka Fire Protection District

Bodwé
WBK Engineering

August 18, 2025

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

Subject: Best Budget Tree – 2241 Rte 52, Minooka, IL.
WBK Project 19-0102.CN

Dear Mr. Asselmeier:
We have received and reviewed the following information for the subject project:

- ZPAC packet prepared by Matt Asselmeier, dated July 25, 2025, and received August 5, 2025.
- Engineering Plans for Best Budget Tree RV/Boat Storage Site Plan, prepared by Tebrugge Engineering, dated July 2025, and received August 5, 2025.
- Plat of Survey for Best Budget Tree RV/Boat Storage Site Plan, prepared by Todd Surveying, dated July 11, 2025, and received August 5, 2025.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit. It is advised that the applicant seek assistance from a professional engineer to understand and facilitate the permit process based on the following comments.

Permits

1. Upon review, it appears the proposed improvements will disturb more than one acre. Thus, a NOI permit is required prior to construction. Please provide documentation and copies of submittals / correspondence for IEPA ILR10 (Notice of Intent) permit. Please provide documentation the permit is active once obtained.
2. Obtain approval of the proposed access to Arbeiter Road from the Township.

Stormwater Management Report:

1. Provide a stormwater permit application.
2. Provide a stormwater management report. Please ensure the stormwater permit application and report includes, but not limited to the following:
    - Exhibit that depicts the new impervious area and proposed pervious area provided
    - Existing outfall locations and proposed outfall location comparing pre and post development peak flows.
    - Identify all off-site tributary areas flowing to the site.
    - Curve Number calculations for the proposed development accounting for hydrologic soil group.
    - Details of stormwater basin and proposed project outfall.

St. Charles Office
116 W. Main Street, Suite 201
St. Charles, IL 60174
P: 630.443.7755

3. Provide a site specific wetland delineation including jurisdictional determination, wetland limits and buffer requirements.
4. Provide a field tile survey for the site.

Engineering Plans:

1. Provie an erosion control plan sheet to include, but not limited to, silt fence, coir logs, stabilized construction entrance, and the proposed parkway restoration. Please include silt fence protection for the existing wetland on the northwest corner of the site and include an approved stockpile location if necessary.
2. There is an existing offsite wetland to the north outside of the property limits. Please consider erosion barriers along the northern property limits to protect the offsite wetland.
3. Provide callouts for tree species and seed type for landscape installation or restoration. The tree species shall be compatible with the site hydrology and soil type.
4. The Overall Civil Site Plan does not include the 84 - 12' x 35' Stalls to the West (Phase 2) as shown on Sheet 4. For clarity, revise Sheet accordingly or if the 84 Stalls are scheduled for Phase 2, indicate so on the sheet.
5. Verify roadway drainage at the new access location and if a culvert is necessary.
6. Provide stormwater control device details and overflow spillway elevation and details.
7. Sheet 2 - Include proposed elevations for the parking areas, add flow lines indicating drainage patterns and regrade the site to ensure all areas drain to the stormwater basin.
8. Sheet 2 - Indicate the overflow elevation of the adjacent wetland and determine what impact that has on the stormwater basin.
9. Sheet 4 - Please include proposed grading contours that tie into existing grade contours.

Plat of Dedication

1. Submit the final Plat of Dedication upon approval. It is understood that on July 25, 2025, Seward Township submitted an email requesting a thirty-three-foot (33') deep right-of-way dedication along Arbeiter Road and that the deadline shall be within ninety (90) days of the special use permit.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

STATE OF ILLINOIS
Kendall County
Seward Township

The board of trustees met at the office of the Town Clerk at Seward Town Hall on August 12th, 2025 for a regularly scheduled board meeting. The meeting started at 7:30 p.m.

Present:

Tim O'Brien, Supervisor
Jim Martin, Trustee
Fran Miller, Trustee
Dan Roberts, Trustee
Sharleen Smith, Trustee
Michelle Salato, Clerk
Megan Lamb - Attorney

The pledge of allegiance was said.

Trustee Miller made a motion to approve the minutes from last month's meeting held on July 8th, 2025. Second by Trustee Martin, motion carried - 4 yes, 1 abstain, 0 no.

Account Balances

Corporate	$1,594,684.64
General Assistance	$4,890.88
Hard Road	$846,139.45
Road & Bridge	$802,297.89
Special Bridge	$1,130,576.05
Cemetery Checking	$6,518.75
Cemetery COD	$15,641.62

Motion to accept account balances made by Trustee Martin, second by Trustee Smith, motion carried 5 yes, 0 no.

Expenditures

Corporate Fund	$18,195.71	motion Roberts, second Smith - carries 5 yes, 0 no
Road & Bridge	$17,648.58	motion Martin, second Smith - carries 5 yes, 0 no
Special Bridge	$1075.00	motion Roberts, second Smith - carries 5 yes, 0 no
Permanent Road	$1098.36	motion Roberts, second Smith - carries 5 yes, 0 no
Cemetery	$2525.42	motion Martin, second Miller - carries 5 yes, 0 no
Road & Bridge Payroll	$16,694.00	motion Martin, second Miller - carries 5 yes, 0 no
Reimbursement	$31.12	motion Smith, second Miller - carries 5 yes, 0 no

Supervisors Report - If anyone wishes to attend the Education Workshop in September/October, I have a form that I can give you and you can register.

A public notice for audit review has been sent for publication to Shaw Media and will appear in the paper on Thursday, August 14th, 2025. If anyone wishes to view, please call me and we can arrange a time to meet.

I discussed with Macchietto the fee for Direct Deposit for the 3 Road & Bridge Employees and also the 3 Township Employees. They confirmed that it's a Quickbooks Charge. If you look at the statement that has been provided it does indicate that the charge is to Quickbooks. The bank statements also show the electronic funds transfer is paid to Quickbooks.

In the books, I have provided Expenses by Vendor Summary to the Trustee & Profit & Loss Budget Overview. Quickbooks has now been amended for these documents to be available.

Highway Commissioner's Report - none

Clerk's Report - none

Trustee's Report - none

Unfinished Business - recommend to put notice for cemetery in Kendall County Record and Joliet Herald News in the public service community news in brief. Let the public know that ownership has switched to the township. Update schedule of fees before we publish.

New Business - Matt Asselmeier - grant for the county historical preservation. The county did a survey in Kendall and Bristol townships. There is a book with narratives and maps. The county was awarded money for structure surveys for Seward and Na-Au-Say townships this year. Asking for volunteers to do surveys. 127 properties in Seward Township.

25-08 Dippold/Tebrugge - Best Budget Tree LLC - want to do boat and RV storage - 35 foot stalls - want to use Arbeiter Road to access the storage area. Phase 1 - 3 acres. Phase 2 - 3 acres. The property is currently zoned age with forestry. Land Resource Plan Committee heard proposal regarding Dippold/Tebrugge. This property was never intended for parking. Access zoned from Route 52 only. Decrease in home value on Arbeiter Road. No lighting. Land resource plan committee made a motion to deny and the motion was carried.

Discussion -
Romero Guzman - Is there any benefit to my property? Lots of noise. Traffic flies down Arbeiter already - this will add more traffic.
Steve Papaeliou - pollution is unbelievable
Ron Miller - it was stated that the boats and RV"s would only move about 2-3 times a year. This is just a big parking lot.
Pat Frescura - traffic on Arbeiter is fast - more traffic will make it worse
Anne Vickery - Hope for the sake of the community and Arbeiter Road that Matt Asselmeier will take this to the county board.
Plan commission meeting is August 27th at 7pm.

Board of appeals meeting is September 2nd at 7pm.
Trustee Smith - we are listening, we can make a recommendation, we can make a statement to the county board
Dave Shivly - can we invite the voters to come and see what he has going on there?
Trustee Roberts made a motion to not recommend approval of a special use permit. Trustee Smith 2nd - motion carries 5 yes, 0 no.

25-09/25-10 - petition to rezone from 3 acres of 2 parcels of property. Rezone tract A and tract B to R1. Currently it is zoned agricultural. Planning commission rezoned 3 years ago for R1 and now we are doing it again. Trustee Martin made a motion to recommend the petition as presented. Trustee Roberts - 2nd. Motion carries 3 yes, 2 no.

Trustee Roberts made a motion to rehire Mack and Associates for the next three years. Trustee Smith - 2nd. Motion carries 5 yes, 0 no.
Motion to adjourn by Trustee Martin, second Trustee Smith, motion carried 5 yes, 0 no.

The meeting ended at 9:14 p.m.

August 19, 2025

To: Matt Asselmeier
Kendall County Board Members
Kendall County Zoning Board of Appeals Members
Kendall County Regional Plan Commission Members

The monthly meeting of the Seward Township Board met on Tuesday, August 12, 2025 at 7:30pm. The Board was asked to consider the following request for a special use permit for:

Petition 25-08	**Jeremy M. And Samantha L. Dippold on behalf of Best Budget Tree, LLC**
Request:	Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
Location:	2241 Us Rt 52, Minooka, Seward Township
Purpose:	Petitioner wants to operate an outdoor storage of recreational vehicles and boats business; property is zoned A-1

The Township Board heard from multiple residents who live on Arbeiter Rd, along the eastern property line of Best Budget Tree, LLC. The following concerns were raised:

1. Access to this storage business is requested on Arbeiter Rd. The 66' driveway easement is proposed directly between residential homes. At the ZBA meeting on 5/31/22 the petitioner stated "he had no interest in using Arbeiter Rd to access the property for the business".
2. Arbeiter Rd has a 10 ton limit. Larger diesel RV's can weigh anywhere from 20,000 to 30,000 pounds (10-15 tons) when fully loaded. At the high end, 15 tons exceeds the approved weight limit of 10 tons for Arbeiter Rd.
3. Homeowners on the west side of Arbeiter Rd are already impacted by the mulch business operated by Best Budget Tree, LLC. There are mounds of mulch, large tree logs and split firewood in excess of 12' high lining their back yard property lines. The odor, noise and unsightly appearance caused by Best Budget Tree, LLC has already had a negative impact on property values. Approval of this special use permit will further impact homeowners quality of life and further diminish property values.
4. How does the addition of RV and Boat storage fit with the current zoning of A-1 with Forestry use? We believe it does not.
5. How does the relative gain to the public as compared to the hardship imposed on the individual property owner? We believe it doesn't. There is no tax benefit to adjacent residents, Seward Township or Kendall County.

6. There is no public need for additional RV/Boat storage in Seward Township. Four Seasons Storage, on County Line Rd just north of Rt 52, currently operates less than 4 miles away from this proposed location.
7. Residents have expressed health concerns with air quality and odor from the existing mulch business. There is a distinct petroleum odor present along the western residential property line. Dust from grinding trees and mulch piles is impacting those with asthma and causing breathing issues. The proposed use of grindings for storage surface and driveway, along with increased traffic volume, will only add to the dust and pollution in the area and further diminish air quality. Additionally, there have been numerous traffic accidents at the intersection of Arbeiter Rd and Rt 52 over the 2 years and we can expect this trend to continue with increased traffic flow managed only by a stop sign.
8. Drainage is a concern. Part of this area is wetland. Some residents on Arbeiter Rd currently experience standing water along their west property line since Best Budget Tree began operation. Taking over 6 acres of land for a driveway and storage surface will further impact drainage.
9. The Seward Township Planning Commission met on August 5, 2025 to discuss this petition and **unanimously voted down this petition**.

The Seward Township Board unanimously voted down this request on Tuesday, August 8, 2025.

We invite you to travel to Seward Township, specifically along Arbeiter Rd, to see firsthand our concerns. We encourage you to deny this Special Use Permit.

Please feel free to reach out to any member of the Seward Township Board if you have any questions.

Thank you for your sincere consideration in this matter.

Sincerely,

Seward Township Board

Tim O'Brien	Supervisor
Jim Martin	Trustee
Fran Miller	Trustee
Dan Roberts	Trustee
Sharleen Smith	Trustee

Matt Asselmeier

From: Engel_Natalie <nengel@shorewoodil.gov>
Sent: Wednesday, August 27, 2025 3:20 PM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 25-08

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.

Thank you for the information. We do not have any objections.

Natalie Engel, AICP
Economic Development Director

Shorewood
ILLINOIS

Village of Shorewood
One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

From: Matt Asselmeier <masselmeier@[illegible]

Matt Asselmeier

From: cwilsonlaw@gmail.com
Sent: Friday, August 29, 2025 11:47 AM
To: Matt Asselmeier
Cc: Seth Wormley; Christina Burns; 'Keith Landovitz'
Subject: [External]RE: 2241 Route 52
Attachments: Dippold IL Forestry Development Act.pdf; Dippold Best Trees- ILAdmin. Code.pdf

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.

Gentlemen: On Sunday August 24, 2025 (this past Sunday), I met with 3 different property owners who live on Arbeitter Rd. and back up to the Dippold property that is the subject of Petition 25-08. I am attaching a copy of the Ill Forestry Development Act and the IL Administrative Code concerning regulations under the Forestry Act. I see no reference to the sale of firewood; and in fact that is specifically excluded under Sec. 2 (g) as being a timber product. I realize that this copy is a bit faint and possibly difficult to read, so I will try to send a better one in a follow up e-mail. The Ill. Admin. Code section contains additional definitions regarding forestry operations, and the Dippold operation is not engaged in any of those activities, that amount to "forestry". A copy of 17 ILL. Admin. Code is attached.

I have not done exhaustive research on this, as I am exceedingly busy with running my business, and I do not really have that much available time.

The Dippolds are operating a mulch and firewood operation that is akin to a landscaping business. They operate for commercial purposes; not private use. I am suggesting that without a landscaping permit (and they chose to abandon their application for a landscaping permit), they are in violation of the Kendall County zoning ordinance. This is clearly not a forestry operation.

While at the residences on Sunday morning, with their permission, I took a video from Ron and Kim Larkin's back yard at 14325 Arbeitter Rd. that backs up to the Dippold property. I will send the link to the videos in a separate e-mail to follow. This was at 11:30 a.m. on 8/24/25. You can hear the sound of the bobcat and a chain saw. The man operating the chain saw and bobcat was clearly visible from the Larkin's back yard.

I am requesting of Matt, that he pass this on to the State's attorney for an opinion as to the propriety of operating a firewood and mulch commercial business on the property without a landscaping permit. This is clearly not a "forestry" operation as they have labeled themselves.

Whereas the Larkins seem to be the most impacted, other neighbors are also impacted by the noise and excessive dust and odor that emits from the operation; especially on windy days. The Larkins' phone number is: [redacted] They would welcome a visit. They told me that no one from the County Board or the zoining, building and planning dept. has ever stopped by to take a look.

I urge you to stop by....it is truly appalling what these people have to live with.

Thank you.

Claire M. Wilson

Claire M. Wilson
Attorney at Law
P.O. Box 344
25154 W. Channon Dr.
Channahon, IL 60410
815-467-1184 Office
815-467-1198 Fax

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, August 28, 2025 12:31 PM
To: Claire Wilson <cwilsonlaw@gmail.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Keith Landovitz <klandovitz@hotmail.com>
Subject: 2241 Route 52

Claire:

Please send me the information you have regarding this property not operating as a forestry business.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

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CONSERVATION (525 ILCS 15/) Illinois Forestry Development Act.

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Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

(525 ILCS 15/1) (from Ch. 96 1/2, par. 9101)
Sec. 1. This Act shall be known and may be cited as the "Illinois Forestry Development Act".
(Source: P.A. 83-448.)

(525 ILCS 15/2) (from Ch. 96 1/2, par. 9102)
Sec. 2. The following words shall have the meanings ascribed to them in this Section:
(a) "Acceptable forest management practices" means preparation of a forest management plan, site preparation, brush control, purchase of planting stock, planting, weed and pest control, fire control, fencing, fire management practices, timber stand improvement, timber harvest and any other practices determined by the Department of Natural Resources to be essential to responsible timber management.
(b) "Approved forest management plan" means a management plan approved by the Department of Natural Resources pursuant to Section 5 of this Act.
(c) "Council" means the Illinois Forestry Development Council created by this Act.
(d) "Department" means the Department of Natural Resources.
(e) "Forest product" means timber which can be used for sawing or processing into lumber for building or structural purposes, for pulp paper, chemicals or fuel, for the manufacture of furniture, or for the manufacture of any article.
(f) "Fund" means the Illinois Forestry Development Fund created by this Act.
(g) "Timber" means trees, standing or felled, and parts thereof, excluding Christmas trees and producers of firewood.
(h) "Timber buyer" means any person defined as a timber buyer pursuant to Section 2 of the "Timber Buyers Licensing Act", approved September 15, 1969, as amended.
(i) "Timber grower" means the owner, tenant or operator of land in this state who has an interest in, or is entitled to receive any part of the proceeds from, the sale of timber grown in this State and includes persons

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United States Department of Agriculture - Natural Resource Conservation Service and the Farm Service Agency in the administration of that program.

(b) Approve acceptable forest management plans as required by Section 5 of this Act.

(c) Provide assistance to the Illinois Forestry Development Council.

(d) Promote the development of an active forest industry in this State by providing information to timber growers relating to acceptable management practices, suitability of various kinds of timber to various land types, marketability of various types of timber, market strategies including marketing cooperatives, availability of State and federal government assistance, soil and water conservation benefits, and wildlife habitat enhancement opportunities.

(e) Provide any aid or information requested by the Illinois Finance Authority in relation to forest industry assistance programs implemented under the Illinois Finance Authority Act.

(Source: P.A. 96-217, eff. 8-10-09; 96-545, eff. 8-17-09.)

(525 ILCS 15/5) (from Ch. 96 1/2, par. 9105)

Sec. 5. A forest development cost share program is created and shall be administered by the Department of Natural Resources.

A timber grower who desires to participate in the cost share program shall devise a forest management plan. To be eligible to submit a proposed forest management plan, a timber grower must own or operate at least 10 contiguous acres of land in this State on which timber is produced, except that, no acre on which a permanent building is located shall be included in calculations of acreage for the purpose of determining eligibility. Timber growers with Department approved forest management plans covering less than 10 acres in effect on or before the effective date of this amendatory Act of the 96th General Assembly shall continue to be eligible under the Illinois Forestry Development Act provisions. The proposed forest management plan shall include a description of the land to be managed under the plan, a description of the types of timber to be grown, a projected harvest schedule, a description of forest management practices to be applied to the land, an estimation of the cost of such practices, plans for afforestation, plans for regenerative harvest and reforestation, and a description of soil and water conservation goals and wildlife habitat enhancement which will be served by implementation of the forest management plan.

Upon receipt from a timber grower of a draft forest management plan, the Department shall review the plan and, if necessary, assist the timber grower to revise the plan. The Department shall officially approve acceptable plans. Forest management plans shall be revised as necessary and all revisions must be approved by the Department. A plan shall be evaluated every 2 years for reapproval.

The eligible land shall be maintained in a forest condition for a period of 10 years or until commercial harvest, whichever last occurs, as required by the plan.

The Department shall enter into agreements with timber growers with approved forest management plans under which the Department shall agree to pay a share of the total cost of acceptable forest management plans and practices implemented under the plan. The cost share amount is up to 80% of the total cost of the forest management practices for such practices approved to be funded from monies appropriated for this purpose for subsequent fiscal years. Cost share funds shall be paid from monies appropriated to the Department by the General Assembly for that purpose from the Illinois Forestry Development Fund or any other fund in the State Treasury.

Starting in 2025, the Department shall file a report in writing to the General Assembly on or before March 1 of each year with the following information from the preceding year: the total number of agreements entered into pursuant to this Section, the total amount of payments made pursuant to this Section from the Illinois Forestry Development Fund, and the total number of acres that were affected by the payments.

The Department, upon recommendations made to it by the Council, may provide for the categorization of forest management practices and determine an appropriate cost share percentage for each such category. Forest management practices submitted by timber growers on whose timber sales fees of 4% of the sale amount were paid as provided in Section 9a of the "Timber Buyers Licensing Act", approved September 1, 1969, may be accorded a priority for approval within the assigned category. Such timber growers may receive a cost share amount which is increased above the amount for which they would otherwise qualify by an amount equal to the fees paid by the timber grower on sales occurring in the 2 fiscal years immediately preceding the fiscal year in which the forest management practices are approved and funded; provided, however, that the total cost share amount shall not exceed the total cost of the approved forest management practices.

Upon transfer of his or her right and interest in the land or a change in land use, the timber grower shall forfeit all rights to future payments and other benefits resulting from an approved plan and shall refund to the Department all payments received therefrom during the previous 10 years unless the transferee of any such land agrees with the Department to assume all obligations under the plan.

(Source: P.A. 103-795, eff. 8-9-24.)

(525 ILCS 15/6a) (from Ch. 96 1/2, par. 9106a)

Sec. 6a. (Repealed).

(Source: P.A. 94-793, eff. 5-19-06. Repealed internally, eff. 12-31-08.)

(525 ILCS 15/6b)

Sec. 6b. Illinois Forestry Development Council.

(a) The Illinois Forestry Development Council is created by this amendatory Act of the 96th General Assembly.

(b) The Council shall consist of 29 members appointed as follows:

(1) four members of the General Assembly, one appointed by the President of the Senate, one appointed by the Senate Minority Leader, one appointed by the Speaker of the House of Representatives, and one appointed by the House Minority Leader;

(2) one member appointed by the Governor to represent the Governor;

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(9) one member who is actively involved in environmental issues, appointed by the Governor;
(10) the president of a statewide association involved in promoting soil and water conservation;
(11) two persons who are actively engaged in farming, appointed by the Governor;
(12) one member, appointed by the Governor, whose primary area of expertise is urban forestry;
(13) one member appointed by the president of a statewide organization of arborists;
(14) the Supervisor of the Shawnee National Forest and the United States Department of Agriculture Natural Resource Conservation Service's State Conservationist, ex officio, or their designees;
(15) the president of a statewide association involved in promoting Illinois forestry;
(16) the president of a statewide association involved in promoting Illinois walnut trees;
(17) the chair of a statewide association involved in promoting Illinois tree farms;
(18) the president of a statewide association of American foresters; and
(19) the president of a statewide association promoting Illinois wildlife.

(c) Members of the Council shall serve without compensation but shall be reimbursed for actual expenses incurred in the performance of their duties which are not otherwise reimbursed.

(d) The Council shall select from its membership a chairperson and such other officers as it considers necessary. Appointees to the Council shall serve for an initial term of 2 years and may be reappointed for one additional term.

(e) Other individuals, agencies and organizations may be invited to participate as deemed advisable by the Council.

(f) The Council shall study and evaluate the forest resources and forest industry of Illinois. The Council shall:
(1) determine the magnitude, nature and extent of the State's forest resources;
(2) determine current uses and project future demand for forest products, services and benefits in Illinois;
(3) determine and evaluate the ownership characteristics of the State's forests, the motives for forest ownership and the success of incentives necessary to stimulate development of forest resources;
(4) determine the economic development and management opportunities that could result from improvements in local and regional forest product marketing and from the establishment of new or additional wood-related businesses in Illinois;
(5) confer with and offer assistance to the Illinois Finance Authority relating to its implementation of forest industry assistance programs authorized by the Illinois Finance Authority Act;
(6) determine the opportunities for increasing employment and economic growth through development of forest resources;
(7) determine the effect of current governmental policies and regulations on the management of woodlands and the location of wood products markets;
(8) determine the staffing and funding needs for forest and other conservation programs to support and enhance forest resources development;
(9) determine the needs of forest education programs in this State;
(10) confer with and offer assistance to the Department of Natural Resources relating to the implementation of urban forest assistance grants pursuant to the Urban and Community Forestry Assistance Act; and
(11) determine soil and water conservation benefits and wildlife habitat enhancement opportunities that can be promoted through approved forest management plans.

(g) The Council shall report (i) its findings and recommendations for future State action and (ii) its evaluation of Urban/Community Forestry Assistance Grants to the General Assembly no later than July 1 of each year.

(Source: P.A. 96-217, eff. 8-10-09; 96-545, eff. 8-17-09.)

(525 ILCS 15/7) (from Ch. 96 1/2, par. 9107)

Sec. 7. The Illinois Forestry Development Fund, a special fund in the State Treasury, is hereby created. The Department of Natural Resources shall pay into the Fund all fees and fines collected from timber buyers and landowners and operators pursuant to the "Timber Buyers Licensing Act", and the "Forest Products Transportation Act", all gifts, contributions, bequests, grants, donations, transfers, appropriations and all other revenues and receipts resulting from forestry programs, forest product sales, and operations of facilities not otherwise directed by State law and shall, except for the additional moneys deposited under Section 805-550 of the Department of Natural Resources (Conservation) Law of the Civil Administrative Code of Illinois, pay such moneys appropriated from the Fund to timber growers for implementation of acceptable forest management practices as provided in Section 5 of this Act. Moneys may be appropriated from the Fund for the expenses of the Illinois Forestry Development Council. Ordinary operating expenses of the Forest Resources Division of the Department, for the administration and implementation of this Act, the

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"DBH" or "Diameter at Breast Height" – the diameter of a tree's trunk measured at 4½ feet above ground level on the uphill side.

"Desirable Species" – native or adapted forest trees, shrubs and herbs having desirable attributes as forest products and habitat.

"FDA" means the Illinois Forestry Development Act [525 ILCS 15].

"Flat Rate Payment" – a lump sum cost-share payment to a timber grower to cover a portion of the cost of a successfully completed practice, according to 17 Ill. Adm. Code 1536 and the Program Agreement.

"Forest" – a biological community whose dominant vegetation is trees.

"Forestry Best Management Practices" or "BMPs" – practical and economically achievable practices for preventing or reducing nonpoint source pollution.

Where is their Forest management plan?

"Forest Management Plan" or "Plan" – a written forest management planning document required of an entity entering the Program described in 17 Ill. Adm. Code 1536 and prepared, by a timber grower, professional forester or natural resource manager, to guide and direct the use and management of a forest property under the FDA, this Part (Section 1537.60 and Exhibit A, Section VIII) and 17 Ill. Adm. Code 1536. The Plan must be certified by the IDNR Forester.

"IDNR Forester" – an employee of the Department of Natural Resources, Division of Forest Resources, who is designated by position title as Forest Management Program Manager, Regional Forestry Administrator, Forestry Natural Resource Specialist or Natural Resource Advanced Specialist.

"Practice" – specific activities prescribed to be completed in an effort to improve or enhance the health, composition, quality, regeneration and growth of forests.

"Program" means the Forestry Development Cost-share Program authorized by the FDA and implemented at 17 Ill. Adm. Code 1536.

"Reforestation" – the re-establishment of forest cover by natural or artificial means on areas recently or historically supporting forest cover.

"Regeneration" – the renewal of a tree crop by natural seeding, sprouting, planting, harvesting or other methods; also includes young trees that will develop into the future forest.

"Silviculture" – the art, science and practice of establishing, tending and

regenerating forest stands for the production of goods and services; the theory and practice of controlling forest establishment, composition and growth.

"Special Sites" – sites offering unique historical, archaeological, cultural, geological, biological or ecological characteristics.

"Stand" – a group of trees that, because of their similar age, condition, composition, management history and soil characteristics, are logically managed together as a single unit.

"Stocking" – a function of the number of trees, basal area and quadratic mean diameter per acre in a specific forest area compared to the optimal level to best achieve management objectives. Stocking may be expressed as a percentage or in relative terms such as understocked, fully stocked or overstocked.

"Timber" – trees, standing or felled, and parts of trees, that are capable of attaining a size and form that allows the trees to be sawn into usable lumber products, excluding Christmas tree plantations and woody crops raised primarily or exclusively for use as firewood or biomass.

"Timber Grower" – the owner, tenant or operator of land in this State who has an interest in, or is entitled to receive any part of the proceeds from, the sale of timber grown in this State and includes persons exercising authority to sell timber.

"Timber Stand Improvement" or "TSI" – a combination of intermediate cultural treatments designed to improve the growth, condition and composition of the forest.

"Treatment" – the act or effort of performing and successfully completing a practice or a combination of practices included in the Plan.

"Tree Shelter" – a constructed or commercially purchased shelter that is at least 4' in height designed to protect a tree from wildlife damage and/or enhance growth. Tree shelters must conform to 17 Ill. Adm. Code 1536.65(c)(1).

"Wetlands" – those areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.

(Source: Amended at 41 Ill. Reg. 15790, effective December 18, 2017)

Section 1537.2 Forest Management Plan Development

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

June 16, 2025

Jeremy Dippold
Best Budget Tree Service
2241 US Route 52
Minooka, IL 60477

RE: Best Budget Tree RV/BOAT Storage Site Plan
Project Number(s): 2514265
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

[redacted]

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Meeting Minutes of September 24, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:23 p.m.

ROLL CALL

Members Present: Eric Bernacki, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, and Seth Wormley
Members Absent: Bill Ashton, Tom Casey, Ruben Rodriguez, Bob Stewart, and Claire Wilson
Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant
Others Present: None

Mr. Asselmeier reported that the Petitions on the agenda will go the Kendall County Zoning Board of Appeals on September 29, 2025, with a request for a continuance until the October meetings.

The next meeting of the Kendall County Regional Planning Commission will be October 22, 2025, at 7:00 p.m.

ADJOURNMENT

Member McCarthy-Lange made a motion, seconded by Member Wormley, to adjourn. With a voice vote of five (5) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:26 p.m.

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of October 22, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:01 p.m.

ROLL CALL

Mr. Asselmeier announced that Bill Ashton had resigned from the Regional Planning Commission.
Members Present: Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Christina Burns, County Administrator
Others Present: Mike Hoffman, Boyd Ingemunson, Fran Miller, Ron Miller, Steven Papaeliou, Tim O'Brien, David Shively, Jeremy Dippold, Ed Kirch, Randy Pertler, Ernesto Ramirez, Patrick McCrimmon, Margaret Pearson, John Pearson, Sharon Robinson, Deb Mayerle, Doug Winsor, Jack Marlowe, Miriam Schneider, Ken Schneider, and Ansar Gafur

PETITIONS

Petition 25-08 Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property. Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, including the business plan, the site plan, including the landscaping plan, and the plat of survey were provided.

The property is located at 2241 Route 52.

The property is approximately forty-eight point three plus or minus (48.3 +/-) acres total with approximately six point five plus or minus (6.5 +/-) acres planned for the parking area.

The existing land use is Agricultural and the property is used for a forestry business.

The property is zoned A-1 Agricultural.

The County's plan calls for the property to be Rural Residential (Max 0.65 DU/Acre). The Village of Shorewood's plan call for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.

Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

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

The adjacent properties are zoned A-1 and R-3.

The County's plan calls for the area to be Rural Residential. The Village of Shorewood's plan calls for the area to be Residential, Commercial, and Institutional. The City of Joliet's plan calls for the area to be Residential.

Properties within one half (1/2) of a mile of the property are zoned A-1, A-1 SU, R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site

Greater Redhorse (Moxostoma valenciennesi)

On June 16, 2025, the Illinois Department of Natural Resources submitted a letter stating adverse impacts were unlikely and consultation was terminated. This letter was provided.

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 25, 2025. The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue). The email with this information was provided. The Seward Township Board met on August 12, 2025, and unanimously recommended denial of the proposal. The minutes of the Seward Township Board were provided.

Petition information was sent to the Village of Shorewood on July 25, 2025. On August 27, 2025, the Village of Shorewood submitted an email stating they had no objections to this proposal. This email was provided.

Petition information was sent to the Minooka Fire Protection District on July 25, 2025. The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan. This letter was provided.

ZPAC reviewed the proposal at their meeting on August 6, 2025. Discussion occurred regarding the number of employees at the property, the use of Arbeiter Road, and the proposed hours of operations. ZPAC voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of five (5) in favor, zero (0) in opposition, one (1) present, and four (4) absent. The minutes of the meeting were provided.

The Petitioners failed to publish notice fifteen (15) days prior to the September 2, 2025, Zoning Board of Appeals hearing. At the August 27, 2025, Kendall County Regional Planning Commission meeting, prior to the vote to remove the Petition from the agenda, Claire Wilson provided evidence that the current operation was not a forestry business. This information was provided.

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.

2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

If the County Board approves outdoor storage, the above conditions have been met.

According to the business plan, the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the site plan, a total of three hundred twenty-six (326) parking stalls are proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan, hours of operation would be daily from 7:00 a.m. until 4:30 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners plan to start operations in the fall of 2025.

Per the site plan, there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building. Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application. On August 18, 2025, WBK submitted a letter with questions and comments related to applicable permits, the stormwater management report, and engineer plans. This letter was provided.

Per the site plan, the Petitioners plan to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit. The outdoor storage area will not have any access to Route 52

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email was provided.

According to site plan, the Petitioners plan to install two (2) sixty foot (60') wide driving aisles with parking stalls on both sides of the aisles.

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

No lighting is proposed in the outdoor parking and storage area.

According to the site plan, one (1) non-illuminated sign is proposed east of the gravel driveway in the landscaped area. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

According to the business plan and site plan, an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be five feet (5') off of the property line. The site plan also shows a security access gate.

According to the business plan and the site plan, two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the sixth (6^{th}) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. All five (5) of the existing special use permits allow some form of outdoor storage.

The proposed findings of fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation and control measures for leaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in

question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer a loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. If the County Board approves the outdoor storage request, this is true. No variances are required.

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

Staff recommended approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions; to date, the Petitioners had not agreed to these conditions:

1. The site shall be developed substantially in accordance with the submitted site plan.
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m.
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no

deflated tires and shall be licensed if required by law.

9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
10. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of the property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Arbeiter Road. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. KenCom and other emergency responding organizations shall be provided the access code to the Knox Box (**Added after ZPAC**).
13. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
17. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Boyd Ingemunson, Attorney for the Petitioners, stated the Petitioners were agreeable to the conditions as proposed by Staff except condition 5 pertaining to hours of operation; they would like patrons to be able to access the storage area at any time. This time allowance was included in the special use permit for Four Season Storage on County Line Road near Route 52. He stated that the use would be screened, with no noise issues. He felt all of the conditions required in the Zoning Ordinance have been met. He stated that the existing agricultural use has nothing to do with the proposed special use permit.

Member Bernacki asked if the parcel would be split. Mr. Ingemunson said the Petitioners were not requesting a subdivision. The special use permit would be confined to area outlined in the site plan as a condition of the special use permit.

Member Wilson asked about the weight limit on Arbeiter Road. Mr. Ingemunson said, to his knowledge, Arbeiter Road met the weight requirements. Member Wilson said that Arbeiter Road had a ten (10) ton weight limit; Mr. Ingemunson said that Arbeiter Road was weighed as a Collector in the County's Land Resource Management Plan.

Member Wilson provided a history of the previous landscaping special use permit for the property. She questioned whether the use was a forestry operation; she felt the use did not meet the definition of forestry per State regulations. She felt the use was an illegal landscaping business. Mr. Ingemunson said the existing use was irrelevant. He said the definition of agriculture was set by a Supreme Court ruling in People Ex Rel Pletcher v. City of Joliet.

Member Bernacki noted the landscape storage bins on the site plan. Mr. Ingemunson said the surveyor that prepared the site plan showed what was existing on the site. The storage bins can be removed from the site plan.

Chairman Landovitz asked about the rating of Arbeiter Road. Mr. Asselmeier provided a letter from the Seward Township Highway Commissioners which discussed the weight limit as ten (10) tones.

Chairman Landovitz asked if the County had any concerns regarding the requested change to the hours of operation. Mr. Asselmeier responded no. The requested change was the same as a condition in another special use permit. The original proposed hours of operation were submitted by the Petitioners; they were not the County's idea.

Member Bernacki asked what would happen if the Petitioners wanted to expand the boat and RV storage on the property. Mr. Asselmeier responded, depending on the nature of the expansion, a major or minor amendment to the special use permit would be required.

Member Hamman did not believe the weight restriction was an issue. Member Wilson said her horse trailer was over the weight limit.

Chairman Landovitz asked how the Petitioners would monitor the site for leaks. Mr. Ingemunson said the Petitioners would patrol the property for leaks. Discussion occurred regarding how frequently the Petitioners would check the property for leaks. The Petitioners will be onsite very frequently. Member McCarthy-Lange asked how the County would know if a spill occurred on the property. Mr. Asselmeier said the County is complaint based and the County would ask the Petitioners for their plans to clean-up the site. It was noted that few private businesses allow non-patrons to access their properties.

Member Casey asked if the Petitioners owned the access point on Arbeiter Road. or if it was an easement. Mr. Ingemunson said that the Petitioners owned the access point on Arbeiter Road. Mr. Ingemunson explained the history of the development of the area.

Member Casey asked if the Petitioners were agreeable to using Route 52 instead of Arbeiter Road for access. Mr. Ingemunson said the Petitioners would entertain using Route 52 instead of Arbeiter Road, but the Petitioners would rather use Arbeiter Road. Mr. Ingemunson said the Petitioners did not want to spend the money on a revised site plan, if the County was going to reject the special use permit.

Member Bernacki asked what the storage business on County Line Road was zoned. Mr. Asselmeier responded it was in a business zoning district.

Steven Papaeliou noted that, in their original request to be landscaping business, the Petitioners did not plan to use Arbeiter Road. He said the mulch pile was as tall as the ceiling. He had concerns about the noise and blowing mulch.

Tim O'Brien, Seward Township Supervisor, explained the votes of the Seward Township Board and Seward Township Planning Commission. The concerns were as follows:

1. Using Arbeiter Road to access the property. The access was between two (2) homes and the Petitioner previously stated they did not have any plans to use Arbeiter Road for their business.

2. Arbeiter Road has a ten (10) ton weight limit. Some recreational vehicles weigh more than the weight limit when fully loaded.

3. Odors, noise, and unsightly appearance of the existing business negatively impacts property values. The quality of life and property values of adjoining property owners will be further negatively impacted by the issuance of the requested special use permit.

4. The addition of a storage business at the subject property does not fit with the current A-1 zoning district and the current forestry use on the subject property.

5. There is no tax benefit to the adjacent residents, Seward Township, or the County as a whole by allowing the proposed use on the subject.

6. There is no public need for the proposed business in Seward Township. Four Seasons Storage currently operates less than four (4) miles from the subject property.

7. Residents have expressed health concerns related to poor air quality and petroleum odors. Dust from mulch piles has caused problems for people with asthma and other breathing conditions. The proposed use of grindings and increased traffic will add to the dust and pollution in the area. There have been numerous traffic accidents at Arbeiter Road and Route 52.

8. Drainage is also a concern and neighbors have had standing water along their western property lines. The proposed use will make drainage worse.

Chairman Landovitz asked about the weight limit on Arbeiter Road. Supervisor O'Brien did not know if the weight limit was seasonal or year-round.

Fran Miller, Seward Township Trustee, said that Kendall County Highway Engineer Fran Klaas stated at ZPAC that the weight limit was ten (10) tons.

Mr. Asselmeier read a letter from Seward Township Highway Commissioner Scott Cryder into the record. The weight limit was ten (10) ton weight limit. He favored access from Route 52. The access off of Arbeiter Road was for farming purposes.

Ms. Miller provided pictures from neighbors' backyards showing the conditions of the existing operations on the subject property. She discussed the odors and dust particles in the area. She expressed concerns regarding potential leaks from vehicles parked on the property, particularly well contamination. She was opposed to twenty-four (24) hour access to the property. She did not believe the proposed use would be operated in a manner that would protect the neighbors. The proposed fencing plan is inadequate. The trees are missing, too short, or dead. She did not see any benefits to the Township or County by the addition of the proposed use.

Ron Miller asked how spills would be cleaned up at the site. The storage facility at County Line and Route 52 has a hard surface.

Dave Shively agreed with the concerns related to the weight limit and other comments against the proposal related to air quality and noise. He said that his property taxes increased and his property value decreased.

Jeremy Dippold, Petitioner, stated that they grind mulch one (1) time per year. He compared the dust produced by his operations with the dust produced by other agricultural operations. He offered to stack pile lowers, but they are constrained by the space they have. He said they installed an eight (8') foot cedar fence along the back of some of the neighbor's properties. The proposed lot will be behind two (2) of the neighboring properties. He noted the need for the proposed business because of increased population in the area; existing storage places are full.

Member Wormley asked about the improvements made to the property. Mr. Dippold discussed the cedar fence. He also mentioned that one (1) of the neighbor's grandchild damaged his property while one (1) neighbor liked the fence.

Member Wormley asked about moving the entrance to Route 52, if it was a requirement to approve the proposal. Mr. Dippold responded that he would consider relocating the entrance. He wanted approval of the proposal before re-doing engineering.

Member Wilson asked Mr. Dippold how many did he discuss the proposal with prior to filing the Petition. Mr. Dippold responded that he talked to five (5) of the neighbors face-to-face.

Mr. Dippold said the mulch pile was forty to fifty feet (40'-50') in height.

Mr. Dippold noted different weights of vehicles when they are empty or full.

Mr. Dippold offered to limit storage to boats and campers and not include recreational vehicles, if they are allowed to use Arbeiter Road. He noted that traffic will increase as the farmland is turned into houses.

Member Wormley discussed the rarity of the types of motor homes that exceed the weight limit. He said motor homes exceed six (6) tons. He noted that CDLs are needed if the vehicle weighs over twenty-six thousand pounds (26,000 lbs). Chairman Landovitz asked why the County had the access requirement.

Member Bernacki noted the weight of farm machinery on the roads and he said that it was unlikely that people will be pulling heavy recreational vehicles on the roads during frost season. He also discussed the existing speed of traffic on Route 52. Mr. Dippold noted the numerous accidents on Route 52 at County Line Road.

Mr. Dippold discussed the white pines that he planted. The trees will grow fast. He discussed why berms were not installed; the trees would uproot.

Member McCarthy-Lange asked why the piles were put behind people's homes. Mr. Dippold responded that they would like to continue in front of the building, but it is expensive and time-consuming to get everything placed. He discussed the installation of the pond and the right to locate things on private property.

Chairman Landovitz asked if the activities surrounding the existing land use was irrelevant to the requested special use permit. Mr. Dippold agreed with that opinion. Mr. Dippold noted that he wanted to keep his existing equipment dry.

Member Wilson asked how often the Petitioner planned to monitor the area for leaks and breaches of the fence. Mr. Dippold responded that he is at the property everyday.

Member Rodriguez said the building was a beautiful building.

Member Bernacki made a motion, seconded by Member Hamman, to recommend approval of the special use permit and with the conditions proposed by Staff and an amendment to condition 5 allowing patrons to access the storage area at any time.

Member Bernacki noted that the County was working on updating the Land Resource Management Plan. In the existing Land Resource Management Plan, the corner of Route 52 and Arbeiter Road was planned to be Commercial and the subject property is one (1) parcel west of the commercial area. Seward Township's plan also calls for the corner to be Commercial.

Member Casey favored access along Route 52 instead of Arbeiter Road. Chairman Landovitz asked about the feasibility of changing the access to Route 52. Mr. Asselmeier noted the pipeline easements along the southern part of the property and he noted that no evidence has been provided to date that says they couldn't access the property from Route 52. IDOT would also have to approve the access from Route 52. Mr. Ingemunson said the Petitioners were not adverse to the changing the access, but the Petitioners do not want to spend the money changing the site plan, if the proposal was denied. Mr. Ingemunson did not know how long it would take the

Engineer to prepare an amended site plan. The Petitioner agreed to have an amended site plan at the Planning, Building and Zoning Committee, if the Zoning Board of Appeals also recommended approval of changing the access point to Route 52.

Member Wilson felt the Petitioners have been bad neighbors and she did not trust them to do what they say they are going to do. She argued that Petitioners were not engaged in forestry; they are not growing or establishing trees. She questioned the location of the mulch piles behind neighbor's houses. She also questioned putting the proposed lot behind the neighbor's homes.

Member Wormley said the existing use was protected by the Right to Farm Clause. Member Wilson disagreed with that assessment.

Member Bernacki said that the Petitioners could build taller structures on the property by right today.

Member Wilson favored access from Route 52 instead of Arbeiter Road. She favored moving the entire site along the south part of the property away from the houses.

Member McCarthy-Lange favored moving the access point to Route 52.

Chairman Landovitz expressed his opposition to the motion. He noted the requirement that the Zoning Ordinance requires access to a road with a year-round eighty-thousand pound (80,000 lbs) weight requirement. He noted that the existing special uses permits for outdoor storage were in business districts or were located further out in the country without nearby neighbors. He felt that the proposed use was inconsistent with the Future Land Use Map, which calls for the area to be Residential and the proposed use was incompatible with neighboring uses.

Member Bernacki withdrew his original motion.

Member Bernacki made a motion, seconded by Member Hamman, to recommend approval of the special use permit and with the conditions proposed by Staff, an amendment to condition 5 allowing patrons to access the storage area at any time and changing the access point from Arbeiter Road to Route 52.

Member Bernacki asked what happens if IDOT or the pipelines were opposed to the access from Route 52. Mr. Asselmeier said the proposal would go to the Planning, Building and Zoning Committee with a revised site plan showing the access from Route 52 instead of Arbeiter Road.

The votes were as follows:
Ayes (3): Hamman, Rodriguez, and Wormley
Nays (5): Bernacki, Casey, Landovitz, McCarthy-Lange, and Wilson
Absent (1): Stewart
Abstain (0): None

The motion failed.

The recommendation is denial.

The proposal goes to the Kendall County Zoning Board of Appeals on October 27, 2025.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to continue the meeting to November 6, 2025, at 7:00 p.m. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 11:04 p.m.

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

Encs.: October 21, 2025, Scott Cryder Letter Regarding Arbeiter Road
Pictures of 2241 Route 52

Jack Marlow ANSAR GHAFUR
Miriam Schneider
Ken Schneider

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 22, 2025

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)
Fran Miller		
Boyd Ingemunson		
Capaccio	[redacted]	
Jim O'Brien		
DAVID SAWELA	[redacted]	
Jeremy Dippold	Owner	
ED KIRCH		[redacted]
Randy Peete		

Ernesto Ramirez
Patrick McGinnis
Margaret Pearson Cornell Rd.
Doug Winsor

Seward Township Highway Commissioner
14719 N. O'Brien Rd.
Minooka, IL 60447
(815)212-4723
sewardtwp@gmail.com

October 21, 2025

In reference regarding Petition 25-08. A1 Special use for Recreation Vehicle/Boat Storage

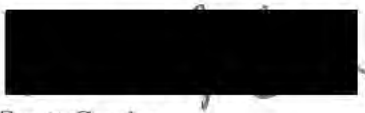
As highway commissioner of Seward Township, I am in charge of the road right-of-way, which is 66 feet. Since Arbeiter Road is a township road and not a state highway, there is a 10 ton load limit. I have no problem with what people do with their personal property as long as it goes through the correct process with the county. The reason there was a small field entrance on Arbeiter Road was because it was the only entrance for the farmer to get his equipment in to farm it. When the petitioner was wanting to use the entrance for his mulch and tree service business, we had discussed that there would be no trucks with loads exceeding 10 tons allowed on Arbeiter Road. After this discussion, the petitioner went through the proper channels through the state and got an entrance off of Route 52. If recreation vehicles and boats are allowed to travel on Arbeiter Road, my concern is that we will have semis and other heavier equipment up and down this road as well. I made this clear to the petitioner's attorney and developer in phone conversations.

I am responsible for maintaining the road and I intend on keeping the roads safe for the residents of Seward Township. I understand the area is growing at a very fast pace and of course none of us can control that. We all need to be considerate of our neighbors.

Please consider my recommendation to not travel Arbeiter Road and use a separate entrance off Route 52 so we can maintain the structural integrity of our roads and prevent future damage.

Thank you for your consideration.

Seward Township Highway Commissioner



Scott Cryder

Mounds of firewood, logs and debris within feet of property line. Notice absence of buffer landscaping

Mounds of firewood, logs and debris within feet of property line. Strong odor of petroleum in this area. Notice absence of buffer landscaping

Mounds of firewood, logs and debris within feet of property line. Notice absence of buffer landscaping

Proposed entrance off of Arbeiter Rd
Notice neighbor to the left

Storage of unknown liquid in white totes within feet of property line

View from residents yards.
Mounds of firewood, logs and debris
within feet of property line.
Notice absence of buffer landscaping

Standing water along property line

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
September 29, 2025 – 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: Cliff Fox, Randy Mohr, Dick Thompson, Jillian Prodehl, Tom LeCuyer, and Dick Whitfield
Members Absent: Scott Cherry
Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant
Others Present: Daniel Gorman

PETITIONS:
The Zoning Board of Appeals started their review of Petitions 25-08 and 25-15 at 7:01 p.m.

Petition 25 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC
Request: Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
PIN: 09-15-200-003
Location: 2241 Route 52, Minooka, in Seward Township
Purpose: Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

Petition 25 – 15 – Kendall County Planning, Building and Zoning Committee
Request: Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations
Purpose: Petitioner Wants To Amend the Zoning Regulations Pertaining to Short-Term Rentals

Mr. Asselmeier informed the Board that no quorum existed at the September 24, 2025, Kendall County Regional Planning Commission meeting. Staff recommended that both Petitions be continued to the October 27, 2025, hearing.

Member Whitfield made a motion, seconded by Member Thompson, to continue the hearings for Petitions 25-08 and 25-15 until October 27, 2025.

The votes were as follows:
Ayes (6): Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None

Abstain (0): None
Absent (1): Cherry

The motion carried.

The proposals will go to the Kendall County Regional Planning Commission on October 22, 2025.

The Zoning Board of Appeals completed their review of Petitions 25-08 and 25-15 at 7:02 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that Petitions 25-08 and 25-15 will be on the October agenda. Also, there will be a request for a special use permit for solar farm southwest of Newark and a request for a special use permit for a meditation garden next to the Buddhist Temple on Route 34 on the October agenda.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:19 p.m.
Respectfully submitted by,
Wanda A Rolf-Office Assistant
Exhibits

1. Memo on Petition 25-08 Dated September 25, 2025
2. Certificate of Publication and Green Cards from Mailing for Petition 25-08 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 25-15 Dated September 25, 2025
4. Certificate of Publication for Petition 25-15 (Not Included with Report but on file in Planning, Building and Zoning Office)

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: September 25, 2025
Re: Petitions 25-08 and 25-15

The Kendall County Regional Planning Commission did not have quorum for their meeting on September 24, 2025.

Accordingly, Staff recommends that Petitions 25-08 and 25-15 be continued to the October 27, 2025, Zoning Board of Appeals hearing.

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

MHA

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
October 27, 2025 – 7:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:04 p.m.

ROLL CALL:
Members Present: Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Whitfield
Members Absent: Scott Cherry, Cliff Fox, and Dick Thompson
Staff Present: Matthew Asselmeier, AICP, CFM, Director
Others Present: Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, John Tebrugge, Miriam Schneider, Ken Schneider, Jack Marlowe, Ernesto Ramirez, Margaret Pearson, and Doug Winsor

MINUTES:
Member Whitfield made a motion, seconded by Member LeCuyer to approve the minutes of the September 29, 2025, hearing/meeting.

With a voice vote of four (4) ayes, the motion carried.

PETITIONS:
The Zoning Board of Appeals started their review of Petition 25-08 at 7:06 p.m.

Petition 25 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC
Request: Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
PIN: 09-15-200-003
Location: 2241 Route 52, Minooka, in Seward Township
Purpose: Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

Chairman Mohr explained the rules the Zoning Board uses to accept testimony. Chairman Mohr said the Zoning Board was considering the special use permit request and not discuss the current operation at the property.

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, including the business plan, the site plan, including the landscaping plan, and the plat of survey were provided.

The property is located at 2241 Route 52.

The property is approximately forty-eight point three plus or minus (48.3 +/-) acres total with approximately six point five plus or minus (6.5 +/-) acres planned for the parking area.

The existing land use is Agricultural and the property is used for a forestry business.

The property is zoned A-1 Agricultural.

The County's plan calls for the property to be Rural Residential (Max 0.65 DU/Acre). The Village of Shorewood's plan call for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.

Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

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

The adjacent properties are zoned A-1 and R-3.

The County's plan calls for the area to be Rural Residential. The Village of Shorewood's plan calls for the area to be Residential, Commercial, and Institutional. The City of Joliet's plan calls for the area to be Residential.

Properties within one half (1/2) of a mile of the property are zoned A-1, A-1 SU, R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site

Greater Redhorse (Moxostoma valenciennesi)

On June 16, 2025, the Illinois Department of Natural Resources submitted a letter stating adverse impacts were unlikely and consultation was terminated. This letter was provided.

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 25, 2025. The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue). The email with this information was provided. The Seward Township Board met on August 12, 2025, and unanimously recommended denial of the proposal. The minutes of the Seward Township Board were provided.

Petition information was sent to the Village of Shorewood on July 25, 2025. On August 27, 2025, the Village of Shorewood submitted an email stating they had no objections to this proposal. This email was provided.

Petition information was sent to the Minooka Fire Protection District on July 25, 2025. The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan. This letter was provided.

ZPAC reviewed the proposal at their meeting on August 6, 2025. Discussion occurred regarding the number of employees at the property, the use of Arbeiter Road, and the proposed hours of operations. ZPAC voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of five (5) in favor, zero (0) in opposition, one (1) present, and four (4) absent. The minutes of the meeting were provided.

The Petitioners failed to publish notice fifteen (15) days prior to the September 2, 2025, Zoning Board of Appeals hearing. At the August 27, 2025, Kendall County Regional Planning Commission meeting, prior to the vote to remove the Petition from the agenda, Claire Wilson provided evidence that the current operation was not a forestry business. This information was provided.

The Kendall County Regional Planning Commission did not have a quorum for their meeting on September 24, 2025. The minutes of this gathering were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. Boyd Ingemunson, Attorney for the Petitioners, stated the Petitioners were agreeable to the

conditions as proposed by Staff except condition 5 pertaining to hours of operation; they would like patrons to be able to access the storage area at any time. This time allowance was included in the special use permit for Four Season Storage on County Road near Route 52. The property would not be subdivided. Discussion occurred regarding the weight limit on Arbeiter Road. A letter from the Seward Township Highway Commissioner was read into the record; he favors access from Route 52. The Petitioners were open to the idea of using Route 52 for access, but they did not want to incur the expense of changing their site plan if the amended proposal was going to be rejected. The Petitioners offered to limit storage to boats and campers and not include recreational vehicles, if they are allowed to use Arbeiter Road. Traffic will increase as the farmland is turned into houses and it was noted that recreational vehicles are not frequently hauled during the months with the frost months. Discussion occurred regarding the definition of forestry. Discussion occurred regarding steps the Petitioners would take to monitor leaks on the property; one (1) of the Petitioners is onsite daily. Concerns were raised regarding noise, blowing mulch, odors, the unsightly appearance of the property, conflicts with the current A-1 zoning district and neighboring land uses, lack of tax benefit to Seward Township and the County, the need for the proposed use, and standing water on the property near the subject property's eastern property line. Discussion occurred regarding improvements, such as the installation of an eight foot (8') cedar fence and white pines that were installed on the subject property. Discussion occurred regarding the Right to Farm Clause. It was noted the Petitioners could build taller structures on the property by right. The Kendall County Regional Planning Commission recommended denial of the proposal by a vote of three (3) in favor, five (5) in opposition, and one (1) member absent. Member Wilson voted against the proposal because she did not trust the Petitioners to do what they said they would do. Chairman Landovitz expressed his opposition to the motion because of the weight limit on Arbeiter Road and he felt the proposal was inconsistent with the Residential area noted in the County's Land Resource Management Plan and the existing surrounding uses. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 29, 2025, and continued the proposal until October 27, 2025. The minutes of the September 29, 2025, hearing were provided.

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.

2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

If the County Board approves outdoor storage, the above conditions have been met.

According to the business plan, the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the site plan, a total of three hundred twenty-six (326) parking stalls are proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan, hours of operation would be daily from 7:00 a.m. until 4:30 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners plan to start operations in the fall of 2025.

Per the site plan, there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building. Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application. On August 18, 2025, WBK submitted a letter with questions and comments related to applicable permits, the stormwater management report, and engineer plans. This letter was provided.

Per the site plan, the Petitioners plan to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit. The outdoor storage area will not have any access to Route 52

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email was provided.

According to site plan, the Petitioners plan to install two (2) sixty foot (60') wide driving aisles with parking stalls on both sides of the aisles.

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

No lighting is proposed in the outdoor parking and storage area.

According to the site plan, one (1) non-illuminated sign is proposed east of the gravel driveway in the landscaped area. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

According to the business plan and site plan, an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be five feet (5') off of the property line. The site plan also shows a security access gate.

According to the business plan and the site plan, two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the sixth (6^{th}) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. All five (5) of the existing special use permits allow some form of outdoor storage.

The proposed findings of fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation and control measures for leaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building

materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer a loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. If the County Board approves the outdoor storage request, this is true. No variances are required.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents". However, the Kendall County Regional Planning Commission recommended denial of the Petition.

Staff recommended approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan.
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m. Patrons may access the storage area at any time **(Requested Amendment at RPC).**

6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
10. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of the property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Arbeiter Road. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. KenCom and other emergency responding organizations shall be provided the access code to the Knox Box (**Added after ZPAC**).
13. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.

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

17. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Member Prodehl asked about the hours of operation. Mr. Asselmeier stated the Petitioners requested to allow patrons to access the property at anytime. The Petitioners have not asked to change the base hours of operation. Mr. Asselmeier also noted that that the Regional Planning Commission recommended denial.

Chairman Mohr asked, of the five (5) existing special use permits for recreational vehicle and boat storage, how many backed up to residential properties. Mr. Asselmeier responded, to the best of his knowledge, there were two (2) that backed up to residentially zoned properties.

Member Prodehl asked if there was house on Arbeiter Road next to the proposed driveway location. Mr. Asselmeier responded yes.

Chairman Mohr asked, of the two (2) existing special use permits that backed up to residentially zoned properties, is twenty-four (24) hour access allowed. The response was that, for at least one (1) of them, yes.

Chairman Mohr swore in Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, Miriam Schneider, Ken Schneider, Ernesto Ramirez, Margaret Pearson, and Doug Winsor

Chairman Mohr opened the public hearing at 7:24 p.m.

Boyd Ingemunson, Attorney for the Petitioner, noted the pushback from neighbors regarding the use of Arbeiter Road. He discussed the weight limit on Arbeiter Road. The Petitioners were open to the idea of moving access from Arbeiter Road to Route 52. The Petitioners would update the site plan to reflect this change. The Petitioners did not want to incur the cost of updating the site plan, if the proposal was going to be rejected. It was noted that the current site plan showed access from Arbeiter Road. He noted that the property drains away from the residential properties. He said there would be no light pollution and screening was proposed. He did not have any objections to the conditions proposed by Staff.

Chairman Mohr asked if patrons can work on their items parked at the property. Mr. Ingemunson responded that he did not think that patrons could work on their vehicles onsite.

Robert Schwartz, President of Troy Fire Protection District, noted the development of the area. He noted the work that the Petitioners had done to improve the property. He said the property and building looked nice. He requested approval of the special use permit.

Dwayne Killian spoke in favor of the proposal. He said the buildings were well maintained. He noted the new subdivisions near the subject property and the need for this type of business in Kendall County.

Bill Klein, Plainfield Fire Trustee, discussed the Petitioners' quality of work. He requested approval of the special use permit.

Tim O'Brien, Seward Township Supervisor, explained the votes of the Seward Township Board and Seward Township Planning Commission. The concerns were as follows:

1. Using Arbeiter Road to access the property. The access was between two (2) homes and the Petitioner previously stated they did not have any plans to use Arbeiter Road for their business.

2. Arbeiter Road has a ten (10) ton weight limit. Some recreational vehicles weigh more than the weight limit when fully loaded.

3. Odors, noise, and unsightly appearance of the existing business negatively impacts property values. The quality of life and property values of adjoining property owners will be further negatively impacted by the issuance of the requested special use permit.

4. The addition of a storage business at the subject property does not fit with the current A-1 zoning district and the current forestry use on the subject property.

5. There is no tax benefit to the adjacent residents, Seward Township, or the County as a whole by allowing the proposed use on the subject property.

6. There is no public need for the proposed business in Seward Township. Four Seasons Storage currently operates less than four (4) miles from the subject property.

7. Residents have expressed health concerns related to poor air quality and petroleum odors. Dust from mulch piles has caused problems for people with asthma and other breathing conditions. The proposed use of grindings and increased traffic will add to the dust and pollution in the area. There have been numerous traffic accidents at Arbeiter Road and Route 52.

8. Drainage is also a concern and neighbors have had standing water along their western property lines. The proposed use will make drainage worse.

Chairman Mohr said that the Zoning Board of Appeals does not judge need; the market judges need.

Supervisor O'Brien said that improvements to the property, such as the fence, were only recently added to the property.

Fran Miller, Seward Township Trustees, said the proposed fencing and existing landscaping was not adequate. She favored having the fencing extend further north; the cedar fence is only behind two (2) of the houses and was installed in the last few months. She noted the existing petroleum odors. She questioned the methods of removing contaminated soil. She did not see any benefits to the County, if the special use permit was approved. She expressed concerns regarding declining property values.

Chairman Mohr asked how long the cedar fence had been up. Ms. Miller responded approximately two point five (2.5) weeks.

Chairman Mohr asked about the trees planted along eastern property line. Mr. Ingemunson said over two hundred fifty (250) trees planted. They were planted approximately two (2) years ago.

Chairman Mohr adjourned the public hearing at 7:46 p.m.

Member LeCuyer made a motion, seconded by Member Prodehl, to approve the first finding of fact.

Chairman Mohr said conditions could be placed in the special use permit regarding drainage. He discussed uses that could go on the property, such as a hog operation, that do not require fencing. He felt having three hundred (300) motor homes being a detriment to the neighbors.

The votes were as follows:

Ayes (2):	LeCuyer and Whitfield
Nays (2):	Mohr and Prodehl
Abstain (0):	None
Absent (3):	Cherry, Fox, and Thompson

The motion failed.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the second finding of fact.

Chairman Mohr said that the use will negatively impact the neighbors. Discussion occurred regarding moving the access from Arbeiter Road to Route 52.

The votes were as follows:

Ayes (1):	Whitfield
Nays (3):	LeCuyer, Mohr, and Prodehl
Abstain (0):	None
Absent (3):	Cherry, Fox, and Thompson

The motion failed.

Member Whitfield disagreed that the use will negatively impact property values. The site conditions would determine a potential loss of value. A sale would be needed to show loss in value.

Discussion occurred regarding the fence and extending the fence.

Member LeCuyer made a motion, seconded by Member Prodehl, to approve the third finding of fact.

The votes were as follows:
Ayes (4): LeCuyer, Mohr, Prodehl, and Whitfield
Nays (0): None
Abstain (0): None
Absent (3): Cherry, Fox, and Thompson

The motion carried.

Chairman Mohr said that access should be from Route 52. He also gave deference to Seward Township to approve access.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the fourth finding of fact.

The votes were as follows:
Ayes (4): LeCuyer, Mohr, Prodehl, and Whitfield
Nays (0): None
Abstain (0): None
Absent (3): Cherry, Fox, and Thompson

The motion carried.

Member Prodehl made a motion, seconded by Member LeCuyer, to approve the fifth finding of fact.

The votes were as follows:
Ayes (2): Mohr and Whitfield
Nays (2): LeCuyer and Prodehl
Abstain (0): None
Absent (3): Cherry, Fox, and Thompson

The motion failed.

Member Whitfield made a motion, seconded by Member Prodehl, to approve the conditions proposed by Staff with an amendment to condition 8 adding, "Except for battery and tire replacement, no maintenance of vehicles or items parked or stored on the premises shall occur onsite."

Mr. Ingemunson said the Petitioners had no objections to the proposed amendment to condition 8.

The votes were as follows:
Ayes (4): LeCuyer, Mohr, Prodehl, and Whitfield
Nays (0): None
Abstain (0): None
Absent (3): Cherry, Fox, and Thompson

The motion carried.

Member LeCuyer made a motion, seconded by Member Whitfield, to recommend approval of Petition 25-08.

The votes were as follows:
Ayes (1): Whitfield
Nays (3): LeCuyer, Mohr, and Prodehl
Abstain (0): None
Absent (3): Cherry, Fox, and Thompson

The motion failed. The recommendation was denial.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on November 5, 2025.

Member LeCuyer voted no because he believed the proposal would negatively impact property value of the nearby houses.

Member Prodehl voted because she believed the proposal would negatively impact re-sale values. She expressed concerns regarding people accessing the property at anytime without anyone onsite.

Chairman Mohr said the Arbeiter Road access was a mistake. He favored access from Route 52. He thought the existing fence was inadequate. He discussed bias in denying the special use permit and he encouraged the neighbors to talk to the Petitioners regarding minimizing the negative impacts of the use on the surrounding properties.

The Zoning Board of Appeals completed their review of Petition 25-08 at 8:04 p.m.

PUBLIC COMMENTS
None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Member LeCuyer made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of four (4) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 10:15 p.m.

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

Exhibits
1. Memo on Petition 25-08 Dated October 24, 2025
2. Certificate of Publication and Green Cards from Mailing for Petition 25-08 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY

ZONING BOARD OF APPEALS

October 27, 2025

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
Diana Ramirez	operator	
Laura Pollastro	[redacted]	
Robert Schwartz		
Dwayne Killian		
Bill Klein		
Fran Miller		
Tim O'Brien		
Boyd Ingemarson		
Miriam Schneider		
Ken Schnell		
Jack Marlowe		
Ernesto Ramirez		
M. Pearson	[redacted]	
Doug Wilson		

State of Illinois
County of Kendall

Zoning Petition
#25-08

ORDINANCE NUMBER 2025-_____

GRANTING A SPECIAL USE PERMIT FOR OUTDOOR STORAGE OF RECREATIONAL VEHICLES AND BOATS AT 2241 ROUTE 52, MINOOKA, (PIN: 09-15-200-003) IN SEWARD TOWNSHIP

WHEREAS, Sections 36-112, 36-113, and 36-114 of the Kendall County Code permits the Kendall County Board to grant special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 36-282 (54) of the Kendall County Code permits the operation of outdoor storage of recreational vehicles and boats businesses as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District and consists of approximately forty-eight plus or minus (48 +/-) acres at 2241 Route 52, Minooka (PIN: 09-15-200-003), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and the property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is owned by Best Budget Tree Service, LLC, as represented by Jeremy M. and Samantha L. Dippold and shall hereinafter be referred to as the "Petitioner"; and

WHEREAS, on or about July 22, 2025, Petitioner filed a petition for a special use permit to allow the operation of an outdoor storage of recreational vehicles and boats business at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on September 11, 2025, and following due and proper notification to the Village of Shorewood on or about September 10, 2025, and following due and proper notification to Seward Township on or about September 10, 2025, and following due and proper notification to the property owners of record of properties located within seven hundred fifty feet (750') of the subject property on or about September 10, 2025, the Kendall County Zoning Board of Appeals initiated a public hearing on September 29, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, in Yorkville, and continued the public hearing to October 27, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, in Yorkville at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested special use permit and three members of the public testified in favor and two members of the public testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended denial of the special use permit as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated October 27, 2025, 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 special use permit; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of

Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of an outdoor storage of recreational vehicle and boat business on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the site plan attached hereto Exhibit C.

   B. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.

   C. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.

   D. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.

   E. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m. Patrons may access the storage area at any time.

   F. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.

   G. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.

   H. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law. Except for battery and tire replacement, no maintenance of vehicles or items parked or stored on the premises shall occur onsite.

   I. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.

   J. The noise regulations are as follows:

      Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds

sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of the property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

K. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Route 52. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.

L. KenCom and other emergency responding organizations shall be provided the access codes to the Knox Boxes.

M. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

N. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.

O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.

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

3. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

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

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of December, 2025.

Attest:

Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPT THE NORTH 1043.62 FEET OF THE EAST 417.40 FEET THEREOF AND ALSO EXCEPT THE SOUTH 417.42 FEET OF THE EAST 417.42 FEET THEREOF,
AND ALSO EXCEPT THAT PART OF THE EAST 417.40 FEET LYING NORTH OF THE NORTH LINE OF THE SOUTH 417.42 FEET AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1109.62 FEET THEREOF, AND ALSO EXCEPT THE WEST 402 FEET OF THE EAST 819.42 FEET OF THE SOUTH 417.42 FEET THEREOF,
AND ALSO EXCEPT THE WEST 402.02 FEET OF THE EAST 819.42 FEET OF THE NORTH 341.07 FEET OF THE SOUTH 758.49 FEET THEREOF), IN THE TOWNSHIP OF SEWARD, IN KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals initiated a public hearing on the Petition 25-08 on September 29, 2025, and continued the public hearing to October 27, 2025. On October 27, 2025, the Kendall County Zoning Board of Appeals issued the following Findings of Fact. The same day, the Kendall County Zoning Board of Appeals issued the following Recommendation. Members Cherry, Fox, and Thompson were absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

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

Members LeCuyer and Whitfield disagreed with this Finding.

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

Member Whitfield disagreed with this Finding.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **If the County Board approves the outdoor storage request, this is true. No variances are required.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposed use is inconsistent with the purpose and objectives of the Land Resource Management Plan. Also, the Kendall County Regional Planning Commission recommended denial of the Petition.**

Chairman Mohr and Member Whitfield disagreed with this Finding.

RECOMMENDATION

Denial by a vote of one (1) in favor (Whitfield) and three (3) in opposition (LeCuyer, Mohr, and Prodehl).

SITE DATA:

Total Site Area:	48.59 ac.
Current Zoning:	A1
Proposed Zoning:	A1-SU
Current Land Use:	Forestry
Proposed Land Use:	Forestry-SU

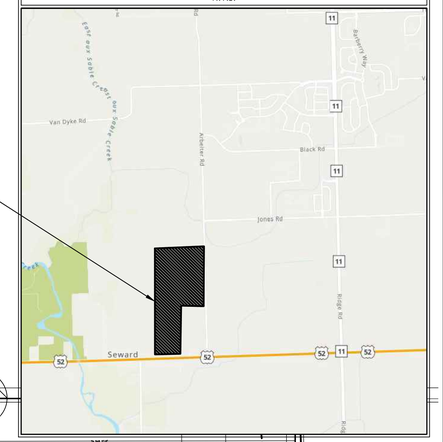
PARKING:

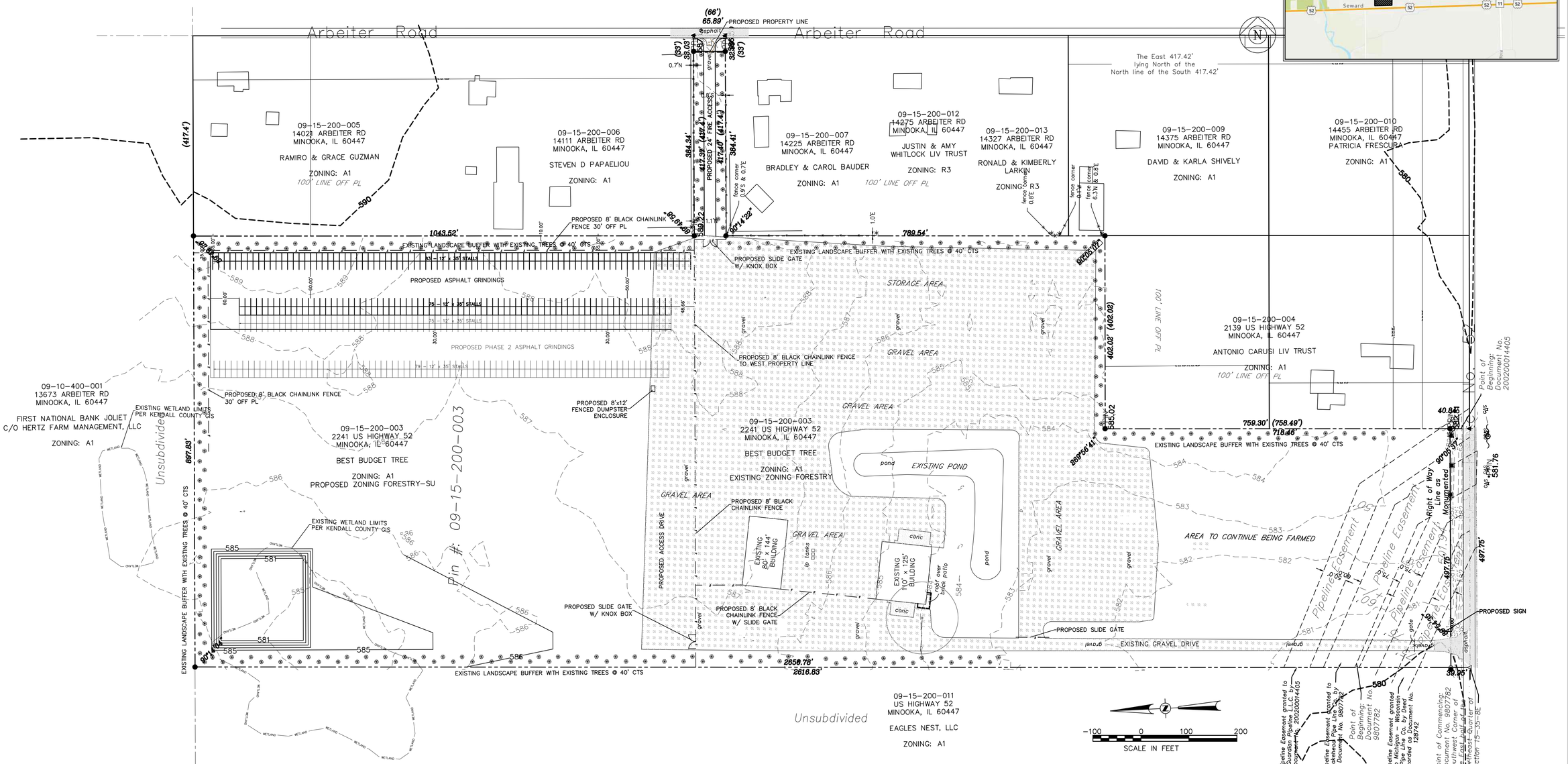
Phase 1	12'x35'	Stalls	158 stalls
Phase 2	12'x35'	Stalls	154 stalls
Total	12'x35'	Stalls	312 Stalls

PARKING AREA TABLE:

Total Site Area:	48.59 ac. 2,116,580 sf
Phase 1 Parking:	178,036 s.f. 4.09 ac
Phase 2 Parking:	105,352 s.f. 2.42 ac
Total Asphalt Grindings:	283,388 s.f. 6.51 ac

LOCATION MAP
N.T.S.





TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	PREPARED FOR: BEST BUDGET TREE SERVICE 2241 US ROUTE 52, MINOOKA, IL	BEST BUDGET TREE SITE PLAN **FINAL PLAN**

REVISIONS	NO.	DATE	NOTES

PROJECT NO.	24 424 03
SCALE:	1" = 100'
DATE:	JUNE 16, 2025
SHEET NO.	1
	OF 1 SHEET

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 12/8/2025

Subject: Approval of Petition 25-15, Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulation

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-15, a Request from the Kendall County Planning, Building and Zoning Committee for Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations

Previous Board/Committee Review:

Kendall County Regional Planning Commission-Denial (4-4-1) on October 22, 2025

Kendall County Zoning Board of Appeals- Send the Proposal Back to the Planning, Building and Zoning Committee with No Recommendation (4-0-3) on October 27, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:
Approval

Attachments:

Memo Dated November 26, 2025

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building, and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: November 26, 2025
Re: Proposed Text Amendment Related to Short-Term Rental Regulations (Petition 25-15)

At their meeting on August 14, 2025, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Kendall County Code pertaining to short-term rental zoning regulations.

The redlined proposal is attached.

A few items to note:

1. This proposal only applies to short-term rentals; it does not apply to properties rented longer than thirty (30) days.

2. This proposal does not apply to bed and breakfast establishments as defined by the Illinois Bed and Breakfast Act. Bed and breakfast establishments are special uses in the A-1, R-1, R-2, and RPD Districts.

3. A party must be found guilty by a court of competent jurisdiction in order for a violation to occur.

A comparison table of short-term rental regulations of neighboring counties and municipalities is also attached.

As of the date of this memo, there are thirteen (13) registered short-term rentals in the unincorporated area. The list of short rentals is attached.

Petition information was sent to the Townships on September 2, 2025. To date, no comments have been received.

Petition information was sent to the former members of ZPAC on September 2, 2025. To date, the Highway Department and Health Department were the only agencies that responded and they had no comments.

Petition information was sent to the registered short-term rentals and parties that have recently inquired about running or having an interest in short-term rentals. Ken Schneider submitted comments on the proposal on September 3, 2025, and September 24, 2025. He was concerned about the following:

1. The proposed pet regulations as applied to service animals and duplication of existing regulations.

2. The proposed penalty; he favored a tiered approach.

3. He requested clarification if infants under the age of two (2) years old counted toward the maximum occupancy number.

4. He requested that guests of short-term renters not be counted towards the maximum occupancy number as they do not impact the septic system.

5. Payment of taxes and One Million Dollar ($1M) liability insurance is required by short-term rental platforms.

6. Certified mailings should be encouraged, not mandated.

7. Policy should guard against bad-faith targeting by unhappy neighbors.

8. Mandatory hearing should not be required.

9. The proposal only applies to short-term rentals and not to long-term rentals.

10. The United City of Yorkville regulates short-term rentals through hotel tax without hearings or mailings.

Doug Winsor, on behalf of the Corneils Road neighbors, also submitted comments. They were concerned about the following:

1. Enforcing the sixteen (16) person occupancy limit and pet vaccination requirement.

2. Process of guiding a violation through the judicial process.

3. They favor requiring letters be sent to neighbors prior to approval of a short-term rental's placement on the registry.

4. Clarification on zoning districts where short-term rentals are allowed.

5. Establishment of a minimum setback of one hundred fifty feet (150') between short-term rental structures and neighboring structures.

6. Have parking requirements similar to bed and breakfast establishments.

7. Maintenance of liability insurance.

8. Payment of the Illinois Hotel Operators Occupancy Tax.

9. Establishment of fees or taxes and the County level.

The Kendall County Regional Planning Commission did not have a quorum for their meeting on September 24, 2025. The minutes of the gathering were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. Mr. Asselmeier proposed two (2) amendments to the proposal, failure to pass the life safety inspection would be grounds for denial of placement on the registry or revocation of placement on the registry and short-term rentals shall have annual life safety inspections. Discussion occurred regarding the timing of inspections. Discussion occurred regarding the twelve (12) month re-instatement period; several people felt that was excessive and a graduated approach should occur. Discussion occurred regarding the timing of notification to neighbors; some short-term property owners spoke against notification. There was no minimum stay limit included in the proposal. Discussion occurred regarding the counting of visitors of the tenants in the maximum occupancy count. Discussion occurred regarding the leashing requirements; other regulations already exist in the County pertaining to animal control regulations. In addition, AirB&B requires allowing service animals at rentals. Several speakers felt that the suggested one hundred fifty foot (150') setback was too much and would put many short-term rentals out of business. Several short-term property operators spoke about how they manage their properties to prevent them from causing problems in the neighborhoods; many use outdoor cameras to control activity and numbers of people at the property. Some operators also control how many tenants can be on the local WIFI. Discussion occurred regarding the problem property on Corneils Road. The suggestion was

that the County should enforce existing regulations or make regulations specifically targeting the issues at that property. Discussion occurred regarding whether or not the proposal would give Planning, Building and Zoning Department the necessary tools to enforce regulations. The Kendall County Regional Planning Commission recommended denial of the proposal by a vote of four (4) in favor of the proposal, four (4) in opposition to the proposal, and one (1) member absent. Member Wilson felt the proposal endangered the livelihoods of the good short-term rental owners and the County should enforce existing regulations. Chairman Landovitz voted in favor the proposal because the proposal would improve enforcement. Members Casey, McCarthy-Lange, and Wilson felt the proposal was a work in progress. Member Bernacki questioned the due process of enforcement and the impact of having one (1) bad tenant on small business owner; he also felt that regulations already existed. The minutes of the meeting are attached.

Following the October 22, 2025, Kendall County Regional Planning Commission meeting, Doug Winsor submitted a second email with the following suggestions:

1. Existing ordinances should be enforced.

2. Regulations a through e in the proposal should be approved.

3. The maximum occupancy should be sixteen (16).

4. The Animal Control Code could be referenced.

5. Suspension should be based on a corrective action plan and progressively stricter punishments for successive violations.

6. Failure to pass inspection should cause denial of placement on the registry.

7. Annual inspections should be restricted to life safety.

Also following the October 22, Kendall County Regional Planning Commission meeting, Margaret and John Pearson, Doug and Judy Winsor, and Bob and Debbie Mayerle submitted the following comments:

1. Initial permit application process.

2. Pass life safety and Health Department inspections.

3. Require annual renewals and inspections.

4. Limit capacity to sixteen (16) people maximum.

5. Implement a progressive fine structure.

6. Notify neighbors within two hundred fifty feet (250') of the short-term rental.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 29, 2025, and continued the proposal until October 27, 2025. The minutes of the September 29, 2025, hearing are attached.

The Kendall County Zoning Board of Appeals continued their review of the proposal at their hearing on October 27, 2025. Discussion occurred regarding what constituted a life safety inspection, the frequency of inspections, and having a checklist for life safety inspections. Discussion occurred regarding the timing and coordination of the meeting between the short-term rental applicant and the various County departments. Discussion occurred regarding septic system evaluations. Discussion occurred regarding the business plan; the consensus was a rental plan would be more appropriate. Discussion occurred regarding property owners enforcing the maximum capacity requirement. Discussion occurred regarding the penalty; many felt the penalty was too restrictive and should be tiered. Discussion occurred regarding requiring tenants to sign a statement saying pets were current on vaccinations. Discussion occurred regarding enforcement; the Planning, Building and Zoning Department is complaint based. A petition was presented signed by the residents along Corneils Road expressing their opposition to the property at 9439 Corneils Road from becoming a short-term rental. Discussion occurred regarding setting a larger

setback when a short-term rental allowed for ten (10) or more guests. Discussion occurred regarding adding a maximum capacity requirement in rental contracts. The Zoning Board of Appeals Members were in agreement regarding initial inspections, being placed on the registry, having language in rental contracts requiring pet vaccination, and maintaining control of the animal and that none of the proposal addressed the concerns for the people on Corneils Road. The Zoning Board of Appeals voted to send the proposal back to the Planning, Building and Zoning Committee with no recommendation by a vote of four (4) in favor and zero (0) in opposition with three (3) members absent; the consensus was the proposal needed to be fine tuned and was a work in progress. The minutes of the hearing are attached.

Following the hearing, Zoning Board of Appeals Chairman Randy Mohr submitted an email with the following suggestions:

1. Put the most weight on registering property as a rental and fine $50 per calendar day from time of legal notice of infraction of illegal rental. Create a registration fee.
2. Inspection prior to issuing permit and have a checklist for the inspections, including a septic inspection.
3. Maximum occupancy that can be advertised is two point five (2.5) people per approved bedroom.
4. Require owners to give the County their standard contracts. Contracts must state any animals on premises must be current on vaccination and must be controlled at all times. Contract must also state no loud noises and an infraction may result in loss of security deposit. All cars must be kept in garage or driveway.
5. Keep your recommended neighbor notification. Encourage neighbors to reach out to owners before escalation to county
6. Regarding the penalty, first infraction should be written warning and address issue, second infraction is a Five Hundred Dollar ($500) fine and address issue and third infraction is loss of permit for one (1) year.
7. Permits and inspections must be done annually prior to renewal.

His email is attached.

The draft ordinance is attached.

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

MHA

Encs: Redlined Proposal
Comparison Table
Short-Term Rental List
September 2, 2025, Email from Fran Klaas
September 10, 2025, Email from Aaron Rybski
September 3, 2025, and September 24, 2025, Letters from Ken Schneider
September 15, 2025, Email from Doug Winsor
September 24, 2025 Kendall County Regional Planning Commission Minutes
October 22, 2025, Kendall County Regional Planning Commission Minutes (This Petition Only)
October 24, 2025, Email from Doug Winsor
October 24, 2025, Email from Maggie Pearson
September 29, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
October 27, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
October 28, 2025, Email from Randy Mohr
Draft Ordinance

Short-Term Rental Amendments

October 24, 2025

Section 36-2 Definitions

"*Short-term rental* means a one (1) family dwelling, two (2) family dwelling, or accessory structure with residentially allowed occupancy permits that are rented for a maximum thirty (30) days." (No Amendment Proposed)

Section 36-971 (a) (15) Accessory buildings, uses and structures:

"Short-term rentals **subject to the conditions in Section 36-985** ~~**provided the property is annually registered with the County Planning, Building and Zoning Department**~~."

Section 36-985. – Short-Term Rentals

(a) All short-term rentals shall be registered annually with the Kendall County Planning, Building and Zoning Department.

(b) Applicants for new short-term rentals and renewals of short-term rentals shall submit the prescribed application form to the Kendall County Planning, Building and Zoning Department.

(c) Prior to application submittal for new short-term rentals, the short-term rental applicant shall meet with representatives of the Kendall County Health Department, Planning, Building and Zoning Department, and Sheriff's Department to discuss their business plan, application procedures, and applicable regulations.

(d) Prior to approval of placement on the short-term rental registry, the Planning, Building and Zoning Department shall conduct a life safety inspection of the subject property.

(e) For those properties served by private sewage disposal systems, the private sewage disposal system shall be evaluated by the Kendall County Health Department to determine the occupancy capacity. This evaluation shall occur prior to the placement on the short-term rental registry and when any changes occur to the permit for the private sewage disposal system.

(f) The maximum number of occupants shall be set by the evaluation of the private sewage disposal system, if on a private system, or number of bedrooms, if served by a public sewer system. Regardless of sewage disposal system, the maximum number of occupants shall be sixteen (16). Any guests of the person renting the short-term rental

shall be included in the occupancy count. Occupants do not include persons engaged in deliveries to and from the property.

(g) Upon approval of being placed on the short-term rental registry, but prior to renting the property, the owner of the property shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property is a short-term rental. The letter shall include the name, phone number, and email address of the property owner of the short-term rental. The owner shall supply the Kendall County Planning, Building and Zoning Department proof of mailing. The property can start to be rented fifteen (15) days after proof of mailing has been supplied to the Kendall County Planning, Building and Zoning Department.

(h) The Kendall County General Noise Regulations shall apply regardless of the zoning district where the short-term rental is located.

(i) The Kendall County Junk and Debris Regulations shall apply regardless of the zoning district where the short-term rental is located.

(j) All animals allowed on the property shall be current on all required vaccines and shall be leashed when outdoors. The outdoor leashing requirement does not apply if the animal is in a fenced yard or crate.

(k) If a violation occurs at a short-term rental, in addition to any other penalties allowed by law, both the property and property owner shall be suspended from the short-term rental registry for a period of twelve (12) months and will not be allowed to rent the property for short-term rental during the period of suspension.

(l) Upon conclusion of the suspension period, if an owner wants their property re-instated on the registry, they must provide evidence showing how the violation that caused the suspension was remedied. This requirement is in addition to the annual registration requirement.

(m)The above regulations do not apply to bed and breakfast establishments.

Failure to pass the life safety inspection would be grounds for denial of placement on the registry or revocation of placement on the registry (Proposed at RPC Meeting)

Short-term rentals shall have annual life safety inspections. (Proposed at RPC Meeting)

Secs. 36-98~~56~~—36-1011. - Reserved.

Short Term Rental Items

Aurora		Considered an Apartment
Joliet		Considered a Rental and Inspected
Lisbon		
Millbrook	Uses County	
Minooka	Not Stated	Considered a Hotel
Montgomery		
Oswego	Special Use	Minimum 7 Night Stay Off Street Parking Only
Newark		
Plainfield		
Plano	No Regulations	
Plattville	Uses County	
Sandwich		Considered a B&B
Shorewood	Prohibited	
Yorkville	Permitted	Considered a Hotel for Tax Purposes

DeKalb		
DuPage	Prohibited	
Grundy	Administrative	Landline Requirement Neighbors Provided Contact Information of the Owner No Onsite Advertising of the Property as a Short-Term Rental Pets Must be Leashed and Vetted Annual Renewal
Kane		
LaSalle	Special Use	Allowed in A-1 Only
Will		

Permit #	Name	Address	Inspection	Staff Action	Renewal Letters Sent	Sent Confirmation Email	
2	Juan Ramierz	142 Heathgate			12/2/2024	12/23/2024	5 Occupants
3	Patrick McCrimmon	26 Circle Drive West			12/2/2024	12/23/2024	8 Occupants
4	Patrick McCrimmon	51 Paddock			12/2/2024	12/24/2024	8 Occupants
5	Adrian Hainal-Roman	18 Marina Drive			12/2/2024	12/2/2024	10 Occupants
6	Jeffrey Bilek	14824 Millhurst Road B			12/2/2024		Closed See 12-20-24 Email
8	Glen MacDonald	12 Greenbriar Road			12/2/2024	1/6/2025	4 Occupants
9	Randy L. Pertler	11428 River Road, Plano			12/2/2024	12/2/2024	16 Occupants
11	Patrick McCrimmon	2 Pendleton Place			12/2/2024	12/23/2024	8 Occupants
12	Kenneth Schneider	114 Riverside Drive			12/2/2024	12/4/2024	12 Occupants
13	Dimitar G. Svilenov	99 Willowsprings Lane, Plano			12/2/2024	12/2/2024	10 Occupants
14	Michael Chesnutt	16249 Miller Road					10 Occupants
15	Aelita Archbold	6 Julius Court, Yorkville					6 Occupants
16	Jennifer and Richard Sanchez	11 Cebold Dr, Montgomery					12 Occupants

Matt Asselmeier

From: Fran Klaas
Sent: Tuesday, September 2, 2025 4:01 PM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petition 25-15

Got it.

In that case, I have no comments from Highway Department in regard to these proposed text amendments.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616** fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:59 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>
Subject: RE: Kendall County Zoning Petition 25-15

Yes, this is the new format, at least for text amendments.

Yes, please respond just to me.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:54 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: Kendall County Zoning Petition 25-15

Is this the new format for commenting on zoning petitions?
Do you want us to respond just to you?

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616** fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:43 PM

Matt Asselmeier

From: Aaron Rybski
Sent: Wednesday, September 10, 2025 4:53 PM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petition 25-15

We have no comments on our end. Thank you so much for including us in the process earlier.

A.R.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:43 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; David Guritz <dguritz@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: Kendall County Zoning Petition 25-15

ZPAC Members:

Attached please find information regarding Kendall County Zoning Petition 25-15, proposed amendments to the zoning regulations pertaining to short-term rental regulations.

If you have any questions, please let me know.

If you have any comments, please send those to me by the end of the day on September 15th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

Summary of Concerns – Short-Term Rental Regulations

Prepared by Ken Schneider – September 03, 2025

This summary highlights my main concerns regarding the proposed Kendall County short-term rental regulations:

Pet Regulations

Proof of vaccination for all pets is impractical and isn't something hotels require. Airbnb tells guests they don't have to disclose to hosts if they will bring a service animal as there is no charge and hosts cannot legally deny a guest with a service animal. There is no official government documentation for service animals. This creates an even more difficult situation because, in practice, some guests claim to have a service animal even when that is not truly the case, causing hosts to potentially face penalties for issues beyond their control. Hosts can tell guests that pets must be leashed unless in a fenced in area, but how are hosts supposed to be able to oversee that this is being done at all times?

Penalty for Occupancy Overages

As hosts we enforce occupancy limits, but guests sometimes exceed them despite best efforts. An automatic 12-month suspension is overly harsh. A tiered system (warnings, corrective actions, escalating penalties) would be more fair. The County should also reconsider and clarify the violation consequences and specify whether a host who is doing everything they reasonably can to enforce the rules will still be punished for guest actions beyond their control. Additionally, the Board should define whether infants under 2 years of age count toward the occupancy number of guests. Airbnb does not include infants under 2 in guest counts charges, but I experienced a situation where 10 women booked a retreat and each had an undisclosed infant. It seems that regulations on persons regardless of age would be better considered, particularly for safety reasons such as fire code compliance.

Septic & Guest Duration Considerations

Short-term rental guests, including larger groups, typically stay only 2–3 days. Vacation properties are vacant much of the week, meaning the septic system is not in continuous use. Occupancy rules should reflect this limited demand. Additionally, many guests desire to and ask for approval to invite local family or friends to visit briefly (not overnight). Restricting such short visits due to septic concerns should be reconsidered.

I look forward to seeing some fair and reasonable guidelines implemented in Kendall County for short term rentals.

Additionally, I would be willing to answer any questions or concerns you and the board may have to help make the proposed changes a reasonable and fair policy. Feel free to reach out to me on any questions you may have or suggestions from a host’s perspective.

Respectfully submitted,

Ken Schneider
[redacted]

Comments on Kendall County Short-Term Rental Regulations & Projected Economic Impact

To: Matt Asselmeier and Kendall County Board Committee Members

From: Ken Schneider, Run Rentals LLC (Unincorporated Bristol Township, Yorkville, IL)

Date: September 24, 2025

Key Concerns & Recommendations

Pets: Leash and vaccination rules already exist under current ordinances; duplicating them in STR rules is unnecessary.

Taxes & Liability Insurance: HOT tax compliance and $1M liability coverage are already standard practice. Platforms like Airbnb collect/remit applicable taxes; Vrbo lists HOT as a line item for hosts to remit.

Certified Letters to Neighbors: Sharing contact information is helpful, but certified mail should be encouraged, not mandated, to avoid unnecessary cost and burden.

License Revocation: A one-year loss of license for violations is excessive. Penalties should be case-by-case, proportional to circumstances.

Neighbor Complaints: Disgruntled neighbors may try to manufacture complaints to trigger enforcement. Policy should guard against bad-faith targeting.

Mandatory Hearings: Requiring a hearing to obtain an STR license—even when applicants already meet all rules—adds bureaucracy without public-safety benefits.

Fairness vs. Long-Term Rentals: Long-term rentals are not subjected to hearings, certified mailings, or severe license penalties. Rules should be equitable across rental types.

Comparison to Yorkville: The City of Yorkville regulates STRs primarily through hotel tax compliance without special hearings or extra mailings—showing that simple, fair rules work locally.

Projected Economic Impact (based on 200 guests per year)

Assumptions: 200 total guests annually; ~50 bookings (avg 4 guests/booking). Guest spending reflects dining, shopping, entertainment, and fuel purchases within Kendall County. Sales-tax impact shown below is based on local sales tax ≈7%.

Scenario	Avg Spend per Booking	Annual Guest Spending	Est. Local Sales-Tax (≈7%)
Low	$150	$7,500	$525
Medium	$200	$10,000	$700
High	$250	$12,500	$875

Illustrative HOT-Tax Example: At an average nightly rate of $250 and 2-night stays, 50 bookings would generate ≈$25,000 in lodging revenue. At a 6% hotel occupancy tax, that equals ≈$1,500 in HOT tax remitted annually per STR property.

In summary, short-term rentals provide measurable financial contributions through both direct taxes and indirect guest spending. We respectfully urge Kendall County to adopt regulations that build on existing ordinances and industry practices, avoiding unnecessary duplication or disproportionate penalties. A balanced approach will support responsible STR operators while addressing community concerns.

Respectfully,

Ken Schneider

Matt Asselmeier

From: Doug Winsor [redacted]
Sent: Monday, September 15, 2025 1:29 PM
To: Matt Asselmeier
Cc: Matt Kellogg; Brian DeBolt; Ruben Rodriguez
Subject: [External]Short-term rental proposed ordinance questions, concerns and suggestions...
Attachments: Proposed STR Ordinance Questions and Suggestions.docx

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,

A group of Corneils Road neighbors got together to discuss the proposed ordinance governing short-term rental properties. I've tried to summarize our questions, concerns and suggestions in the attached document. Thank you.

Doug Winsor
[redacted]

Section 36-985 – Short Term Rentals

Please find questions or concerns regarding the ordinance in black:

a) All short-term rentals shall be registered annually with the Kendall County Planning, Building and Zoning Department.

b) Applicants for new short-term rentals and renewals of short-term rentals shall submit the prescribed application form to the Kendall County Planning, Building and Zoning Department.

c) Prior to application submittal for new short-term rentals, the short-term rental applicant shall meet with representatives of the Kendall County Health Department, Planning, Building and Zoning Department, and Sheriff's Department to discuss their business plan, application procedures, and applicable regulations.

d) Prior to approval of placement on the short-term rental registry, the Planning, Building and Zoning Department shall conduct a life safety inspection of the subject property.

e) For those properties served by private sewage disposal systems, the private sewage disposal system shall be evaluated by the Kendall County Health Department to determine the occupancy capacity. This evaluation shall occur prior to the placement on the short-term rental registry and when any changes occur to the permit for the private sewage disposal system.

f) The maximum number of occupants shall be set by the evaluation of the private sewage disposal system, if on a private system, or number of bedrooms, if served by a public sewer system. Regardless of sewage disposal system, the maximum number of occupants shall be sixteen (16). Any guests of the person renting the short-term rental shall be included in the occupancy count. Occupants do not include persons engaged in deliveries to and from the property.

   We strongly favor the 16-occupant limit, but have concerns regarding how enforcement will be carried out. Will the responsibility for enforcing occupancy maximum for a given short-term rental property lie with law enforcement, with PBZ, with another County department? Who should be notified when it is believed that an occupancy limit has been exceeded? If a short-term rental has exceeded the occupancy limit, is that a violation as described in (k)?

g) Upon approval of being placed on the short-term rental registry, but prior to renting the property, the owner of the property shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property is a short-term rental. The letter shall include the name, phone number, and email address of the property owner of the short-term rental. The owner shall supply the Kendall County Planning, Building and Zoning Department proof of mailing. The property can

start to be rented fifteen (15) days after proof of mailing has been supplied to the Kendall County Planning, Building and Zoning Department.

We vehemently oppose sending certified letters to adjacent property owners **after** a property is approved as a short-term rental. A neighborhood deserves notification prior to a decision being made to approve a short-term rental property. A forum or public hearing should be required so that neighbors could voice their opinions, pro or con, regarding having a short-term rental in their community. This is an absolute for TRANSPARENCY.

h) The Kendall County General Noise Regulations shall apply regardless of the zoning district where the short-term rental is located.

i) The Kendall County Junk and Debris Regulations shall apply regardless of the zoning district where the short-term rental is located.

j) All animals allowed on the property shall be current on all required vaccines and shall be leashed when outdoors. The outdoor leashing requirement does not apply if the animal is in a fenced yard or crate.

Who is responsible for vetting animals brought to a short-term rental?

k) If a violation occurs at a short-term rental, in addition to any other penalties allowed by law, both the property and the property owner shall be suspended from the short-term rental registry for a period of twelve (12) months and will not be allowed to rent the property for short-term rental during the period of suspension.

What exactly constitutes a violation? Alleged criminal activity, underage drinking, drug use? The Memorandum dated September 2, 2025 states, "3. A party must be found guilt by a court of competent jurisdiction in order for a violation to occur." Does that mean that every alleged violation must be brought to a court of law? If so, who at the County would be responsible for the initial investigation of an alleged violation? Who would be responsible for arguing the County's case before a judge or jury?

l) Upon conclusion of the suspension period, if an owner wants their property reinstated on the registry, they must provide evidence showing how the violation that caused the suspension was remedied. This requirement is in addition to the annual registration requirement.

m) The above regulations do not apply to bed and breakfast establishments.

Here are some recommendations for additional requirements for operating a short-term rental in unincorporated Kendall County:

a) The ordinance should state what zoning districts allow short-term rentals (i.e., A-1, R1, R2, R3, etc.).

b) There is no mention of penalties for operating a short-term rental that is not on, or has been removed from the registry.
c) We'd love to see the establishment of minimum setback requirements between a short-term rental structure and neighboring structures of at least 150 feet.
d) The ordinance should address available parking requirements similar to those in the Bed and Breakfast ordinance.
e) The ordinance might require proof of a minimum of $1M in comprehensive liability insurance that would be verified initially and annually.
f) The ordinance should specify the owner register with the Illinois Department of Revenue, obtain a certificate of registration and be responsible for paying the Illinois Hotel Operators Occupancy Tax (HOOT) per state regulations.
g) There is no mention of fees or taxes the County could be collecting from short-term rental operators. There could be a fee for the initial application and another for each annual renewal. The County could collect a lodging or transient room tax from each short-term rental.

One final question regarding short-term rentals: Will the new ordinance apply to all short-term rentals operating in unincorporated Kendall County, or will those short-term rentals already in operation be grandfathered in?

Doug Winsor

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Meeting Minutes of September 24, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:23 p.m.

ROLL CALL

Members Present: Eric Bernacki, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, and Seth Wormley
Members Absent: Bill Ashton, Tom Casey, Ruben Rodriguez, Bob Stewart, and Claire Wilson
Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant
Others Present: None

Mr. Asselmeier reported that the Petitions on the agenda will go the Kendall County Zoning Board of Appeals on September 29, 2025, with a request for a continuance until the October meetings.

The next meeting of the Kendall County Regional Planning Commission will be October 22, 2025, at 7:00 p.m.

ADJOURNMENT

Member McCarthy-Lange made a motion, seconded by Member Wormley, to adjourn. With a voice vote of five (5) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:26 p.m.

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of October 22, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:01 p.m.

ROLL CALL
Mr. Asselmeier announced that Bill Ashton had resigned from the Regional Planning Commission.
Members Present: Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Christina Burns, County Administrator
Others Present: Mike Hoffman, Boyd Ingemunson, Fran Miller, Ron Miller, Steven Papaeliou, Tim O'Brien, David Shively, Jeremy Dippold, Ed Kirch, Randy Pertler, Ernesto Ramirez, Patrick McCrimmon, Margaret Pearson, John Pearson, Sharon Robinson, Deb Mayerle, Doug Winsor, Jack Marlowe, Miriam Schneider, Ken Schneider, and Ansar Gafur

PETITIONS
Petition 25-15 Kendall County Planning, Building and Zoning Committee
Mr. Asselmeier summarized the request.

At their meeting on August 14, 2025, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Kendall County Code pertaining to short-term rental zoning regulations.

The redlined proposal was as follows:

Section 36-2 Definitions

"*Short-term rental* means a one (1) family dwelling, two (2) family dwelling, or accessory structure with residentially allowed occupancy permits that are rented for a maximum thirty (30) days." (No Amendment Proposed)

Section 36-971 (a) (15) Accessory buildings, uses and structures:

"Short-term rental**s subject to the conditions in Section 36-985** ~~**provided the property is annually registered with the County Planning, Building and Zoning Department**~~."

Section 36-985. – Short-Term Rentals

(a) All short-term rentals shall be registered annually with the Kendall County Planning, Building and Zoning Department.

(b) Applicants for new short-term rentals and renewals of short-term rentals shall submit the prescribed application form to the Kendall County Planning, Building and Zoning Department.

(c) Prior to application submittal for new short-term rentals, the short-term rental applicant shall meet with representatives of the Kendall County Health Department, Planning, Building and Zoning Department, and Sheriff's Department to discuss their business plan, application procedures, and applicable regulations.

(d) Prior to approval of placement on the short-term rental registry, the Planning, Building and Zoning Department shall conduct a life safety inspection of the subject property.

Mr. Asselmeier added a requirement that failure to pass the life safety inspection would be grounds for denial of placement on the registry or revocation of placement on the registry.

(e) For those properties served by private sewage disposal systems, the private sewage disposal system shall be evaluated by the Kendall County Health Department to determine the occupancy capacity. This evaluation shall occur prior to the placement on the short-term rental registry and when any changes occur to the permit for the private sewage disposal system.

(f) The maximum number of occupants shall be set by the evaluation of the private sewage disposal system, if on a private system, or number of bedrooms, if served by a public sewer system. Regardless of sewage disposal system, the maximum number of occupants shall be sixteen (16). Any guests of the person renting the short-term rental shall be included in the occupancy count. Occupants do not include persons engaged in deliveries to and from the property.

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(h) The Kendall County General Noise Regulations shall apply regardless of the zoning district where the short-term rental is located.

(i) The Kendall County Junk and Debris Regulations shall apply regardless of the zoning district where the short-term rental is located.

(j) All animals allowed on the property shall be current on all required vaccines and shall be leashed when outdoors. The outdoor leashing requirement does not apply if the animal is in a fenced yard or crate.

(k) If a violation occurs at a short-term rental, in addition to any other penalties allowed by law, both the property and property owner shall be suspended from the short-term rental registry for a period of twelve (12) months and will not be allowed to rent the property for short-term rental during the period of suspension.

(l) Upon conclusion of the suspension period, if an owner wants their property re-instated on the registry, they must provide evidence showing how the violation that caused the suspension was remedied. This requirement is in addition to the annual registration requirement.

(m)The above regulations do not apply to bed and breakfast establishments.

Mr. Asselmeier added a requirement to have annual inspections of short-term rentals.

Secs. 36-98~~56~~—36-1011. - Reserved.

A few items to note:

1. This proposal only applies to short-term rentals; it does not apply to properties rented longer than thirty (30) days.

2. This proposal does not apply to bed and breakfast establishments as defined by the Illinois Bed and Breakfast Act. Bed and breakfast establishments are special uses in the A-1, R-1, R-2, and RPD Districts.

3. A party must be found guilty by a court of competent jurisdiction in order for a violation to occur.

A comparison table of short-term rental regulations of neighboring counties and municipalities was provided.

To date, there are thirteen (13) registered short-term rentals in the unincorporated area with one (1) new applicant still under review. The list of short rentals was provided.

Petition information was sent to the Townships on September 2, 2025. To date, no comments have been received.

Petition information was sent to the former members of ZPAC on September 2, 2025. To date, the Highway Department and Health Department were the only agencies that responded and they had no comments.

Petition information was sent to the registered short-term rentals and parties that have recently inquired about running or having an interest in short-term rentals. Ken Schneider submitted comments on the proposal on September 3, 2025, and September 24, 2025. He was concerned about the following:

1. The proposed pet regulations as applied to service animals and duplication of existing regulations.

2. The proposed penalty; he favored a tiered approach.

3. He requested clarification if infants under the age of two (2) years old counted toward the maximum occupancy number.

4. He requested that guests of short-term renters not be counted towards the maximum occupancy number as they do not impact the septic system.

5. Payment of taxes and One Million Dollar ($1M) liability insurance is required by short-term rental platforms.

6. Certified mailings should be encouraged, not mandated.

7. Policy should guard against bad-faith targeting by unhappy neighbors.

8. Mandatory hearing should not be required.

9. The proposal only applies to short-term rentals and not to long-term rentals.

10. The United City of Yorkville regulates short-term rentals through hotel tax without hearings or mailings.

Doug Winsor, on behalf of the Corneils Road neighbors, also submitted comments. They were concerned about the following:

1. Enforcing the sixteen (16) person occupancy limit and pet vaccination requirement.

2. Process of guiding a violation through the judicial process.

3. They favor requiring letters be sent to neighbors prior to approval of a short-term rental's placement on the registry.

4. Clarification on zoning districts where short-term rentals are allowed.

5. Establishment of a minimum setback of one hundred fifty feet (150') between short-term rental structures and neighboring structures.

6. Have parking requirements similar to bed and breakfast establishments.

7. Maintenance of liability insurance.

8. Payment of the Illinois Hotel Operators Occupancy Tax.

9. Establishment of fees or taxes and the County level.

Chairman Landovitz asked about annual inspections. Mr. Asselmeier said that the current practice was to conduct inspections at time of application and when complaints were submitted. This proposal would require annual inspections.

Member Wilson asked why a person would have to wait a full twelve (12) before re-instatement on the registry could occur. Mr. Asselmeier responded that the Committee was attempting to find an appropriate punishment in addition to fines if someone violated the law.

Member Wilson asked why letters would be sent to neighbors after approval instead of prior to approval. Mr. Asselmeier responded that the County wanted to make sure the property was suitable for placement on the registry from a health and safety aspect and because there are no plans in the current proposal to have public meetings on applications for short-term rental.

Member Wilson asked in which zoning district would short-term rentals be allowed. Mr. Asselmeier responded in every residential district where a single-family or duplex was allowed.

Member Bernacki what could trigger a violation. Mr. Asselmeier said exceeding maximum occupancy, junk and debris violations, noise violations, and pet violations.

Member McCarthy-Lange asked about limiting the total number of days for the short-term rentals. Mr. Asselmeier said there was no discussion about setting a minimum number of days for a property could be rented.

Member Wilson asked about the number of short-term rentals in the County. Mr. Asselmeier responded there are thirteen (13) properties listed on the registry.

Member Wilson asked if there have been any complaints against the properties on the registry. Mr. Asselmeier responded there have been no complaints against the properties presently on the registry. There was a complaint against a property that was previously on the registry, but that property is no longer rented.

Member Wilson asked if there have been any complaints against properties not on the registry. Mr. Asselmeier responded yes. There have been complaints about parties at short-term rentals and properties being rented short-term that were not listed on the registry. Some of the non-registered property have since been brought into compliance by registering, some have ceased operating, and some the County is still pursuing action against.

Member McCarthy-Lange asked if there was a cost to be included on registry. Mr. Asselmeier said no. The County did have a property maintenance code, the County did not do inspections upon point of sale or change in tenancy, and the County did not collect hotel-motel tax.

Member Wilson asked who did the inspections. Mr. Asselmeier said the Planning, Building and Zoning Department and the Health Department in cases where the property is served by a well and septic.

Member Bernacki as if the County requires other property owners to keep pets on leashes. Mr. Asselmeier said not for private homeowners.

Ed Kirch has forty-eight (48) years in property management experience. He manages over three hundred (300) units. His best tenants are nightly rentals; he kicks out the bad tenants immediately. He does not allow parties. People doing nightly rentals tend to be poorer. Also, monthly rentals put kids in the school district. He said that the problem was people having party houses or banquet facilities disguised as rental properties. He said it is a civil rights violation to go into someone's house for an inspection. Many nightly rentals have large amounts of security, particularly cameras. A one hundred fifty foot (150') setback would shut down many rentals.

Randy Pertler owns a luxury short-term rental outside Yorkville. He noted that rentals pay more in taxes than owner-occupied houses. He was not opposed to paying a local tax in addition to State taxes. His property is professionally maintained, using local companies. If it was not professionally maintained, he would not be able to rent it. The renters spend money locally. He was concerned that the regulations could eventually apply to sixty (60) or ninety (90) days rentals.

Member Bernacki asked Mr. Pertler about capacity. Mr. Pertler said that capacity controls a lot of problems. He has tenants sign an agreement on capacity and tenants are fined if they go over capacity. Member Rodriguez asked how capacity is controlled. Mr. Pertler said they have numerous cameras outside the property. They also track how many people are on the WIFI. The fine comes from the customer's credit card or security deposit.

Member Wilson asked about the difference between nightly and short-term rentals. Nightly and short-term rentals, from an industry perspective, are the same thing. Mr. Pertler said setting a minimum number of nights was not a good idea.

Member Wilson asked Mr. Pertler if he had any objections to anything in the proposal. Mr. Pertler responded the twelve (12) month suspension. A suspension of that length would cause financial hardship for the small business owner. He favors a suspension during the period of time while the issue in question is addressed.

Ernesto Ramirez read his email into the record. He noted the local contractors that he uses to maintain his properties. He does not like parties at this properties; he has cameras at his properties. He noted that long-term tenants and homeowners also have parties that can cause problems in neighborhood. He did not want to notify neighbors. A landlord cannot require vaccination for pets because of AirBnB rules related to service animals. He does not favor the twelve (12) month suspension.

Patrick McCrimmon operates thirteen (13) short-term rentals in the area. They are managed by a professional company. He also has long-term rentals. The short-term rentals are his best tenants. He was concerned about the one (1) year suspension. The impact of such suspension on the companies they use for maintenance would be bad. He favored a review process over a long-term suspension.

Deb Mayerle expressed concerns regarding the Big Sky Barn House in Bristol. Neighbors have observed teens carrying liquor into the property. She noted increased traffic on Corneils Road. Tenants have used foul and abusive language against the residents of the area. She discussed the noise. She said that timely garbage removal has not occurred and animals have scattered trash around the neighborhood. She questioned the lack of permits for the property.

Margaret Pearson expressed concerns regarding zoning violations at the Big Sky Barn House. The property is not a typical short-term rental and is not authorized. She questioned enforcement of the regulations as it relates to this property. The property is a converted barn that houses forty (40) people. The property has a wiffle ball field and arcade. The property has decreased property values and disrupted the peace and safety of the neighborhood. She discussed issues with the septic systems at the property. She has petition signed by the neighbors and she will bring that petition to the zoning hearing on October 27, 2025.

Member Wilson asked Ms. Pearson if they filed a complaint asked the Big Sky Barn House. Ms. Pearson responded yes. Member Wilson asked if the property had a special use permit. The response was no.

Member Wilson asked Ms. Pearson if she had any comments on the proposed text amendments. Ms. Pearson responded they favored a one hundred fifty foot (150') setback from the short-term rental to a neighboring property, partially because of noise control concerns.

Member Rodriguez said the best way to control the situation was to cap the number of people at the short-term rental.

Member Wormley requested additional feedback on the proposal. He noted the Petitioner was the Planning, Building and Zoning.

Ms. Pearson said that notification of neighbors needs to happen before approval of the short-term rental.

Doug Winsor said the earlier speakers that own short-term rentals do a great job maintaining their properties. He noted that the property on Corneils Road was an outlier. He noted the request for one hundred fifty feet (150') from short-term rentals to neighboring properties. He would like to see the proposal be more encompassing.

Mr. Kirch said the setback would wipe out many units. He also said a good operator will get a short-term renter out in one (1) hour. Evicting a long-term tenant takes multiple months.

Member Bernacki asked if short-term rentals were registered with the State. The response was a LLC would be registered with the State.

Mr. Kirch noted there are three (3) major short-term rental platforms and several other small platforms.

Member Wilson asked Mr. Kirch how the County should balance the bad operators with good operators. Mr. Kirch responded that he did not believe the property on Corneils Road was a short-term rental. He believed the property was a hotel or banquet facility and the County was not enforcing other regulations that could solve the problem. He does not favor a large setback; a setback will not solve a party house.

John Pearson expressed concerns about the lack of inspections at the property. He thanked the County for their efforts of enforcement at the property. The Sheriff's Department has been great.

Sharon Robinson said the property owner of the barn did all of the work behind their backs. He does not adequate parking spaces and has the property booked most of November.

Someone spoke in favor of the sixteen (16) person capacity.

Jack Marlowe said the short-term rental owners had good comments and the neighbors of the barn had good comments as well. He favored enforcement of the existing regulations and he did not believe the proposal would solve the problem. He discussed the impacts of the shutting down a small business owner for one (1) year. He favored having leash regulations for all properties. He also favored allowing guests that do not spend the night be counted towards the capacity. He was in favor of letting neighbors have contact information of the short-term rental owner. He also questioned why the regulations did not apply for long-term rentals. His daughter owns short-term rentals and they have cameras and monitor their property.

Miriam Schneider is the daughter of Jack Marlowe. He spoke about the impact of homeowners' association rules against short-term rentals. These types of rules prevent people from getting extra income by renting out their house. She discussed enforcing capacity rules as they relate to guests of the tenant. She was also against the one (1) year suspension. She also said that she cannot control tenants keeping pets on leashes. The proposal was not safe for operators.

Ken Schneider disagreed with the proposal except for the maximum occupancy limit. He felt the proposal was created to try address one (1) problem property. He said that the County already had rules related to pets and leashes. He said that their tenants tell them why they were renting the property. He discussed the impacts of not using the septic system properly. The proposal would put him out of business, but would not impact the Barn. He said the setback would put all short-term rentals out of business. He favored enforcing the existing regulations. He was also against the twelve (12) month registry suspension. He does background checks on his tenants.

Mr. Marlowe said the County should make ordinances to address specific problems.

Member Wilson made a motion, seconded by Member Hamman, to recommend approval of the text amendment with the amendments to add failure to pass a life safety inspection shall cause the denial or revocation of the placement of the short-term rental on the registry and a requirement that short-term rentals must be inspected annually.

Member Wilson praised the work of the Planning, Building Zoning Committee to create this proposal and balance the needs of good short-term rental owners and neighbors of the bad short-term rental owner. However, she was against the proposal because endangered the livelihoods of the good short-term rental owners. She felt the County needed to enforce existing regulations. She felt the County should review the ordinance violation procedures.

Member Wormley discussed the burden of proof regarding violations. He was against putting something in place that would not give the Department the adequate tools to enforce the rules and shutting down illegal short-term rentals. He asked Mr. Asselmeier if the proposal would give the Department the necessary tools to address the short-term rental issues. Mr. Asselmeier responded that capping the number of people, passing inspections, and setting a maximum number based on septic system. Member Wormley asked how the County would enforce an occupancy cap. Mr. Asselmeier responded that the County would need proof that more people were at the property than allowed. The County would then have to follow their enforcement procedures. Member Wilson asked if the tools were not already in place. Mr. Asselmeier said that the Corneils Road property does not meet the definition of banquet hall. Mr. Asselmeier said that the County has to prove that a given property is operating as a business; the Corneils Road property is going through the code enforcement process.

Chairman Landovitz asked if the proposal was needed if the problem property on Corneils Road could be addressed by the existing enforcement process. Mr. Asselmeier said setting the number of occupants, requiring a pre-application meeting, clarifying that failure to pass inspections denies placement to registry, making sure the noise regulations, and making sure the junk and debris regulations are enforced would help with enforcement.

Member Bernacki noted the regulations only apply to the unincorporated areas. He questioned what would happen if two (2) buildings had two (2) different occupancies.

Chairman Landovitz was reluctantly in favor of the motion. He sees the proposal as not fatally defective. He believes enforcement will be done with applicable discretion. The proposal will improve enforcement.

Member Wormley said the County was trying to get the proposal correct for everyone. He requested feedback on the proposal.

The votes were as follows:
Ayes (4): Hamman, Landovitz, Rodriguez, and Wormley
Nays (4): Bernacki, Casey, McCarthy-Lange, and Wilson
Absent (1): Stewart
Abstain (0): None

The motion failed.

The recommendation is denial.

The proposal goes to the Kendall County Zoning Board of Appeals on October 27, 2025.

Member Wilson favored having some regulations related to short-term rentals, but the operators of short-term rentals brought some valid concerns and the proposal should be re-visited.

Member McCarthy-Lange agreed with Member Wilson that the proposal should be a work in progress.

Member Casey felt that the proposal was work in progress. He was unsure if a regulation could be crafted that was specific enough to address the problem on Corneils Road.

Member Bernacki questioned the due process of having a strict punishment if someone has one (1) bad tenant. He felt that regulations already existed.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to continue the meeting to November 6, 2025, at 7:00 p.m. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 11:04 p.m.

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

Encs.: October 21, 2025, Ernesto Ramirez Email Regarding Short-Term Rental Regulations

Jack Marlow
Miriam Schneider
Ken Schneider

ANSAR GHAFUR

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 22, 2025

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)
Jeanne Ryan Fran Miller		
Boyd Ingemunson		
Capacchione	[redacted]	
Jim O'Brien		
DAVID SAWELA	[redacted]	
Jeremy Dippold	Owner	
ED KIRCH		[redacted]
Randy Peterl		

Ernesto Ramirez
Patrick McGinnis
Margaret Pearson

Rob Mazeski
Doug Winsor
Cornell Rd.

Matt Asselmeier

From: Ernesto Ramirez <
Sent: Tuesday, October 21, 2025 4:58 PM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Short Term Rental Regulations

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 Mr. Asselmeier,

Thank you for your email.

Here is my contribution. Thank you for your attention.

Operating for over 5 years up to 20 units. Several towns, counties, a couple of states. Hosted 6,000+ guests, 230+ pets, 11,000+ nights. Paid tens of thousands to our cleaners, handymen, runners. Paid all applicable taxes.

Airbnb doesn't allow parties, we don't allow parties in our House Rules, we do not want parties. Halloween, graduation season, etc., we get booking requests, "we are having the party somewhere else". Sure. We inform them that we have 24/7 Noise Level Monitoring in site, cameras at entry points, and that we run additional verification for all adults so we know who you are and where you live; then, we will know when a party is happening, and will have Airbnb cancel the reservation with no refund, along with a bad record. What happens to those booking requests? They have the party somewhere else! And that's fine with us, we would rather lose that bad business than host troublemakers.

Long-term tenants and homeowners do have parties, yet our guests don't. Homeowners and long-term tenants will have birthday parties or a quinceañera from time to time, but our guests are explicitly forbidden. We can enforce it, and we do enforce it; a regular landlord can't and won't, since they don't have the aforementioned controls we have.

Most of our units are in multifamily dwellings, we do not want our neighbors or our guests in other units to endure noise or any nuisances. The alert of high noise in a unit is very annoying on our mobile devices, we do not want it to go off at 2 am! By the way, this system also alerts when the CO/smoke detector goes off so we can check with them if everything is ok. It's usually when they are cooking bacon. Yes, bacon!

Contrary to widespread belief, we are not "weekend getaways". Most of our bookings last days, weeks, even months. The minimum length of stay for weekends is two nights, again, to weed out parties from the get-go (they won't even see our units while browsing to book for only 1 night on a weekend). We host families enduring misfortune and loss of home due to fire or flooding. Families moving into town while closing on or building their future home. Immunodeficient travelers who would rather not stay in a crowded hotel. Contractor crews that work hard all day and only use our units to sleep. They

don't have the time or energy to cause trouble, and they are very respectful.

During an informal chat we had after the previous meeting, some of the attendees expressed their aggravation with events that seem to be attached to Airbnb units. However, said problems are already addressed by local ordinances, laws, rules, regulations, or whatnot. Examples: public urination, loud music, underage drinking, brawls, a woman screaming who knows for what reason, etc. Every item is already addressed.
More than additional regulation, we need to enforce what's already in place. And we are fine with that! It's better for us, for our guests to enjoy a peaceful stay, same as neighbors.

For all those thousands of guests during thousands of nights, we only had one law enforcement instance: one guest had an emotional breakdown at the end of their stay, he hurt himself and shed some blood in the bathroom. A staff member reported it to the police as soon as he arrived, and since we had driving licenses and mobile numbers of the guests, the police were able to contact them and make sure everybody was ok. We even checked camera footage and verified that their dog left our unit perfectly fine.
One single instance in 5 years! That's a better ratio than regular long-term rentals, bars, even restaurants and retail stores.
Also, when criminal activity happened around us, we were able to provide camera footage to the authorities for them to have a case to convict them.

We are fine with being registered with the county.
However, nobody wants a Gladys Kravitz calling at 1am because guests arrived from the airport's last incoming flight.
It's impossible to enforce vaccination of our guests' pets since Airbnb forces us to host service animals without the guest showing proof or anything. If we dare to ask, we face penalties or even suspension by them.
12 months of suspension for 1 violation is too much, even for Airbnb... and they are tough!
We wonder why any new regulation wouldn't apply to Bed & Breakfasts. "Airbnb" means "air bed & breakfast", is it just because technology facilitates remote operation and for the owners/managers not to be present? Technology actually facilitates better control than traditional B&Bs.

Respectfully,

Ernesto Ramirez
RealtyE, LLC

On Thu, Oct 16, 2025 at 11:04 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

> The Kendall County Regional Planning Commission will meet on October 22, 2025, at 7:00 p.m., in the Courtroom, at 110 W. Madison Street, to consider proposed changes to the Kendall County Code pertaining to short-term rental zoning regulations.
>
> The updated memo on this Petition is attached.

Matt Asselmeier

From: Doug Winsor [redacted]
Sent: Thursday, October 23, 2025 8:55 AM
To: Matt Asselmeier; Seth Wormley
Cc: John Pearson; Maggie Pearson; bob mayerle
Subject: [External]Proposed Short-Term Rental Ordinance

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 Seth,

I wanted to thank you both for advocating for the proposed Short-Term Rental ordinance at last night's meeting. I still believe that having an ordinance governing these properties is a must. A recurring theme last night seemed to be, "simply enforce the ordinances already on the books." That, in my opinion, is the issue. The current ordinance is minimal and vague. Frankly, I believe that has played a large role in allowing the property at 9439 Corneils to become such a nuisance. I surmise that the County's reluctance to move forward on enforcement is rooted in the very fact that the current ordinance is inadequate and were this issue to go to litigation, the County would have a difficult time proving this proprietor is in violation of County code.

That said, I'd like to say that having responsible short-term rental operators speak last night helped me to better understand the STR industry. As we've been dealing with a large, 40-occupant property, I'd been unaware of the smaller, apartment scale STRs. And I was very impressed with the diligence and care these proprietors put into their operations in an effort to put forth a great experience for their occupants, while respecting the safety and tranquility of their neighbors. I want to make it clear that my neighbors and I are not wanting to place onerous regulation on these responsible folks. What we are advocating for is an actionable ordinance that will protect our property values, and more importantly, our safety and peace of mind.

As far as the proposed ordinance is concerned, I really don't see how anyone could debate a) through e). I continue to strongly favor f), a 16-occupant limit. I believe that may be the most important part of this code. As for g), some sort of formal notification should be given to neighbors. h) and i) simply refer to existing code. Perhaps j) could also reference existing Animal Control code. I know k) was a big sticking point. I would be in favor of a suspension pending the County's acceptance of a 'corrective action plan' for first violation and progressively more severe penalties for subsequent violations. m) is informational and fine. The amendment regarding language specifying a property failing a life safety inspection not being placed on the registry is essential for obvious reasons. Related, the amendment for annual inspections could likely be limited to life safety.

Again, thank you for the work you do. I greatly appreciate the time and energy you've put into this subject.

Doug Winsor
[redacted]

Matt Asselmeier

From: Maggie Pearson <[redacted]
Sent: Friday, October 24, 2025 2:14 PM
To: Matt Asselmeier; Seth Wormley
Subject: [External]Suggested Revisions to Proposed Short-Term Rental Ordinances

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 Members of the Planning, Building and Zoning Board,

We appreciate the Board's ongoing work to develop a fair and effective short-term (STR) ordinance. As nearby residents directly and adversely impacted by these activities, we respectfully submit the following suggested revisions to ensure the ordinance protects the safety, character and livability of our residential neighborhoods.

1. There will be an **initial permit application process.**

2. For the permit to be approved the property owner would be required to **obtain both a Life Safety Inspection and a Health Department Inspection.** These inspections will verify that the property meets all applicable safety, sanitation, and occupancy standards before guests are permitted to stay. Documentation of compliance should be submitted with the permit application.

3 Annual Permit Renewal and Inspection
Require annual permit renewals and inspections to confirm compliance with all building, safety and insurance requirements. This helps ensure that each STR remains in good standing and safe for both guests and neighbors.

4. Occupancy and Parking Limits
Occupancy should be strictly limited to a maximum of 16 people per property, regardless of square footage or bedroom count. This cap helps protect residential areas from becoming large scale event venues. In addition, off-street parking should be required for all guest vehicles to prevent congestion and preserve safety on neighborhood roads.

5. Enforcement and Penalties for Violations
The ordinance should clearly define how violations will be addressed. We strongly recommend a **progressive fine structure** and suspension of STR permits after repeated offenses. Without enforcement, issues such as excessive occupancy, noise, septic and garbage violations, complaints of drug use, violence, underage drinking, trespassing and parking overflow will persist.

6. Neighborhood Notification

Property owners within a 250 ft. radius should be **notified of STR permit applications.** This transparency allows residents to stay informed and provide input on potential community impacts.

In summary, we respectfully urge the Board to adopt revisions that strike a fair balance between property owners' rights and the community's right to peace, safety, and neighborhood stability. Thank you for your consideration and continued service to Kendall County residents.

Respectfully submitted,

Margaret and John Pearson [redacted]
Doug and Judy Winsor [redacted]
Bob and Debbie Mayerle [redacted]

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
September 29, 2025 – 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: Cliff Fox, Randy Mohr, Dick Thompson, Jillian Prodehl, Tom LeCuyer, and Dick Whitfield
Members Absent: Scott Cherry
Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant
Others Present: Daniel Gorman

PETITIONS:
The Zoning Board of Appeals started their review of Petitions 25-08 and 25-15 at 7:01 p.m.

Petition 25 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC
Request: Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
PIN: 09-15-200-003
Location: 2241 Route 52, Minooka, in Seward Township
Purpose: Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

Petition 25 – 15 – Kendall County Planning, Building and Zoning Committee
Request: Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations
Purpose: Petitioner Wants To Amend the Zoning Regulations Pertaining to Short-Term Rentals

Mr. Asselmeier informed the Board that no quorum existed at the September 24, 2025, Kendall County Regional Planning Commission meeting. Staff recommended that both Petitions be continued to the October 27, 2025, hearing.

Member Whitfield made a motion, seconded by Member Thompson, to continue the hearings for Petitions 25-08 and 25-15 until October 27, 2025.

The votes were as follows:
Ayes (6): Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None

Abstain (0): None
Absent (1): Cherry

The motion carried.

The proposals will go to the Kendall County Regional Planning Commission on October 22, 2025.

The Zoning Board of Appeals completed their review of Petitions 25-08 and 25-15 at 7:02 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that Petitions 25-08 and 25-15 will be on the October agenda. Also, there will be a request for a special use permit for solar farm southwest of Newark and a request for a special use permit for a meditation garden next to the Buddhist Temple on Route 34 on the October agenda.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:19 p.m.
Respectfully submitted by,
Wanda A Rolf-Office Assistant
Exhibits

1. Memo on Petition 25-08 Dated September 25, 2025
2. Certificate of Publication and Green Cards from Mailing for Petition 25-08 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 25-15 Dated September 25, 2025
4. Certificate of Publication for Petition 25-15 (Not Included with Report but on file in Planning, Building and Zoning Office)

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: September 25, 2025
Re: Petitions 25-08 and 25-15

The Kendall County Regional Planning Commission did not have quorum for their meeting on September 24, 2025.

Accordingly, Staff recommends that Petitions 25-08 and 25-15 be continued to the October 27, 2025, Zoning Board of Appeals hearing.

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

MHA

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
October 27, 2025 – 7:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:04 p.m.

ROLL CALL:
Members Present: Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Whitfield
Members Absent: Scott Cherry, Cliff Fox, and Dick Thompson
Staff Present: Matthew Asselmeier, AICP, CFM, Director
Others Present: Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, John Tebrugge, Miriam Schneider, Ken Schneider, Jack Marlowe, Ernesto Ramirez, Margaret Pearson, and Doug Winsor

PETITIONS:
Chairman Mohr swore in Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, Miriam Schneider, Ken Schneider, Ernesto Ramirez, Margaret Pearson, and Doug Winsor.

The Zoning Board of Appeals started their review of Petition 25-15 at 8:04 p.m.

Petition 25 – 15 – Kendall County Planning, Building and Zoning Committee
Request: Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations
Purpose: Petitioner Wants To Amend the Zoning Regulations Pertaining to Short-Term Rentals

At their meeting on August 14, 2025, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Kendall County Code pertaining to short-term rental zoning regulations.

The redlined proposal was provided.

A few items to note:

1. This proposal only applies to short-term rentals; it does not apply to properties rented longer than thirty (30) days.

2. This proposal does not apply to bed and breakfast establishments as defined by the Illinois Bed and Breakfast Act. Bed and breakfast establishments are special uses in the A-1, R-1, R-2, and

RPD Districts.

3. A party must be found guilty by a court of competent jurisdiction in order for a violation to occur.

A comparison table of short-term rental regulations of neighboring counties and municipalities was provided.

To date, there are thirteen (13) registered short-term rentals in the unincorporated area. The list of short rentals was provided.

Petition information was sent to the Townships on September 2, 2025. To date, no comments have been received.

Petition information was sent to the former members of ZPAC on September 2, 2025. To date, the Highway Department and Health Department were the only agencies that responded and they had no comments.

Petition information was sent to the registered short-term rentals and parties that have recently inquired about running or having an interest in short-term rentals. Ken Schneider submitted comments on the proposal on September 3, 2025, and September 24, 2025. He was concerned about the following:

1. The proposed pet regulations as applied to service animals and duplication of existing regulations.

2. The proposed penalty; he favored a tiered approach.

3. He requested clarification if infants under the age of two (2) years old counted toward the maximum occupancy number.

4. He requested that guests of short-term renters not be counted towards the maximum occupancy number as they do not impact the septic system.

5. Payment of taxes and One Million Dollar ($1M) liability insurance is required by short-term rental platforms.

6. Certified mailings should be encouraged, not mandated.

7. Policy should guard against bad-faith targeting by unhappy neighbors.

8. Mandatory hearing should not be required.

9. The proposal only applies to short-term rentals and not to long-term rentals.

10. The United City of Yorkville regulates short-term rentals through hotel tax without hearings or mailings.

Doug Winsor, on behalf of the Corneils Road neighbors, also submitted comments. They were concerned about the following:

1. Enforcing the sixteen (16) person occupancy limit and pet vaccination requirement.
2. Process of guiding a violation through the judicial process.
3. They favor requiring letters be sent to neighbors prior to approval of a short-term rental's placement on the registry.
4. Clarification on zoning districts where short-term rentals are allowed.
5. Establishment of a minimum setback of one hundred fifty feet (150') between short-term rental structures and neighboring structures.
6. Have parking requirements similar to bed and breakfast establishments.
7. Maintenance of liability insurance.
8. Payment of the Illinois Hotel Operators Occupancy Tax.
9. Establishment of fees or taxes and the County level.

The Kendall County Regional Planning Commission did not have a quorum for their meeting on September 24, 2025. The minutes of the gathering were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. Mr. Asselmeier proposed two (2) amendments to the proposal, failure to pass the life safety inspection would be grounds for denial of placement on the registry or revocation of placement on the registry and short-term rentals shall have annual life safety inspections. Discussion occurred regarding the timing of inspections. Discussion occurred regarding the twelve (12) month re-instatement period; several people felt that was excessive and a graduated approach should occur. Discussion occurred regarding the timing of notification to neighbors; some short-term property owners spoke against notification. There was no minimum stay limit included in the proposal. Discussion occurred regarding the counting of visitors of the tenants in the maximum occupancy count. Discussion occurred regarding the leashing requirements; other regulations already exist in the County pertaining to animal control regulations. In addition, AirB&B requires allowing service animals at rentals. Several speakers felt that the suggested one hundred fifty foot (150') setback was too much and would put many short-term rentals out of business. Several short-term property operators spoke about how they manage their properties to prevent them from causing problems in the neighborhoods; many use outdoor cameras to

control activity and numbers of people at the property. Some operators also control how many tenants can be on the local WIFI. Discussion occurred regarding the problem property on Corneils Road. The suggestion was that the County should enforce existing regulations or make regulations specifically targeting the issues at that property. Discussion occurred regarding whether or not the proposal would give Planning, Building and Zoning Department the necessary tools to enforce regulations. The Kendall County Regional Planning Commission recommended denial of the proposal by a vote of four (4) in favor of the proposal, four (4) in opposition to the proposal, and one (1) member absent. Member Wilson felt the proposal endangered the livelihoods of the good short-term rental owners and the County should enforce existing regulations. Chairman Landovitz voted in favor the proposal because the proposal would improve enforcement. Members Casey, McCarthy-Lange, and Wilson felt the proposal was a work in progress. Member Bernacki questioned the due process of enforcement and the impact of having one (1) bad tenant on small business owner; he also felt that regulations already existed. The minutes of the meeting were provided.

Following the October 22, 2025, Kendall County Regional Planning Commission meeting, Doug Winsor submitted a second email with the following suggestions:

1. Existing ordinances should be enforced.
2. Regulations a through e in the proposal should be approved.
3. The maximum occupancy should be sixteen (16).
4. The Animal Control Code could be referenced.
5. Suspension should be based on a corrective action plan and progressively stricter punishments for successive violations.
6. Failure to pass inspection should cause denial of placement on the registry.
7. Annual inspections should be restricted to life safety.

Also following the October 22, Kendall County Regional Planning Commission meeting, Margaret and John Pearson, Doug and Judy Winsor, and Bob and Debbie Mayerle submitted the following comments:

1. Initial permit application process.
2. Pass life safety and Health Department inspections.
3. Require annual renewals and inspections.
4. Limit capacity to sixteen (16) people maximum.

5. Implement a progressive fine structure.

6. Notify neighbors within two hundred fifty feet (250') of the short-term rental.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 29, 2025, and continued the proposal until October 27, 2025. The minutes of the September 29, 2025, hearing were provided.

Chairman Mohr noted the number of people that made comments at the Regional Planning Commission meeting. He said that, upon review of the regulations of other counties and municipalities, nobody makes it more complicated than Kendall County.

Chairman Mohr opened the public hearing at 8:14 p.m.

Miriam Schneider, asked what the inspector is looking for in a life safety inspection. Mr. Asselmeier responded that the inspector is looking for things impacting safety like functioning smoke and carbon monoxide detectors, unblocked egress/ingress routes, and railings at appropriate heights. Ms. Schneider asked if long-term rentals go through the same inspection. Mr. Asselmeier said long-term rentals do not go through an inspection. He noted that the County did not do inspections upon point of sale or change in tenant. When the original short-term rental regulation were drafted the objectives were to let the fire districts know the short-term rentals existed (primarily focusing on tenants that were not from the area) and to have contact information for the owners of short-term rentals in the event a safety issue arose at the property. Ms. Schneider noted that disgruntled guests will contact AirBnB and AirBnB will shut down the property. Discussion occurred regarding other short-term rental platforms. She felt that a checklist for a life safety inspection would be beneficial.

Ms. Schneider asked about the purpose of the meeting with the Health Department, Sheriff's Department, and Planning, Building and Zoning Department. Mr. Asselmeier responded that representatives of those departments would meet the applicant and learn about the applicant's plans. The applicant would be informed of the various regulations related to short-term rentals. Discussion occurred regarding proper septic system design and Sheriff's Department role related to complaints. The meeting would take place at the County; the Planning, Building and Zoning Department would coordinate the meeting prior to application submittal at the beginning of the application process.

Ms. Schneider asked how the septic system would be evaluated. Mr. Asselmeier said the Health Department would check the permitted size of the septic system in relation to number of people applicants want to have at the property. The Health Department would likely request an evaluation of the septic system, if no permits were on file.

Ms. Schneider asked what constituted a business plan. Mr. Asselmeier responded the business plan would include how many people would be in the house and how frequently would the house be rented.

She favored asking for the use instead of a business plan; that business plan was too broad, a rental plan was better terminology.

Ms. Schneider asked about visitors with a maximum capacity of sixteen. She noted about how difficult it was to prevent tenants from inviting people to the property. Chairman Mohr asked, in those cases where guests came over, did the neighbors complain. Ms. Schneider responded no, but that did not mean that another short-term rental could get into trouble, if they had a neighbor that was watching their property. She discussed how she handled tenant's visitors; it took thirty (30) minutes for the guests to leave.

Ms. Schneider expressed concerns regarding the penalty; she can't watch the property all of the time. She discussed getting security deposits and fines.

Ms. Schneider asked why the requirement for operators to check if pets had been vaccinated was included in the proposal. Mr. Asselmeier said that requirement was included for public health reasons. Chairman Mohr said that requirement looked consistent with the requirements of other municipalities. Chairman Mohr said that hotels have asked him if his pets were vaccinated. Ms. Schneider asked how an operator was supposed to verify if a pet was properly vaccinated. AirBnB tells patrons that service animals are free. Chairman Mohr suggested placing language in the rental agreement stating that the animals have been vaccinated. The court levies fines and punishments for violations to the regulations.

Ms. Schneider expressed concerns that a disgruntled neighbor could turn them in for violating the regulations.

Ms. Schneider asked how the regulations would be enforced. Mr. Asselmeier said the Planning, Building and Zoning Department is complaint based and the advertisement of the short-term rental.

Ken Schneider submitted comments on the proposal. He was against the annual re-registration. He would like to see the revised application form. The business plan requirement is vague. He favored a one (1) time inspection. He would like to see septic systems inspected, possibly every couple years. He favored the maximum capacity including only overnight guests. He also wanted to see a maximum capacity calculation. He noted that several of the proposed regulations did not apply to long-term rentals or owner occupied structures. He felt contacting neighbors was unnecessary. He had no concerns regarding the noise regulation or junk and debris regulation requirements. He said that current County regulations did not require pets be on a leash. He favored a tiered system for violations. He would like to see short-term rental regulations and forms on the County's website. He questioned whether staggering septic usage caused fast septic system damage. He said the County could approve these rules and it would not solve the issues with the property on Corneils Road. He felt the proposal punished the good operators. Mr. Schneider says that his tenants are people coming into town for funerals, weddings, and visiting friends.

Chairman Mohr swore in Jack Marlowe. Mr. Marlowe helped Mr. and Ms. Schneider prepare their comments. He did not believe that review of a business plan was necessary. He favored an inspection of septic tanks and recommendations to have the septic properly sized. He said it was the property owner's best interest in having the septic system working correctly. He said it was complicated to set a maximum number for visitors. The capacity should be based on overnight guests. He was in agreement that guests should sign a rental agreement acknowledging pets were current on vaccinations. He felt the proposal should be re-worked.

Chairman Mohr asked if the property owner of 9439 Corneils Road was in attendance. The response was no.

Mr. Asselmeier said that people that expressed an interest in having a short-term rental, those that were on the registry, and those that expressed interest in the proposal were notified by email of the hearing, including the owner of 9439 Corneils Road.

Ernesto Ramirez questioned why the owner of 9439 Corneils Road was not in attendance. Discussion occurred regarding the pet vaccination requirement and the liability to an owner if the form was signed. Mr. Asselmeier said there are thirteen (13) properties on the registry. Mr. Asselmeier said the information on the property on Corneils Road has been forwarded to the State's Attorney's Office. He expressed concerns regarding the punishment for violating the rules.

Discussion occurred regarding the existing regulations related to short-term rentals, the definition and requirement to be registered with the County.

Margaret Pearson presented a petition against the house at 9439 Corneils Road. The home has been operating as a short-term rental since April. She explained the layout of the property. She said the use is too big and disruptive to the neighborhood and the owner was sneaky regarding his intended use of the property. She discussed an assault of one (1) of the neighbors from a guest at the property. The consensus was that the party was a party house.

Chairman Mohr asked how many attendees allowed ten (10) or more guests. He noted that one (1) house was causing all of the problems. He felt that the owner of 9439 Corneils is going to ignore the regulations. Discussion regarding setbacks in relation neighboring houses. Member Whitfield said the issue comes down to the septic system. Chairman Mohr favored a periodic inspection of the septic system. Chairman Mohr favored capping the number of people at eight (8) and requiring a larger setback if an owner wanted to have a larger capacity.

Doug Winsor disagreed regarding the need for the ordinance. He felt that an amendment was needed to strengthen the regulations. He felt that the reason the process of enforcement for the property on Corneils has taken this long was because of a lack of strong regulations. He did not feel that AirBnB assisted with resolving issues with problem properties. He did not believe that short-term rentals

should be treated the same way as long-term rental because the number of people at the rental in a given year was limited and a landlord and neighbors get to know the tenants. As many as two thousand (2,000) people could go through 9439 Corneils Road in a given year and neighbors know nothing about the tenants. He favored life safety inspections to protect the occupants of the property. He felt the suspension period was strict and favored a tiered enforcement system. He felt the proposal was not burdensome because, at least, short-term rentals are allowed.

Diego Ramirez has run short-term rentals for five (5) years. He noted that the sixteen (16) person maximum comes from AirBnB. He said most reservations were between one (1) and six (6) people. He did not favor a setback requirement. Chairman Mohr favored setbacks for houses renting to ten (10) or more people to avoid the creation of party houses. Mr. Asselmeier discussed the process of proving a violation. Diego Ramirez did not favor the proposed violation system. He did not favor the vaccination requirement; the Planning, Building and Zoning Department is a complaint based Department. He questioned the enforceability of the vaccination requirement.

Discussion occurred regarding setbacks of group homes and wedding venues. Member Prodehl stated that business plans were required for a special use permit for wedding venues.

Discussion occurred regarding adding maximum capacity to rental contracts.

Discussion occurred regarding the fine structure and the role of the State's Attorney in preparing cases for the court.

Chairman Mohr encouraged the residents on Corneils Road to attend County Board meetings.

Ken Schneider discussed the distance from his house to his short-term rental and the ability to hear conservations at the short-term rentals.

Mr. Asselmeier discussed the voluntary compliance policy.

Laura P was opposed to a setback. A setback would negatively impact the small operators. She noted that house rules can restrict the number of pets. Most issues are handled naturally.

Mr. Marlowe discussed burdensome rules and have rules that are enforceable and effective. He had twenty (20) people at his home recently and did not bother the neighbors. He favored enforcing the registry, a sixteen (16) person maximum occupancy overnight, and stiff penalties. He also favored safety inspections.

Chairman Mohr adjourned the public hearing at 10:03 p.m.

Member LeCuyer made a motion, seconded by Member Prodehl, to recommend approval of the proposal.

No Member was comfortable sending the proposal forward with no changes.

Chairman Mohr noted the proposal was cumbersome, burdensome, and probably did not address the problem property.

Everyone was in agreement regarding initial inspections, being placed on the registry, having language in rental contracts requiring pet vaccination, and maintain control of the animal. None of the proposal addressed the concerns for the people on Corneils Road.

Member LeCuyer amended the motion, seconded by Member Prodehl, to send the proposal back to the Planning, Building and Zoning Committee with no recommendation.

The Board wanted the proposal fine tuned and considered the proposal a work in progress. The Board wanted less burdensome regulations.

The votes were as follows:

Ayes (4):	LeCuyer, Mohr, Prodehl, and Whitfield
Nays (0):	None
Abstain (0):	None
Absent (3):	Cherry, Fox, and Thompson

The townships will be notified of the results of the public hearing. The proposal will go to the Kendall County Planning, Building and Zoning Committee on December 8, 2025.

The Zoning Board of Appeals completed their review of Petition 25-15 at 10:09 p.m.

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of four (4) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 10:15 p.m.
Respectfully submitted by,
Matthew H. Asselmeier
Director of Planning, Building and Zoning
Exhibits

1. Memo on Petition 25-15 Dated October 24, 2025
2. Certificate of Publication for Petition 25-15 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Statement from Ken Schneider Dated October 27, 2025
4. Petition Against the Short-Term Rental at 9439 Corneils Road
5. Letter from John and Margaret Pearson, Doug and Judy Winsor, and Bob and Debbie Mayerle Dated October 24, 2025

Matt Asselmeier

From: Randy Mohr <[redacted]
Sent: Tuesday, October 28, 2025 8:16 AM
To: Matt Asselmeier
Subject: [External]Re: October 27th ZBA Hearing

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, I thought about this last night. Here is my suggestion for short term rental ordinance for the committee.

First its too complicated and still doesn't fix the issue that started it. Only punishes the owners that aren't creating the problem.

I suggest we create 7 simple ordinance points

1. Put the most weight on registering property as a rental and fine $50 per calendar day from time of legal notice of infraction of illegal rental. Also, do we require a registration fee? We should to, just to cover your staff time.
2. Inspection prior to issuing permit, and list checklist of what is looked at. At this point make it a requirement that septic may be inspected or require a clean review. (The speaker last night was right, no one is renting houses with septic problems). Your staff will issue number of bedrooms based on egress and ingress for each room.
3. Max occupancy that can be advertised is 2.5 people per approved bedroom. (I know that's an arbitrary number and can be modified)
4. Also require owners to give county their contracts. Contracts must state any animals on premises must be current on vaccination and must be controlled at all times. Contract must also state no loud noises may result in loss of security deposit. Also, we never discuss parking. All cars must be kept in garage or driveway.
5. Keep your recommended neighbor notification. Encourage neighbors to reach out to owners before escalation to county
6. Penalty, first infraction written warning and address issue. 2nd infraction $500 fine and address issue, 3rd infraction, lose permit for 1 year
7. Permits and inspections must be done annually prior to renewal. (Your decision if we have fee)

Forget all our septic ordinances, they confuse the issue, as speaker said, a bad septic isnt a rentable property. Also number of guests cant really be monitored, and doesnt seem to be a problem except corneils, BUT perhaps control it with parking restriction?

I also wonder about 30 day limit. In my case, if I move out of state in retirement, I may want to spend summer up here with grandkids, the 30 days would prevent that

Just my input for the record based on feedback last night

State of Illinois
County of Kendall

Zoning Petition
#25-15

ORDINANCE NUMBER 2025-_____

TEXT AMENDMENTS PERTAINING TO SHORT-TERM RENTAL ZONING REGULATIONS

WHEREAS, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve text amendments to the Kendall County Zoning Ordinance and provides the procedure through which text amendments to the Kendall County Zoning Ordinance are granted; and

WHEREAS, on September 15, 2020, the Kendall County Board adopted Ordinance 2020-17 which established short-term rental regulations in Sections 36-2 and 36-971 in the Kendall County Code; and

WHEREAS, on August 14, 2025, the Kendall County Planning, Building and Zoning Committee, hereinafter be referred to as "Petitioner", voted to initiate text amendments to the short-term rental zoning regulations contained in the Kendall County Code; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on September 4, 2025, the Kendall County Zoning Board of Appeals initiated a public hearing on September 29, 2025, at 7:00 p.m., in the Historic Court House at 110 W. Madison Street in Yorkville, which was continued to October 27, 2025, at the same time and location as the initiated hearing at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested text amendments and zero members of the public testified in favor of the request and eight members of the public testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended sending the proposal back to the Planning, Building and Zoning Committee without a recommendation of the text amendments on October 27, 2025; 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 forwarded to the Kendall County Board a recommendation **approval/denial/neutral** of the requested text amendments; and

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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, that the Kendall County Code be amended as follows:

I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.

II. Amended Text: The present language contained in Section 36-971 (a) (15) of the Kendall County Code is hereby amended to read as follows:

"(15) Short-term rentals subject to the conditions in Section 36-985. ~~provided the property is annually registered with the County Planning, Building and Zoning Department.~~"

III. Amended Text: The following language is added as Section 36-985 of the Kendall County Code:

"Sec. 36-985. – Short-term rentals.

(a) All short-term rentals shall be registered annually with the Kendall County Planning, Building and Zoning Department.

(b) Applicants for new short-term rentals and renewals of short-term rentals shall submit the prescribed application form to the Kendall County Planning, Building and Zoning Department.

(c) Prior to application submittal for new short-term rentals, the short-term rental applicant shall meet with representatives of the Kendall County Health Department, Planning, Building and Zoning Department, and Sheriff's Department to discuss their business plan, application procedures, and applicable regulations.

(d) Prior to approval of placement on the short-term rental registry, the Planning, Building and Zoning Department shall conduct a life safety inspection of the subject property. Short-term rentals shall also have annual life safety inspections. Failure to pass the life safety inspection would be grounds for denial of placement on the registry or revocation of placement on the registry.

(e) For those properties served by private sewage disposal systems, the private sewage disposal system shall be evaluated by the Kendall County Health Department to determine the occupancy capacity. This evaluation shall occur prior to the placement on the short-term rental registry and when any changes occur to the permit for the private sewage disposal system.

(f) The maximum number of occupants shall be set by the evaluation of the private sewage disposal system, if on a private system, or number of bedrooms, if served by a public sewer system. Regardless of sewage disposal system, the maximum number of occupants shall be sixteen (16). Any guests of the person renting the short-term rental shall be included in the occupancy count. Occupants do not include persons engaged in deliveries to and from the property.

(g) Upon approval of being placed on the short-term rental registry, but prior to renting the property, the owner of the property shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property is a short-term rental. The letter shall include the name, phone number, and email address of the property owner of the short-term rental. The owner shall supply the Kendall County Planning, Building and Zoning Department proof of mailing. The property can start to be rented fifteen (15) days after proof of mailing has been supplied to the Kendall County Planning, Building and Zoning Department.

(h) The Kendall County General Noise Regulations shall apply regardless of the zoning district where the short-term rental is located.

(i) The Kendall County Junk and Debris Regulations shall apply regardless of the zoning district where the short-term rental is located.

(j) All animals allowed on the property shall be current on all required vaccines and shall be leashed when outdoors. The outdoor leashing requirement does not apply if the animal is in a fenced yard or crate.

(k) If a violation occurs at a short-term rental, in addition to any other penalties allowed by law, both the property and property owner shall be suspended from the short-term rental registry for a period of twelve (12) months and will not be allowed to rent the property for short-term rental during the period of suspension.

(l) Upon conclusion of the suspension period, if an owner wants their property re-instated on the registry, they must provide evidence showing how the violation that caused the suspension was remedied. This requirement is in addition to the annual registration requirement.

(m) The above regulations do not apply to bed and breakfast establishments."

IV. Amended Text: The present language contained in Sections 36-985-36-1011 of the Kendall County Code is hereby amended to read as follows:

"Secs. 36-9865—36-1011. - Reserved."

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of December, 2025.

Attest:

Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 12/8/2025

Subject: Approval of Petition 25-19, Special Use Permit for a Place of Worship at the Vacant Lot West of 5313 Route 34

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-19, a Request from Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara for a Special Use Permit for a Place of Worship at the Property West of 5313 Route 34, Oswego (PIN: 03-18-403-016) in Oswego Township; Property is Zoned B-2

Previous Board/Committee Review:

Kendall County Regional Planning Commission-Approval (8-0-1) on November 6, 2025

Kendall County Zoning Board of Appeals-Approval (5-0-2) on November 12, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:
Approval with Conditions

Attachments:

Memo Dated November 25, 2025

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 25-19
Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara
Special Use Permit for Place of Worship
(Healing Meditation Garden)

INTRODUCTION

The Petitioner would like to install a healing meditation garden at the subject property. The garden would consist of a central stupa that is twenty-five feet (25') tall and twelve feet (12') in diameter, walking paths, small group gathering spaces, and native plantings.

The Buddhist Temple is located immediately to the east of the subject property.

The subject property has been zoned B-2 since 1976.

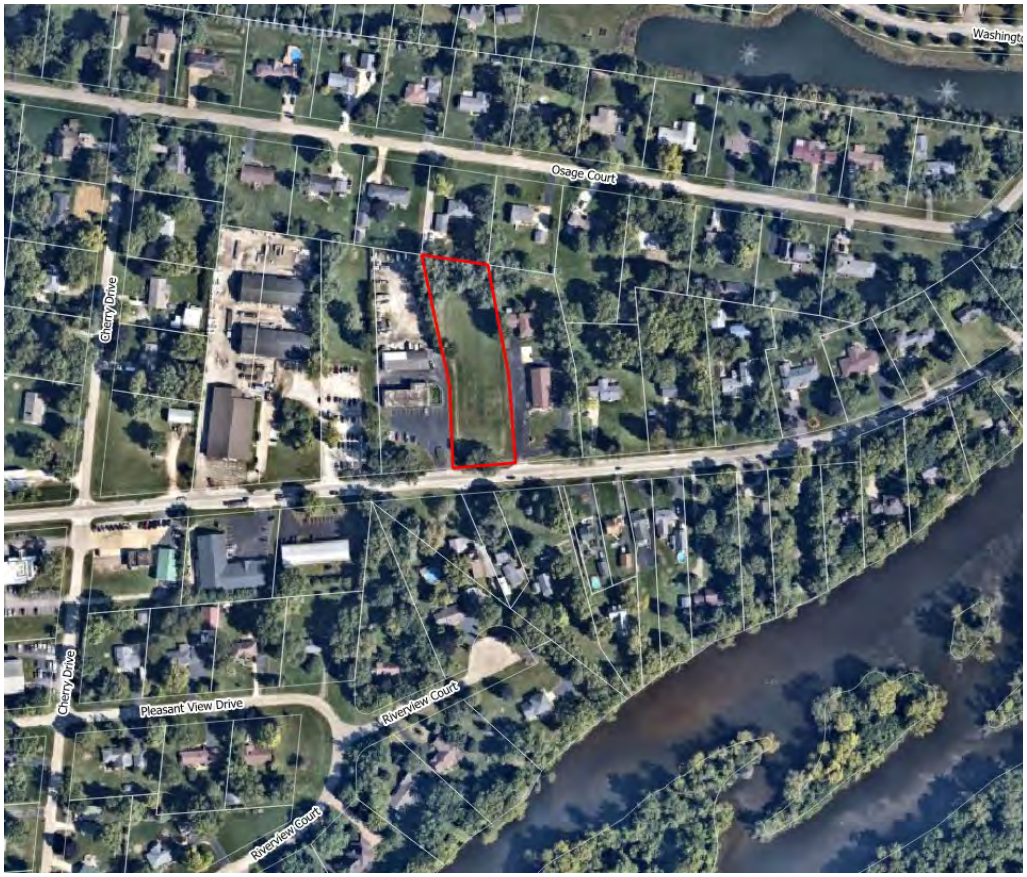
The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The site plan is included as Attachment 3. Pictures of the subject property are included as Attachments 4 and 5.

SITE INFORMATION

PETITIONER: Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

ADDRESS: West of 5313 Route 34, Oswego

LOCATION: Approximately 0.15 Miles East of the Intersection of Cherry Drive and Route 34 on the North Side of Route 34



TOWNSHIP: Oswego

PARCEL #: 03-18-403-016

LOT SIZE: 1.5 +/- Acres

EXISTING LAND USE: Vacant Commercial

ZONING: B-2 General Business District

LRMP:

Future Land Use	Suburban Residential (Max 1 DU/Acre) (County) Downtown (Village of Oswego)
Roads	Route 34 is an Arterial Road Maintained by the Illinois Department of Transportation.
Trails	Oswego has a Trail Planned Along Route 34 in this area.
Floodplain/ Wetlands	None

REQUESTED ACTION: Special Use Permits for a Place of Worship

APPLICABLE REGULATIONS: Chapter 36, Article II, Division 3, Subdivision I – Special Use Procedures

Section 36-717 (22) (B-2 Special Uses) – Places of Worship

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	R-3	Suburban Residential (Max 1 DU/Acre) (County) Residential (Oswego)	R-3 (County) R-2, R-4, and B-2 (Oswego)
South	Single-Family Residential	R-3	Suburban Residential (County) Downtown (Oswego)	R-3, B-3, and B-3 SU (County-North of the Fox River) B-2 (Oswego)
East	Institutional (Buddhist Temple)	R-3 SU	Suburban Residential (County) Downtown (Oswego)	R-3 and R-3 SU (County)
West	Commercial Strip Center	B-2 SU	Suburban Residential (County) Downtown (Oswego)	A-1, A-1 SU, B-1, and B-3 (County) R-2 and R-3 (Oswego)

The R-3 special use to the east is for a church sign. The B-2 special use is for the dwelling unit for a watchman and outside storage. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required because the property was not zoned A-1.

NATURAL RESOURCES INVENTORY

The LESA Score was 146 indicating a low level of protection. The NRI is included as Attachment 1, Pages 8-12.

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was emailed to Oswego Township on October 1, 2025. The Oswego Township Planning Commission met on October 22, 2025, and recommended not to file an objection by a vote of two (2) in favor and one (1) in opposition. The Oswego Township Board did not meet on the proposal. The information from Oswego Township is included as Attachment 9 and the minutes of the Oswego Township Planning Commission are included as Attachment 11.

VILLAGE OF OSWEGO

Petition information was emailed to the Village of Oswego on October 1, 2025.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was emailed to the Oswego Fire Protection District on October 1, 2025. On October 6, 2025, the Oswego Fire Protection District submitted an email saying they had no comments or concerns. This email is included as Attachment 6.

ZPAC

Petition information was sent to former ZPAC members on October 1, 2025. Neither the Highway Department nor the Health Department had any comments on this proposal. The related emails are included as Attachments 7 and 8.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes are included as Attachment 10, Pages 5-7.

The Kendall County Regional Planning Commission continued reviewing this proposal at their meeting on November 6, 2025. Nicole Mayer discussed a lack of vegetation along the property line with the existing temple, concerns regarding a lack of privacy and the public looking into her backyard, increased noise, increased traffic, and loss of property values. She presented a petition signed by neighbors expressing opposition to the proposal; the petition is included with the minutes of the meeting. She requested the installation of a wall or privacy fence, the installation of a dense vegetative buffer along the entire property line, a restriction of public use hours to daytime only, and no general public access to the garden without clear County approval, supervision, and restriction to the garden. Discussion occurred regarding the existing chain link fence on Ms. Mayer's property. It was noted that a place of worship had been on Route 34 since 1986 and the subject property has been zoned B-2 since the 1970s, both of which occurred prior to neighbors moving into their houses. Mary Marquez presented a plat of survey of her property and noted that the common property line did not have any vegetation; the plat is included with the minutes of the meeting. She expressed concerns about parked cars along the property line and onto her property. She expressed concerns about people going to the garden at night and the number of people at the existing temple. Discussion occurred regarding splitting the cost of constructing a fence. The garden would be open to the public; discussion occurred regarding managing capacity at the property. The Petitioners were agreeable to the conditions proposed by Staff. 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. Member Bernacki noted the property was zoned B-2 since 1976 and he could think of other uses that would generate more traffic, noise, and decrease property values. He noted the mature trees and buffers on the site. Chairman Landovitz stated that he was in favor of the proposal. He agreed with Member Bernacki. He noted that the problem occurred because of the way the area was zoned previously. Considering the

existing zoning of the area, the proposed site plan, and the main issues arising from the neighboring property and not the subject property, he did not see a reason to deny the request. The minutes of meeting are included as Attachment 12.

ZBA
The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27, 2025. The consensus of the four (4) Members present to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing are included as Attachment 10, Pages 1-4.

The Kendall County Zoning Board of Appeals continued the hearing to November 12, 2025. A representative from the Petitioner discussed the features of the proposed meditation garden and she said the Petitioner would strive to be a good neighbor. Discussion occurred regarding the placement of the proposed meditation garden on the property and that neighbors could be loud. A member of the congregation spoke in favor of the proposal. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing are included as Attachment 13.

GENERAL INFORMATION
The Kendall County Code contains the following requirements of places of worship:

a. The height for the towers and steeples shall not exceed seventy-five feet (75') and not more than forty-five feet (45') for the main structure.

b. Other related uses, such as schools, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

The proposal meets the above regulations.

BUSINESS OPERATION
According the submitted information (Attachment 3), there will be one (1) central stupa contained in a walled area. The walled area around the stupa is approximately one thousand nine hundred fifty (1,950) square feet. There will also be walking areas, meditation areas, and seatings areas.

Activities will occur during the daytime, primarily on weekends.

BUILDING AND BUILDING CODES
A building permit will be required for any structures constructed on the property.

ENVIRONMENTAL HEALTH
No utilities are onsite; they are available at the Buddhist temple east of the subject property.

PARKING AND INTERNAL TRAFFIC CIRCULATION
There is no parking spaces onsite. There are forty-eight (48) parking spaces at the Buddhist temple east of the subject property.

ROAD ACCESS
No direct road access is planned for the subject property from Route 34.

STORMWATER
According to the submitted materials, no stormwater permit is required.

LIGHTING
Solar-powered lighting will illuminate the paths and four (4) solar powered pole lights will be installed at the stupa area.

SIGNAGE
No information regarding signage was provided.

SECURITY
No information was provided regarding security.

No fencing is planned for the site.

LANDSCAPING AND SCREENING
No large trees are proposed, but the existing mature vegetation at the north and south ends of the site will be preserved.

Additional landscaping will feature perennial plants and small shrubs.

NOISE CONTROL
No information was provided regarding noise control.

REFUSE PLAN
No information was provided regarding refuse. This likely can be accommodated at the Buddhist temple east of the subject property.

RELATION TO OTHER SPECIAL USES
If approved, this would be the fifteenth (15th) special use permit for a place of worship in unincorporated Kendall County.

FINDINGS OF FACT
The Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan, this should not be an issue.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Provided the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The subject property will utilize ingress/egress and utilities from the neighboring property to the east. Provided the site is developed according to the proposed site plan, drainage should not be an issue.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true; no variances are needed.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This use is consistent with the other uses in vicinity of the subject property.**

RECOMMENDATION
Staff recommends approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3).
2. Failure to comply with the above condition or restriction could result in the amendment or revocation of the special use permit.
3. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
4. This special use permits shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

The draft ordinance is included as Attachment 14.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Site Plan
4. Subject Property Looking North
5. Looking South at Route 34
6. October 6, 2025, Email from the Oswego Fire Protection District
7. October 1, 2025, Email from Fran Klaas
8. October 8, 2025, Email from Aaron Rybski
9. October 23 and 29, 2025 Emails from Oswego Township
10. October RPC and ZBA Minutes on the Proposal
11. October 22, 2025, Oswego Township Planning Commission Minutes
12. November 6, 2025, Kendall County Regional Planning Commission Minutes (This Petition Only)
13. November 12, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
14. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Healing Meditation Garden **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
Koswatte Sumanawansa		
CURRENT LANDOWNER/NAME(s)		
Chicago Buddhist Vihara		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
1.5	5315 US Highway 34, Oswego, IL 60564	03-18-403-016
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant	B-2	Suburban Residential

REQUESTED ACTION (Check All That Apply):

_X_ SPECIAL USE	___ MAP AMENDMENT (Rezone to ____)	___ VARIANCE
____ ADMINISTRATIVE VARIANCE	___ A-1 CONDITIONAL USE for:_____	___ SITE PLAN REVIEW
___ TEXT AMENDMENT	___ RPD (___Concept; ___ Preliminary; ___ Final)	___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT	___ FINAL PLAT	___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (_____Major; _____Minor)		

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Kanishka Liyanage	[redacted]	
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #**(Cell, etc.)
[redacted]		
[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted] **DATE** 09-26-2025

FEE PAID:$ 577.50
CHECK #: 2972

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

Date Stamp Here If Checklist Is Complete

Legal Description:

PARCEL 1:
Lot 4 of Silver Wheel Subdivision, in the Township of Oswego, Kendall County, Illinois.

PARCEL 2:
Easement for driveway purposes, created by Warranty Deed dated March 13, 1978 and recorded March 20, 1978 as Document 78-1566, made by Raymond and Helen Deml to Yvonne Deml, for the benefit of Parcel 1, over the easterly 34 feet of the southerly 40 feet of Lot 3 of Silver Wheel Subdivision, in the Township of Oswego, Kendall County, Illinois.

Permanent Index Number (PIN): 03-18-403-016

Common Address: 5315 Rt. 34, Oswego, IL 60543

202400012989
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 10/28/2024 02:04 PM
RECORDING FEE 57.00
RHSP 19.00
STATE TAX 225.00
COUNTY TAX 112.50
PAGES: 2

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Warpinski Properties LLC Series 4 Route 34

[redacted]

(The Above Space for Recorder's Use Only)

THE GRANTOR Warpinski Properties LLC Series 4 Route 34, a Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS ($10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Chicago Buddist Vihara, an Illinois not for profit corporation, in fee simple forever, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

PARCEL 1:

LOT 4 OF SILVER WHEEL SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR DRIVEWAY PURPOSES, CREATED BY WARRANTY DEED DATED MARCH 13, 1978 AND RECORDED MARCH 20,1978 AS DOCUMENT 78-1566 MADE BY RAYMOND AND HELEN DEML TO YVONNE DEML FOR THE BENEFIT OF PARCEL 1 OVER THE EASTERLY 34 FEET OF THE SOUTHERLY 40 FEET OF LOT 3 OF SILVER WHEEL SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

Permanent Index Number(s): 03-18-403-016

Property Address: 5315 Rt. 34, Oswego, IL 60543

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 24th day of October 2024.

[redacted]

Warpinski Properties LLC Series 4 Route 34
By: Kathleen J. Warpinski, Manager

[redacted]

Warpinski Properties LLC Series 4 Route 34
By: Keith J. Warpinski, Manager

STATE OF ILLINOIS)
) SS,
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen J. Warpinski and Keith J. Warpinski, Managers of Warpinski Properties LLC Series 4 Route 34, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as its 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 24th day of October 2024.

OFFICIAL SEAL
Theresa A. Berkey
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb. 10, 2025

[redacted]

Notary Public

ARTICLES OF INCORPORATION
OF
CHICAGO BUDDHIST VIHARA, Inc.
A NON-PROFIT CORPORATION

FILED
NOV 0 8 2004
JESSE WHITE
SECRETARY OF STATE

11-8-04
$50

ARTICLE 1

The name of this corporation is: CHICAGO BUDDHIST VIHARA, Inc.

ARTICLE 2

The name and address of the registered agent of this corporation are: Venerable Heenbunne Kondanna, [redacted]

ARTICLE 3

The first Board of Directors shall be three in number, their names and addresses being as follows:

Ven. Heenbunne Kondanna
Ven. Kokkavita Wipulasara
Ven. Pananwela Wajirabuddhi [redacted]

ARTICLE 4

This corporation is a nonprofit religious corporation and is not organized for the private gain of any person. It is organized pursuant to the Illinois Nonprofit Corporation Code. The specific purposes for which this corporation is organized are to promote teachings of the Buddhist philosophy and the Buddhist way of life and tenet, and to promote understanding and harmony among the different branches of the Buddhist community.

This corporation is not a Condominium Association as established under the Condominium Property Act. This corporation is not a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954. This corporation is not a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure.

ARTICLE 5

(a) This corporation is organized and operated exclusively for religious purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

(b) Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

(c) No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.

ARTICLE 6

The corporation will not have members.

ARTICLE 7

The principle mailing address of the corporation is 3619 Breitwiser Ln, Naperville, Illinois 60564

ARTICLE 8

The property of this corporation is irrevocably dedicated to religious purposes and no part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.

On the dissolution or winding up of the corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for religious purposes and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

ARTICLE 9

The name and address of the incorporator of this corporation is: Venerable Heenbunne Kondanna, [redacted]

IN WITNESS WHEREOF, the undersigned, being the incorporator of CHICAGO BUDDHIST VIHARA, Inc. has executed these Articles of incorporation.

10/15/04
Date

[redacted]
Venerable Heenbunne Kondanna

I, the above-mentioned incorporator of this corporation, hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.

10/15/04
Date

[redacted]
Venerable Heenbunne Kondanna

Kendall County Soil & Water Conservation District

September 8, 2025

Chicago Buddhist Vihara NFP, Inc.
C/O Kanishka Liyanage
[redacted]

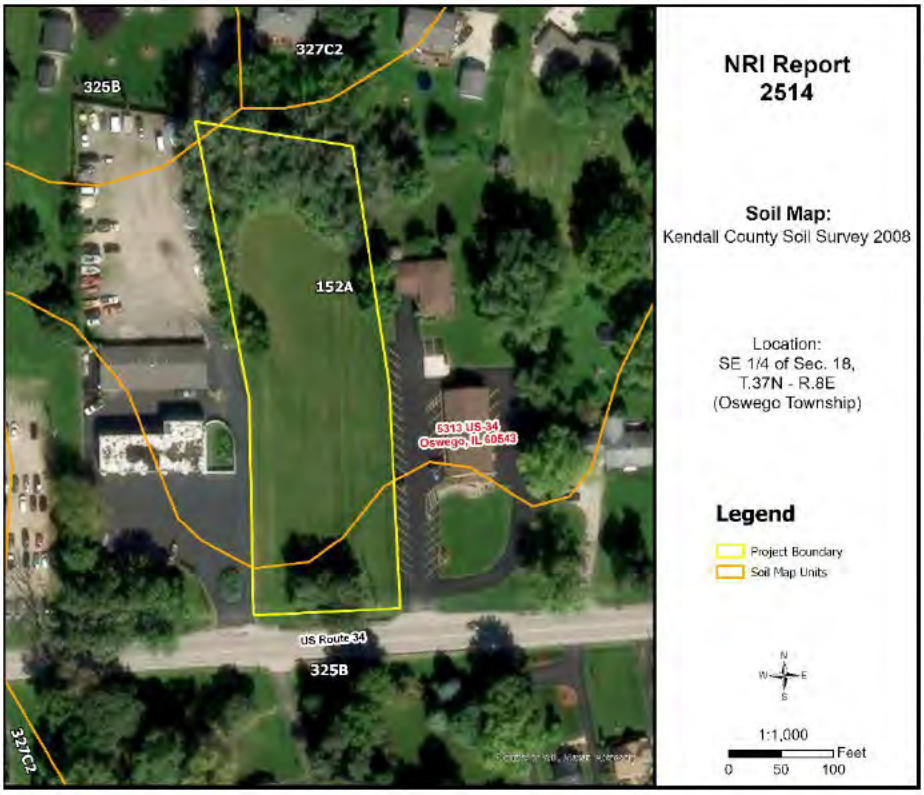
Dear Petitioner,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information (NRI) Report Application for a Special Use Permit request with Kendall County for the construction of a healing meditation garden on one parcel (Parcel Index Number 03-18-403-016). The site is zoned B-2 General Business District. The proposed project is located at 5313 US-34, Oswego, IL 60543 in the southeast quarter of Section 18 in Oswego Township (T.37N – R.8E).

After reviewing the application, it was determined that a *full NRI Report is not necessary at this time* for the proposed project due to the minimal ground disturbance involved. The project will include meditation seating, a central stupa (non-enterable), decks, paved pathways, native landscaping, and a small 2-ft retaining wall around the stupa.

The Kendall County SWCD has reviewed the 1.5-acre parcel and would like to note the following natural resources considerations:

- **SOILS**: The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The figure & table below show the soil map units that are present within the project site.



Soil Map Unit	Acreage	Percent of Parcel
152A Drummer silty clay loam, 0-2% slopes	1.2	83.0%
325B Dresden silt loam, 2-4% slopes	0.3	17.0%

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for non-agricultural uses such as building site development or construction materials. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses. It is important to remember that soils do not function independently of each other. The behavior of soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.
  - **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.
  - **Fencing, Post Depth 36 Inches or Less** – Ratings are based on the ease of setting posts in the soil, the ease of maintaining wire tension, and the estimated replacement and maintenance costs. Excavations for wooden posts are made by power augers or are hand dug.
  - **Suitability for Hand Planting** – Ratings for this interpretation indicate the expected difficulty of hand planting of forestland plants. The ratings are based on slope, depth to a restrictive layer, content of sand, plasticity index, rock fragments on or below the surface, depth to water table, and ponding.

Soil Type	Shallow Excavations	Lawns/ Landscaping	Fencing	Suitability for Hand Planting
152A	**Very Limited**: Ponding, Depth to saturated zone, Dusty, Unstable excavation walls, Too clayey	**Very Limited:** Ponding, Depth to saturated zone, Dusty	**Very Limited:** <36 inches to water table, High potential frost action, 18-45% clay, Shrink-swell	**Somewhat Limited/ Moderately Suited:** Stickiness
325B	**Somewhat Limited:** Dusty, Unstable excavation walls	**Somewhat Limited:** Dusty	**Limited:** Shrink-swell, 18-45% clay, 25-50% by weight of 2 mm-3 inch rock fragments in top 36 inches	**Not Limited / Well Suited**

- The information in the table below provides further detail on drainage class, hydrologic soil groups, and hydric soil designation of the soils present onsite.
  - **Drainage Class**: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
  - **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. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and a very slow rate of water transmission.

- **Hydric Soil Designation**: 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.

Soil Type	Drainage Class	Hydrologic Group	Hydric Soil Designation
152A	Poorly Drained	B/D	Hydric
325B	Well Drained	B	Non-Hydric w/ Hydric Inclusions Likely

- The information in the table below provides further detail on water features of the soils present onsite.
  - **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 surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.
  - **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 is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).
  - **Flooding:** 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 is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

Soil Type	Surface Runoff	Water Table	Ponding	Flooding
152A	Negligible	January - May **Upper Limit**: 0.0'-1.0' **Lower Limit:** 6.0'	January – May **Surface Depth:** 0.0'-0.5' **Duration**: Brief (2 to 7 days) **Frequency**: Frequent	January – December **Frequency**: None
325B	Low	January - December **Upper Limit**: -- **Lower Limit:** --	January – December **Frequency**: None	January – December **Frequency**: None

- **DRAINAGE**: The site is located on slopes of approximately 0-4% with an elevation of approximately 626-638' above sea level. Topographic maps indicate that the site drains primarily to the south/southeast. The site is within the Lower Fox River watershed and the Town of Oswego – Fox River sub watershed (HUC12 071200070111). The sub watershed comprises approximately 10,393 acres covering parts of Oswego, Aurora, Montgomery, and Yorkville.

- **WETLANDS & FLOOD HAZARD AREAS**: Based upon review of the U.S. Fish & Wildlife Service's National Wetlands Inventory Map, the site does not appear to contain wetlands or waters of the U.S. 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 wetlands. Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0065H (effective date January 8, 2014), the site does not appear to be located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard.

  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. Waters and wetlands in Kendall County are regulated by the U.S. Army Corps of Engineers, Chicago District. Floodways and floodplains are regulated by the Illinois Department of Natural Resources – Office of Water Resources. 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.

- **SOIL EROSION & SEDIMENT CONTROL**: If construction is to occur onsite, a soil erosion and sediment control plan should be prepared and implemented in accordance with both Kendall County and Illinois Environmental Protection Agency requirements. The Illinois Urban Manual (https://illinoisurbanmanual.org/) can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.

- **LAND EVALUATION SITE ASSESSMENT (LESA):** The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. 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) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment 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 overall score is based on a 300-point rating scale.

Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
152A	1	100	1.2	120.0
325B	4	79	0.3	23.7
			1.5	**143.7**
LE Calculation			(Product of relative value / Total Acres) 143.7 / 1.5 = 95.8	
LE Score			**LE = 96**	

The Land Evaluation score for this site is 96 out of a possible 100 points, indicating that the soils are well-suited for agricultural uses since the score is at least 80 or greater.

Site Assessment Computation

A.	Agricultural Land Uses	Points
	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)	0
	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.	Compatibility / Impact on Uses	
	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)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	15
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	**50**

The Site Assessment score for this site is 50 out of a possible 200 points. The Land Evaluation value (96) is added to the Site Assessment value (50) to obtain a LESA Score of 146. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

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

The overall LESA Score for this site is 146, indicating a low level of protection for the proposed project site. Note: 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.

If you have any questions, please contact me at (630) 553-5821 extension 3 or alyse@kendallswcd.org.

Sincerely,

[redacted]

Alyse Olson
Resource Conservationist

Special Use Findings of Fact – Healing Meditation Garden

Applicant: Chicago Buddhist Vihara
Project: Healing Meditation Garden with Symbolic Stupa
Location: 5315 US Highway 34, Oswego, Illinois

1. The proposed special use is consistent with the purpose and intent of the Kendall County Zoning Ordinance.

The Healing Meditation Garden is designed as a low-impact, community-focused green space that promotes wellness, mindfulness, and cultural enrichment. It aligns with the ordinance's purpose by enhancing public welfare, encouraging cultural diversity, and supporting open space preservation.

2. The proposed special use will not be detrimental to the health, safety, morals, comfort, or general welfare of the people living or working in the area.

The garden will be open primarily during daytime hours on weekends, ensuring that activities do not disturb nearby residents. No amplified sound, nighttime lighting, or commercial activity is proposed. The site will promote wellness, ecological stewardship, and inclusivity, posing no adverse health or safety impacts.

3. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The project emphasizes natural landscaping, shaded seating, and volunteer-driven upkeep, complementing surrounding land uses. The symbolic stupa will be a meditative, non-intrusive feature, enhancing the aesthetic and cultural value of the adjacent temple without creating nuisances.

4. The proposed special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The 1.5-acre garden is small-scale and self-contained, with no anticipated traffic increase and no demand for new infrastructure. The project does not interfere with surrounding development potential and is compatible with existing institutional use (adjacent Buddhist temple).

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The site has existing access from U.S. Highway 34. Utilities and stormwater conditions are not expected to be impacted significantly given the small scale of development and

predominately permeable landscaping. The adjacent temple property already provides adequate infrastructure to support this use.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

No new traffic circulation issues are anticipated. Visitors will use the 48 existing parking spaces on the adjacent temple property. The garden itself will not include parking lots or vehicle access, ensuring that ingress/egress remains safe and minimal.

7. The proposed special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board.

The proposed Healing Meditation Garden meets all applicable zoning and land-use standards for the district, subject to approval as a special use.

PLAT OF SURVEY & TOPOGRAPHIC EXHIBIT

P.I.N.# 03-18-403-016

Vicinity Map
Not to Scale

LEGAL DESCRIPTION

PARCEL 1:
LOT 4 OF SILVER WHEEL SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR DRIVEWAY PURPOSES, CREATED BY WARRANTY DEED DATED MARCH 13, 1978 AND RECORDED MARCH 20, 1978 AS DOCUMENT 78-1566 MADE BY RAYMOND AND HELEN DEML TO YVONNE DEML FOR THE BENEFIT OF PARCEL 1 OVER THE EASTERLY 34 FEET OF THE SOUTHERLY 40 FEET OF LOT 3 OF SILVER WHEEL SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
5315 US ROUTE 34,
OSWEGO, ILLINOIS.

(Zoning: B2)

BENCHMARKS:
Source Benchmark:
Village of Oswego Geodetic Control Network
- Station #0001 - Oswego Orchard.
Elevation=608.92 (NAVD 88)

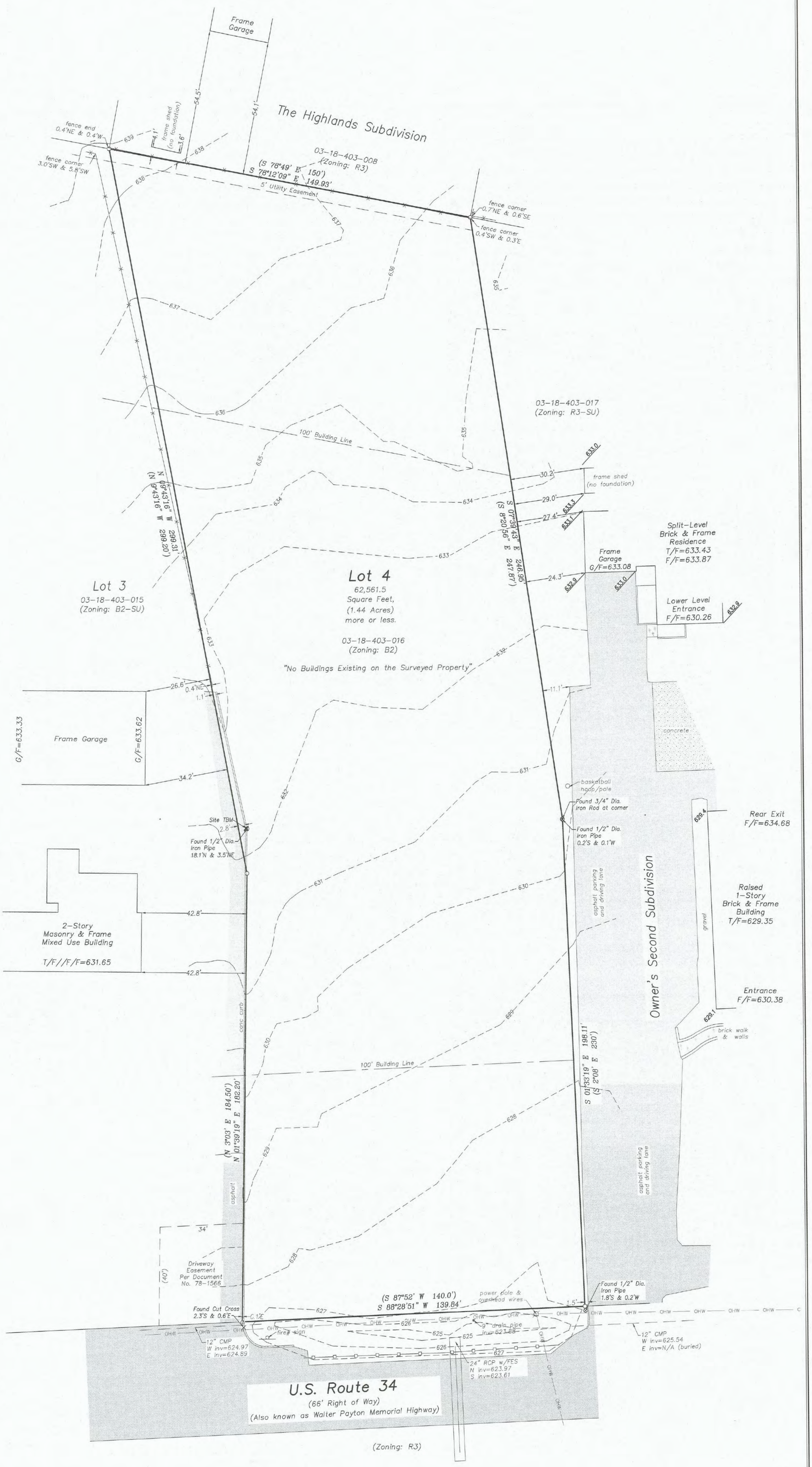
Site Benchmark (Site TBM):
Cut "X" in top of curb adjacent to the Westerly property line. (Location as noted)
Elevation=632.45

SURVEYOR'S NOTE

UNDERGROUND UTILITIES NOT LOCATED OR SHOWN HEREON.

Kendall County Zoning Designations:

B2 = General Business
B2-SU = General Business - Special Use
R3 = One Family Residential - 45,000 Sq. Ft.
R3-SU = One Family Residential - Special Use - 45,000 Sq. Ft.



PROFESSIONAL LAND SURVEYOR
ERIC C. POKORNY
[redacted]
YORKVILLE, IL
STATE OF ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON SEPTEMBER 24, 2025.

[redacted]

Scale: 1" = 20'

O=Found 3/4" Dia. Iron Pipe
⊗=Found 1/2" Dia. Iron Pipe
◉=Found 3/4" Dia. Iron Rod
△=Found PK Nail
✕=Set Cut Cross
(XX.XX')= Record Distance
XX.XX'= Measured Distance
N= North E= East
S= South W= West
-X-X-X- = Fence
———o——— = Guard rail
= Concrete = Asphalt

Michel C. Ensalaco, P.L.S. [redacted], Exp. 11/30/2026
Eric C. Pokorny, P.L.S. [redacted] Exp. 11/30/2026

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309

Survey is only valid if original seal is shown in red.

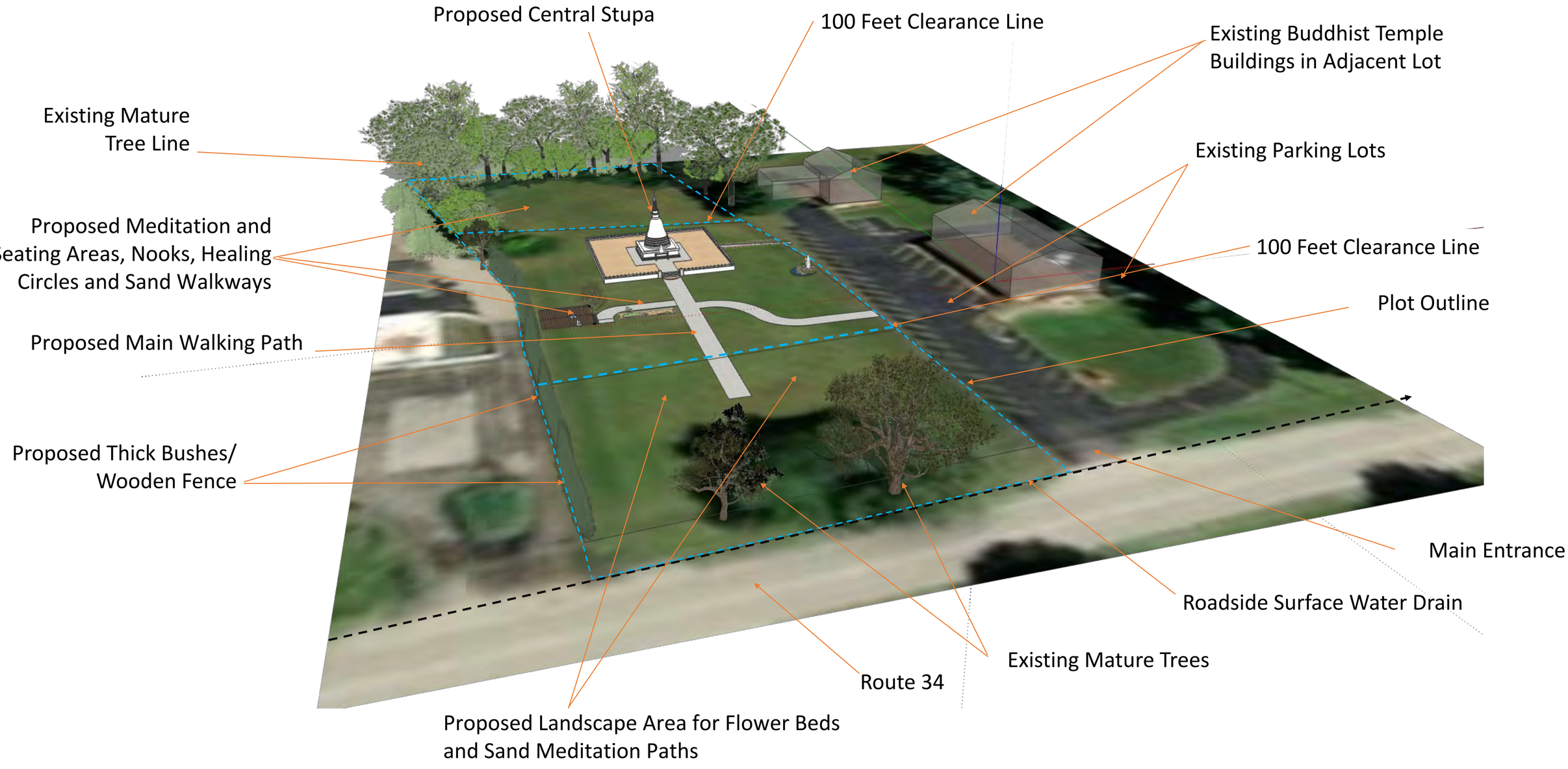
Client: Chicago Buddhist Vihara, Inc.
Book #:2589/sh Drawn By:ER.TT Plat #: 312
Reference:
Field Work Completed: 09/11/2025

Rev. Date	Rev. Description

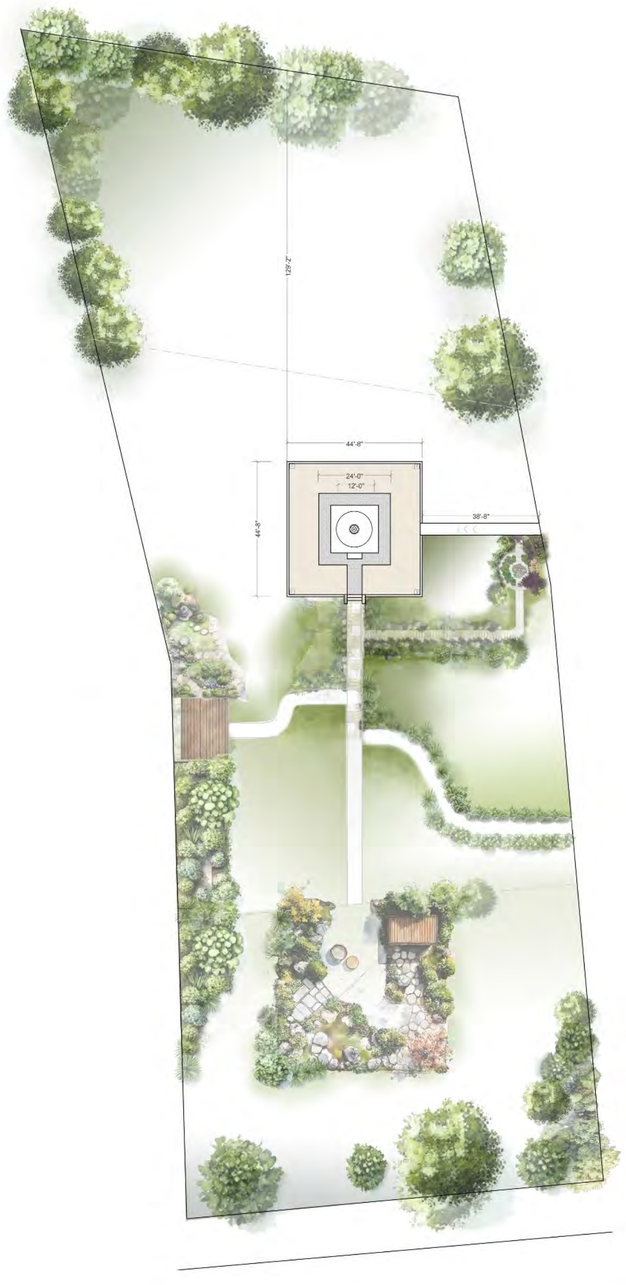
Project Number: 2025-0800

Healing Meditation Garden

5313 US-34, Oswego, IL 60543

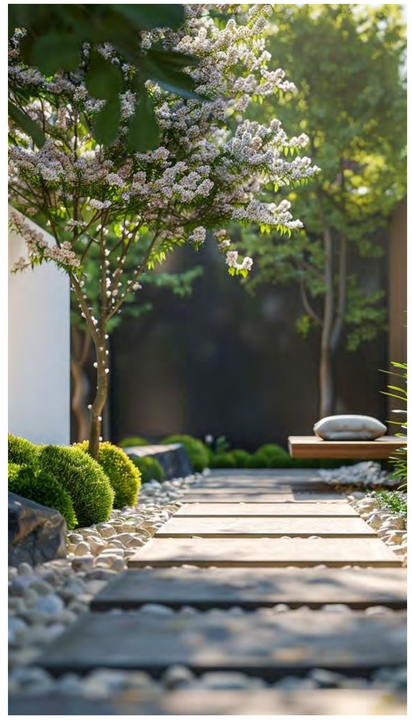


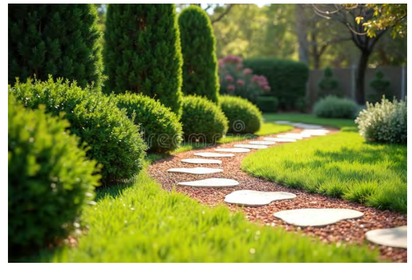
Proposed Site Plan



HEALING MEDITATION GARDEN CHICAGO BUDDHIST VIHARA 5315 US Highway 34, Oswego, IL 60543	Title: Site Plan Scale: 1/16"-1'-00' Date: 08/15/2025

- The Meditation Garden will be developed over time with volunteer support.
- Landscaping will feature perennial plants and small shrubs suitable for Illinois.
- No large trees are proposed, but the existing mature vegetation at the north and south ends of the plot will be preserved.
- Sand walkways with wooden edges will connect different areas, while the main path to the stupa will use pervious interlocking pavers.
- At the heart of the garden, the fiber stupa dome will serve as the focal point. The area around the stupa will be elevated with a two-foot decorative retaining wall and filled with leveled sand to create a dedicated meditation area. This central space will be surrounded by natural plantings and designed to accommodate both individual practice and small group activities.
- Solar-powered lighting will illuminate paths 04 solar powered pole lights will be installed at the stupa area. Movable benches will be added gradually.
- No fencing is planned along the property line, keeping the garden open and welcoming.
- The Meditation Garden will be a long-term community project, built in phases, and nurtured by the shared efforts of volunteers. Over time, it will grow into a serene sanctuary that supports mindfulness, reflection, and connection with nature.



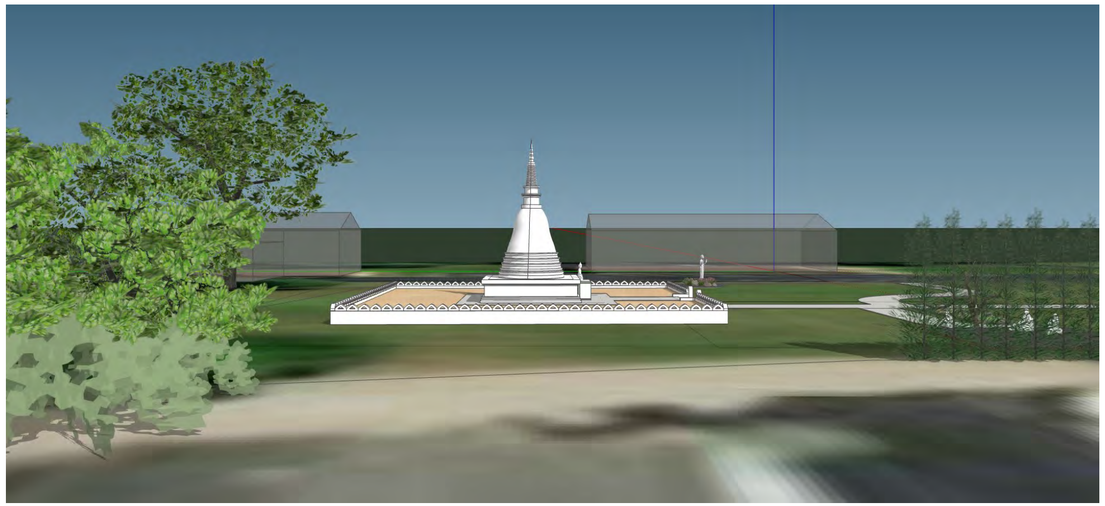


** Site plan with further dimensions is provided as a separate document.*

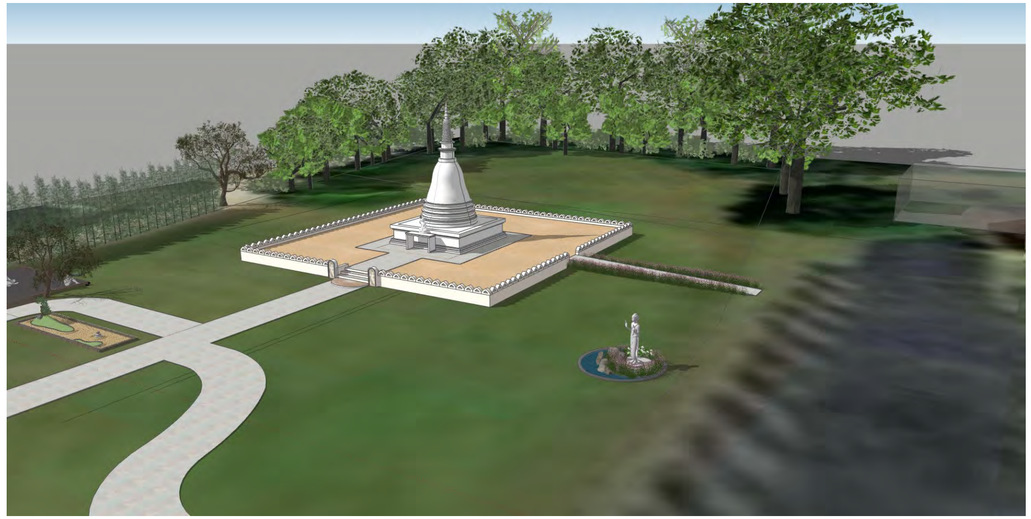
Elevation Views of the Stupa

South Elevation

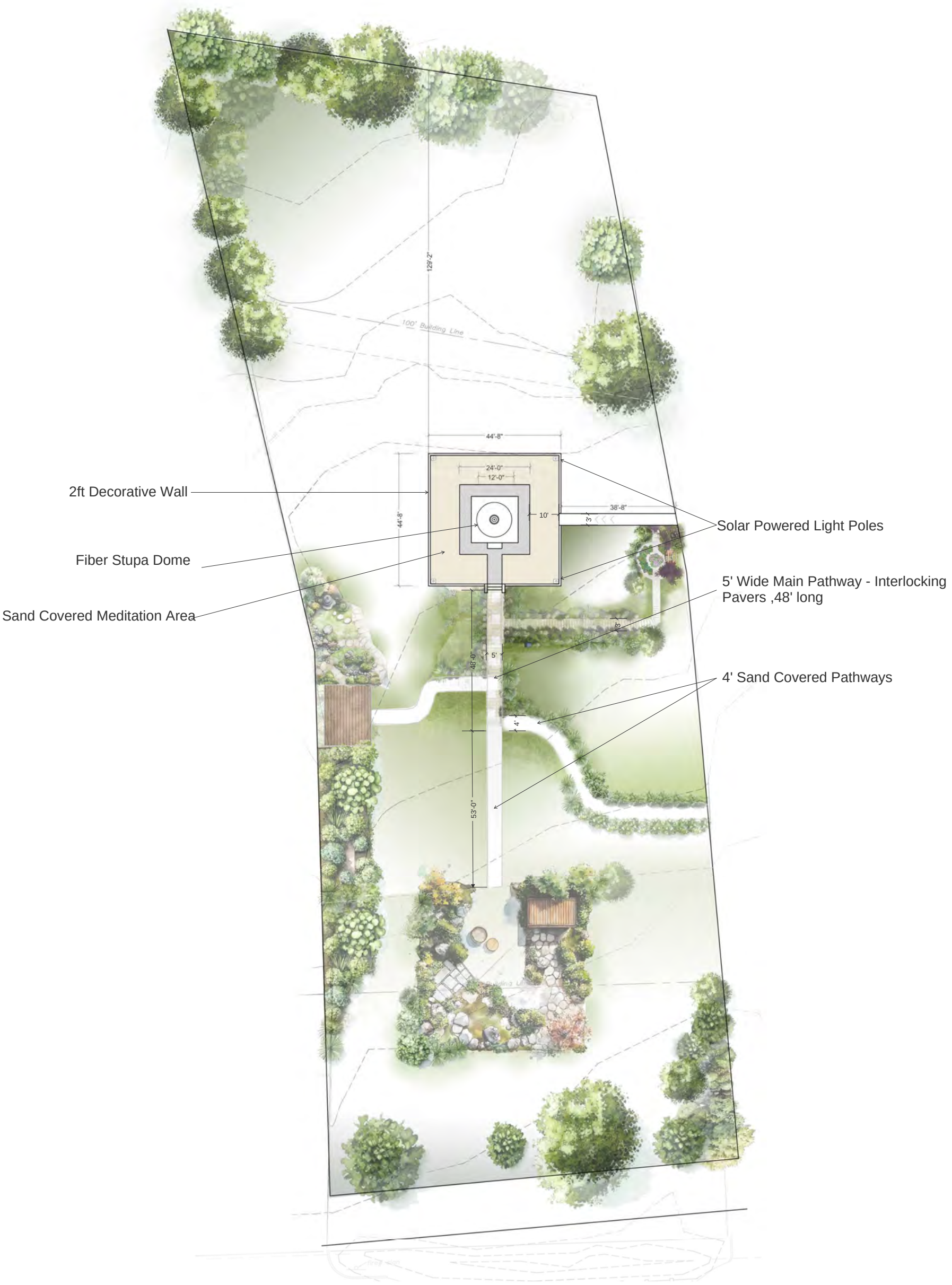
East Elevation of the Stupa



West Elevation of the Stupa



Birdseye view



HEALING MEDITATION GARDEN

CHICAGO BUDDHIST VIHARA

5315 US Highway 34, Oswego, IL 60543

Title	Site Plan
Scale:	1/16"-1'-00'
Date:	08/15/2025

Attachment 4 Subject Property Looking North

Attachment 5 Looking South at Route 34

Matt Asselmeier

From: ALEC KEENUM <AKEENUM@oswegofire.com>
Sent: Monday, October 6, 2025 5:57 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 25-19

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,

Seeing no construction plans for the Stupa, I am assuming this is an unoccupiable structure with worship occurring *around* it rather than *within* it, correct?

I that is the case, the Owego Fire Protection District has no additional comments/concerns.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

Matt Asselmeier

From: Fran Klaas
Sent: Wednesday, October 1, 2025 3:48 PM
To: Matt Asselmeier
Subject: RE: 25-19

I have no comments on this one.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, October 1, 2025 3:42 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; David Guritz <dguritz@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: 25-19

ZPAC Members:

Kendall County received the following Petition:

Petition 25 – 19 – Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Request:	Special Use Permit for a Place of Worship
PIN:	03-18-403-016
Location:	West of 5313 Route 34, Oswego, in Oswego Township
Purpose:	Petitioner Wants To Operate Healing Meditation Garden; Property is Zoned B-2

Petition information is attached.

If you would like to submit comments for the Kendall County Regional Planning Commission, please send me your comments by the end of the day on October 15th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Aaron Rybski
Sent: Wednesday, October 8, 2025 8:43 AM
To: Matt Asselmeier
Subject: RE: 25-19

Thanks. I have no comments.

Are you needing us to say something more committal either way about these petitions. At the old meetings we voted to recommend approval. Here, I assume we don't vote, but just provide comments?

Please let me know.

Either way here...and to cover all bases, I have no comments and would recommend to pass this along to the next board with no additional language or amending.

A.R.

Matt Asselmeier

From: Rob Delong <rdelong@oswegotownship.com>
Sent: Wednesday, October 29, 2025 9:48 AM
To: Matt Asselmeier
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Re: [EXTERNAL] Re: Buddhist Garden

I'm following up now to see when they will be ready. The vote was 2-1 to not file an objection

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, October 28, 2025 8:49 AM
To: Rob Delong <rdelong@oswegotownship.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Re: [EXTERNAL] Re: Buddhist Garden

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

Rob:

Any idea when the minutes will be ready?

Was the vote 2-1 in favor of the request?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

From: Rob Delong <rdelong@oswegotownship.com>
Sent: Thursday, October 23, 2025 2:30 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] Re: [EXTERNAL] Re: Buddhist Garden

Township board will not be meeting tonight. Last night's minutes are not ready as of yet and will not be approved minutes until the plan commission meets again. I can send you unapproved minutes as soon as I get them from the clerk

Get Outlook for iOS

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, October 23, 2025 2:25:15 PM

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
October 27, 2025 – 7:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:04 p.m.

ROLL CALL:
Members Present: Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Whitfield
Members Absent: Scott Cherry, Cliff Fox, and Dick Thompson
Staff Present: Matthew Asselmeier, AICP, CFM, Director
Others Present: Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, John Tebrugge, Miriam Schneider, Ken Schneider, Jack Marlowe, Ernesto Ramirez, Margaret Pearson, and Doug Winsor

PETITIONS:
Chairman Mohr swore in Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, Miriam Schneider, Ken Schneider, Ernesto Ramirez, Margaret Pearson, Doug Winsor, and Jack Marlowe.

The Zoning Board of Appeals started their review of Petitions 25-18 and 25-19 at 10:09 p.m.

Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)

Request:	Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted
PINs:	07-07-100-005 and 07-07-100-022
Location:	Property Between 17448 and 17676 Route 71, Newark, in Big Grove Township
Purpose:	Petitioner Wants To Operate a Commercial Solar Energy Facility; Property is Zoned A-1 and A-1 SU

Petition 25 – 19 – Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Request:	Special Use Permit for a Place of Worship
PIN:	03-18-403-016
Location:	West of 5313 Route 34, Oswego, in Oswego Township
Purpose:	Petitioner Wants To Operate Healing Meditation Garden; Property is Zoned B-2

Mr. Asselmeier reported that both Petitions were continued by the Kendall County Regional Planning Commission to their meeting on November 6, 2025. He also stated that, for the December 15, 2025, hearing, there will likely be at least two (2) new Petitions. Petitions 25-18 and 25-19 won't go to the County until December, regardless of the date the Zoning Board picks for the continuance.

The consensus of the Zoning Board of Appeals was to schedule a special hearing for November 12, 2025, at 6:00 p.m.

The Zoning Board of Appeals completed their review of Petition 25-15 at 10:13 p.m.

PUBLIC COMMENTS
None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Member LeCuyer made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of four (4) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 10:15 p.m.

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

Exhibits
1. Memo on Petitions 25-18 and 25-19 Dated October 24, 2025
2. Certificate of Publication for Petitions 25-18 and 25-19 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY

ZONING BOARD OF APPEALS

October 27, 2025

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
Diana Ramirez	operator	
Laura Pollastro	[redacted]	
Robert Schwartz		
Dwayne Killian		
Bill Klein		
Fran Miller		
Tim O'Brien		
Boyd Ingemarson		
Miriam Schneider		
Ken Schmidt		
Jack Marlowe		
Ernesto Ramirez		
M. Pearson	[redacted]	
Doug Wilson		

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: October 24, 2025
Re: Petitions 25-18 and 25-19

At their meeting on October 22, 2025, the Kendall County Regional Planning Commission voted to continue their review of the subject Petitions until November 6, 2025, at 7:00 p.m.

Accordingly, Staff recommends that Petitions 25-18 and 25-19 be continued to a special hearing of the Zoning Board of Appeals to be held at some time in mid-November.

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

MHA

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of October 22, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:01 p.m.

ROLL CALL

Mr. Asselmeier announced that Bill Ashton had resigned from the Regional Planning Commission.
Members Present: Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Christina Burns, County Administrator
Others Present: Mike Hoffman, Boyd Ingemunson, Fran Miller, Ron Miller, Steven Papaeliou, Tim O'Brien, David Shively, Jeremy Dippold, Ed Kirch, Randy Pertler, Ernesto Ramirez, Patrick McCrimmon, Margaret Pearson, John Pearson, Sharon Robinson, Deb Mayerle, Doug Winsor, Jack Marlowe, Miriam Schneider, Ken Schneider, and Ansar Gafur

The Kendall County Regional Planning Commission returned to order at 10:54 p.m.

Members Present: Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Petition 25-18 Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner) and Petition 25-19 Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Chairman Landovitz asked if anyone other than the Petitioner for Petition 25-18 was present to speak on that topic. There were attendees that wished to speak on this proposal.

Chairman Landovitz asked representatives of Petitions 25-18 and 25-19 if there would be any issues with their projects if the proposals were laid over. Ansar Gafur said he would try work with the Commission.

Discussion occurred regarding a date for a special meeting and the date of a special meeting of the Zoning Board of Appeals.

A representative from Petition 25-19 said a hardship would not exist if the matter was delayed two (2) weeks.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to continue the meeting to November 6, 2025, at 7:00 p.m. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 11:04 p.m.

Respectfully submitted by,

Matthew H. Asselmeier, AICP, CFM, Director

Encs.: October 21, 2025, Scott Cryder Letter Regarding Arbeiter Road
Pictures of 2241 Route 52
October 21, 2025, Ernesto Ramirez Email Regarding Short-Term Rental Regulations

Jack Marlow ANSAR GHAFUR
Miriam Schneider
Ken Schneider

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 22, 2025

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)
Fran Miller		
Boyd Ingemunson		
Capaccio	[redacted]	
Tim O'Brien		
David Sowell	[redacted]	
Jeremy Dippold	Owner	
Ed Kirch		[redacted]
Randy Peterl		

Ernesto Ramirez
Patrick McGinnis
Margaret Pearson Cornell Rd.
Doug Winsor

Oswego Township Plan Commission Meeting
October 22, 2025

Committee President Zimmerman called the meeting to order at 6:13 and led the assembly in the Pledge of Allegiance.

Roll call:
Commission President – Zimmerman – Present
Commissioner Gryder – Absent
Commissioner Marter – Present
Commissioner Eagleton – Present
Deputy Clerk Holmstrom – Present

Public Comment – None

Approval of Plan Commission minutes from 5-22-2024, motion by Eagleton, second by Marter.
Roll call:
Eagleton – yes
Marter – yes
Zimmerman – yes
Motion carried.

Old Business – None

New Business: Review, Discussion and vote on Petition # 25-19 made by the Chicago Buddhist Vihara Inc. seeking a special use permit for a healing Meditation Garden at 5313 US Highway 34, Oswego, IL 60543

The applicant gave a review on the planned project. Discussion took place.
Marter motioned to not object to the planned project second by Zimmerman.
Roll Call:
Marter – yes
Eagleton – no
Zimmerman – yes
Motion carried

No further business to come before the commissioner, so Eagleton motioned to adjourn, second by Marter. Meeting adjourned at 6:37

Respectfullly submitted:

Nathan Brown by Ken Holmstrom
Deputy Clerk
Oswego Township

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of November 6, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Eric Bernacki (Arrived at 7:02 p,m.), Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director
Others Present: Nick Wills, Amber Wills, Matt Clementi, Elizabeth Corrigan, Richard Fitzgibbon, Chris Ormiston, Gayle Hoddy, Josh Haggard, Maria DiClementi, Brian Redmond, Genny Haggard, Sarah Hughes, Ryan Hughes, John Hughes, Nicole Mayer, Mary Marquez, Buddika Gajapala, Vichitra Hitihamiarachchi, Kanishka Liyanage

PETITIONS

Petition 25-19 Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Mr. Asselmeier summarized the request.

The Petitioner would like to install a healing meditation garden at the subject property. The garden would consist of a central stupa that is twenty-five feet (25') tall and twelve feet (12') in diameter, walking paths, small group gathering spaces, and native plantings.

The Buddhist Temple is located immediately to the east of the subject property.

The subject property has been zoned B-2 since 1976.

The application materials, plat of survey, site plan, and pictures of the subject property were provided.
The property is located west of 5313 Route 34, Oswego.

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

The existing land use is Vacant Commercial.

The property is zoned B-2 General Commercial District.

The County's Plan calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Plan calls for the property to be Downtown.

The adjacent land uses are Single-Family Residential, Commercial, and Institutional (Buddhist Temple).

The adjacent properties are zoned R-3, R-3 SU, and B-2 SU.

The County's Plan calls for this area to be Suburban Residential. The Village of Oswego's Plan calls for the area to be Residential and Downtown.

The properties within one half mile (1/2) are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3, B-3 SU in the unincorporated area and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-2 special use is for the dwelling unit for a watchman and outside storage. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The LESA Score was 146 indicating a low level of protection. The NRI was provided.

Petition information was emailed to Oswego Township on October 1, 2025. The Oswego Township Planning Commission met on October 22, 2025, and recommended not to file an objection by a vote of two (2) in favor and one (1) in opposition. The Oswego Township Board did not meet on the proposal. The information from Oswego Township was provided.

Petition information was emailed to the Village of Oswego on October 1, 2025. No comments received.

Petition information was emailed to the Oswego Fire Protection District on October 1, 2025. On October 6, 2025, the Oswego Fire Protection District submitted an email saying they had no comments or concerns. This email was provided.

Petition information was sent to former ZPAC members on October 1, 2025. Neither the Highway Department nor the Health Department had any comments on this proposal. The related emails were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27, 2025. The consensus of the four (4) Members present was to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing were provided.

The Kendall County Code contains the following requirements of places of worship:

a. The height for the towers and steeples shall not exceed seventy-five feet (75') and not more than forty-five feet (45') for the main structure.

b. Other related uses, such as schools, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

The proposal meets the above regulations.

According the submitted information, there will be one (1) central stupa contained in a walled area. The walled area around the stupa is approximately one thousand nine hundred fifty (1,950) square feet. There will also be walking areas, meditation areas, and seatings areas.

Activities will occur during the daytime, primarily on weekends.

A building permit will be required for any structures constructed on the property.

No utilities are onsite; they are available at the Buddhist temple east of the subject property.

There is no parking spaces onsite. There are forty-eight (48) parking spaces at the Buddhist temple east of the subject property.

No direct road access is planned for the subject property from Route 34.

According to the submitted materials, no stormwater permit is required.

Solar-powered lighting will illuminate the paths and four (4) solar powered pole lights will be installed at the stupa area.

No information regarding signage was provided.

No information was provided regarding security.

No fencing is planned for the site.

No large trees are proposed, but the existing mature vegetation at the north and south ends of the site will
be preserved.

Additional landscaping will feature perennial plants and small shrubs.

No information was provided regarding noise control.

No information was provided regarding refuse. This likely can be accommodated at the Buddhist temple east of the subject property.

If approved, this would be the fifteenth (15^{th}) special use permit for a place of worship in unincorporated Kendall County.

The proposed findings of fact are as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, this should not be an issue.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The subject property will utilize ingress/egress and utilities from the neighboring property to the east. Provided the site is developed according to the proposed site plan, drainage should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This use is consistent with the other uses in vicinity of the subject property.

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions; to date the Petitioner has not agreed with these conditions:

1. The site shall be developed substantially in accordance with the site plan.
2. Failure to comply with the above condition or restriction could result in the amendment or revocation of the special use permit.

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

4. This special use permits shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Buddika Gajapala explained the project.

Member Bernacki asked why the sand meditation area was proposed closer to Route 34 instead of near the back of the property. Mr. Gajapala responded that the back of the property had mature vegetation.

Member Wilson thank the Petitioners for their patience.

Nicole Mayer lives northeast of the subject property, north of the existing temple. She noted the lack of vegetation separating the properties. She expressed concerns regarding a lack privacy the proposed use would create. The proposed use would be open to the public and the public would be able to look into her backyard. She said the Petitioners have never notified her of events at the temple. She said that she contacted law enforcement regarding noise at temple events. She felt the proposal will increase noise. She felt the proposal will increase traffic; the temple already has events that cause parking issues. She said the proposed use will invite unknown visitors into the residential neighborhood. She did not favor unrestricted public access near homes. She felt the proposal would negatively impact property values. She presented a petition signed by neighbors against the proposal. She requested the installation of a minimum ten foot (10') privacy fence or wall, the installation of a dense vegetative buffer along the entire property line, a restriction of public use hours to daytime only, and no general public access to the garden without clear County approval, supervision, and restriction to the garden.

Chairman Landovitz suggested that the neighbors and the Petitioner discuss issues outside of the meeting.

Vichitra Hitihamiarachchi is a member of the Chicago Buddhist Vihara and an architect involved with the design of this project. She noted that Ms. Mayer's property was north of the existing temple, not the subject property. There is a chain link fence on Ms. Mayer's property that separated the two (2) properties. She noted the vegetation at the north end of the subject property. She was open to taking the matter of installing additional vegetation to her board to address the neighbor's concerns. Mr. Asselmeier noted that the location for the proposed vegetation additions were not on the subject property.

Mr. Gajapala noted that his own house was next to a forest preserve and understood Ms. Mayer's concerns.

Ms. Mayer said that she wanted her privacy and did not want a house next to a public park. She previously requested that the Chicago Buddhist Vihara email her to discuss matters and she has not received a response. She did not favor a wooden fence because the location of the Buddhist's fire pit.

Member McCarthy-Lange asked about the fence placement. Ms. Mayer said the fence was on her property.

Member McCarthy-Lange asked how long Ms. Mayer had lived in her home. Ms. Mayer has lived in her home eight (8) years. The church was built in 1986.

Mary Marquez presented a plat of survey of her property and noted that the common property line did not have any vegetation. She has dogs that do not like strangers. She expressed concerns about parked cars along the property line and onto her property. She expressed concerns about people going to the garden at night. The temple might have two hundred (200) people onsite.

Member McCarthy-Lange asked how long Ms. Marquez has lived at her home. The response was almost six (6) years. Ms. Marquez would like a fence installed at the property line for safety reasons. She did not want to live next to a park.

Discussion occurred regarding splitting the cost of constructing a fence. The neighbors were opposed to splitting the cost. The requested fence would not be placed on the property that is subject to the proposed special use permit; the Buddhist Vihara would need to discuss the fence.

Chairman Landovitz asked for the zoning background of this area, including buffer between the business and residential uses. Mr. Asselmeier said the subject property has been zoned business since 1976 and the neighboring houses were zoned residential since 1956. He noted that buffering would be required if this was a business proposal and there would be no public meetings. Member Hamman discussed the uses in the area.

Member Wilson asked if the property would be open to the public. The garden would be open to the public. There would be a sign-up sheet for people to use the garden.

Chairman Landovitz asked if the Petitioners planned to have festivals on the subject property and how the Petitioners manage capacity at their existing property.

Discussion occurred regarding the noise ordinance.

There were no regulations regarding a maximum capacity of the number of people on the property.

The Petitioners were agreeable to the proposed conditions in the special use permit.

Member Bernacki made a motion, seconded by Member McCarthy-Lange, to recommend approval of the special use permit with the conditions proposed by Staff.

Member Bernacki noted the property was zoned B-2 since 1976 and he could think of other uses that would generate more traffic, noise, and decrease property values. He noted the mature trees and buffers on the site.

Chairman Landovitz stated that he was in favor of the proposal. He agreed with Member Bernacki. He noted that the problem occurred because of the way the area was zoned previously. Considering the existing zoning of the area, the proposed site plan, and the main issues arising from the neighboring property and not the subject property, he did not see a reason to deny the request.

The votes were as follows:

Ayes (8):	Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Wilson, and Wormley
Nays (0):	None
Absent (1):	Stewart
Abstain (0):	None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on November 12, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier announced that Petition 25-18, an amendment to the special use permit at 1542 Plainfield Road, and a special use permit for a commercial solar farm near the northwest corner of Route 126 and Schlapp Roads would be on the December agenda. There might also be a rezoning request at the northeast corner of Route 47 and Caton Farm Road.

Member Casey asked if there would be some recognition of Bill Ashton. Chairman Landovitz suggested doing something at the Annual Meeting.

Discussion occurred regarding recognizing Larry Nelson. This has been on hold pending resolution of issues with Larry's family.

Member Wormley thanked the Commission Members for their service.

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 10:03 p.m.

Respectfully submitted by,

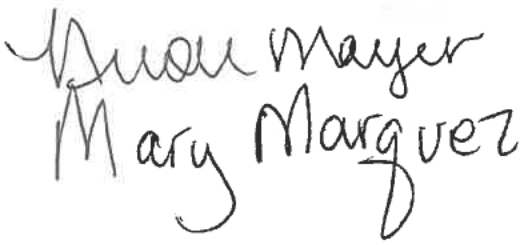
Matthew H. Asselmeier, AICP, CFM, Director

Encs.: Jason Haggard's Comments
Petition to Oppose Petition 25-19
Marquez Plat of Survey

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
NOVEMBER 6, 2025

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)
NICK & AMBER WILLS WILLS	[redacted]	
MATT CLEMENT / STANTEC		
Elizabeth Corrigan		[redacted]
Richard Fitzgibbon	[redacted]	Chris Ormiston [redacted] Gayle Hoddy
Josh Haggard		
Maria DeClement	[redacted]	
Brian Redmond	[redacted]	
Penny Haggard	[redacted]	
Sarah Hughes		
Ryan Hughes		Sarah Hughes


Mary Marquez

Petition to Oppose Petition #25-19 – Chicago Buddhist Vihara

Subject: Special Use Permit for a Place of Worship at 5313 US Highway 34, Oswego, IL

We, the undersigned residents of Oswego and Kendall County, respectfully object to the approval of the Chicago Buddhist Vihara's special use permit request for the property located west of 5313 Route 34. Our concerns include: - Loss of privacy for neighboring homeowners, especially those whose yards and homes directly border the proposed site. - Safety risks for families and children due to increased public access and traffic. - Incompatibility of a public-access facility within a residential neighborhood. - Lack of sufficient buffers, fencing, or visual screening between residential properties and the proposed meditation garden. We ask the Kendall County Regional Planning Commission and Zoning Board of Appeals to deny the special use permit or impose strict protective conditions to preserve the privacy, safety, and peaceful enjoyment of nearby homes.

Submitted by:

[redacted]

Name (Printed)	Signature	Address	Date
G. MENDEZ	[redacted]	[redacted]	10-7-25
Mary Margaret			10-7-25
Connie Smith			10-7-25
Vincent Mayer			10-7-25
Ismael Orozco			10-7-25
Jeff Sittler			10-8-25
Darlene Smith			10-8-25
Ariana Reynolds			10-8-25
MICHAEL REYNOLDS			10-8-25
Shawnna Bauer			10/8/25

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Submitted by:
[redacted]

Name (Printed)	[redacted]	[redacted]	Date
MARY ELLERSON			10-7-2025
PATRICK McKENTINE			10-9-2025
Donna MAKOWS			10-9-25
Scott MAKOWSK			10-9-25
Faith Weiffenbach			10-9-25
Sandra J Somocal			10-19-25

PLAT OF SURVEY

PARCEL ONE: LOT 56 OF THE HIGHLANDS, IN THE TOWNSHIP OF OSWEGO. KENDALL COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF LOT 40 OF OWNER'S SECOND SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10 OF SAID OWNER'S SECOND SUBDIVISION; THENCE NORTHWESTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE SOUTHWEST CORNER OF LOT 56 OF THE HIGHLANDS, 104.55 FEET FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID LINE 104.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 56; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 56, 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 56; THENCE SLY ALONG THE EASTERLY LINE EXTENDED SOUTHERLY OF SAID LOT 56, 86.55 FEET TO A LINE DRAWN FROM THE POINT OF BEGINNING TO A POINT ON THE EASTERLY LINE EXTENDED NORTHERLY OF SAID LOT 10 WHICH IS 84.15 FEET NORTHERLY OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTHWESTERLY ALONG SAID LINE 115.6 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

N
W E
S
SCALE: 1"=30'
1" = 30'

OSAGE COURT — ASPHALT ROAD

BLACKTOP DRIVE

RECORD=N 79°18'0" W

87°33'24"

150.00

33.0

CONCRETE DRIVEWAY

62.69 68.18 67.27

22.26 30.05 9.17 8.26 4.99 3.17 25.97 43.79

17.23 8.33 12.85 8.17 14.27 7.67 36.01 43.81

27.71

200.00

ONE STORY BRICK & FRAME RESIDENCE HSE. NO. 67

CONCRETE

27.72

Nicole Mayer

57

Fence 0.53 wly

CHAIN LINK FENCE

307

Our LOT 56 Property

200.00 RECORD=S 8°41'0" W

0.00
=150.42

Shed 1.30 ely 12.35

Fence 0.38 nly 0.42 wly

SHED 12.79

Shed 0.85 ely 0.23 ely

DEED=150
Meas.= 149.79

55

36.20

Open area

Buddhist Vihara

DEED=104.55
Meas.= 109.27

PARCEL TWO

OWNER'S SECOND ADDITION

Garage 7.42 ely

GARAGE

Garage 8.01 ely

Meas.= 87.88
DEED=86.55

POINT OF BEGINNING (PARCEL TWO)

Found Cut Off Post 1.09 nly 0.24 wly

Meas.= 114.53
DEED=115.6

52.15

104.55

84.15

ORDERED BY: GILBERT MARQUEZ

STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 31ST DAY OF OCTOBER A. D., 2025.

[redacted]
ILLINOIS LAND SURVEYOR NO. [redacted]
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2026)

WILLIAM MATTHEW WINGSTEDT
REGISTERED
LAND SURVEYOR
LICENSE NO. [redacted]
OSWEGO, IL
PROFESSIONAL
STATE OF ILLINOIS

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 31ST OF OCTOBER, A. D., 2025.

ORDER NO. 25 J 056 FILE NO. 250970

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON AN *ASSUMED* DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

67 OSAGE.DWG
● = found iron stake
○ = set iron stake

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207
Email: Wwing@aol.com

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
November 12, 2025 – 6:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 6:00 p.m.

ROLL CALL:
Members Present: Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: Scott Cherry and Cliff Fox
Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Part-Time Office Assistant
Others Present: Vichitra Hitihamiarachchi, Kanishka Liyanage, and Lorena Caron

PETITIONS:
Chairman Mohr swore in Vichitra Hitihamiarachchi, Kanishka Liyanage, and Lorena Caron

The Zoning Board of Appeals started their review of Petition 25-19 at 6:01 p.m.

Petition 25 – 19 – Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Request:	Special Use Permit for a Place of Worship
PIN:	03-18-403-016
Location:	West of 5313 Route 34, Oswego, in Oswego Township
Purpose:	Petitioner Wants To Operate Healing Meditation Garden; Property is Zoned B-2

Mr. Asselmeier summarized the request.

The Petitioner would like to install a healing meditation garden at the subject property. The garden would consist of a central stupa that is twenty-five feet (25') tall and twelve feet (12') in diameter, walking paths, small group gathering spaces, and native plantings.

The Buddhist Temple is located immediately to the east of the subject property.

The subject property has been zoned B-2 since 1976.

The application materials, plat of survey, site plan, and pictures of the subject property were provided. The property is located west of 5313 Route 34, Oswego.

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

The existing land use is Vacant Commercial.

The property is zoned B-2 General Commercial District.

The County's Plan calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Plan calls for the property to be Downtown.

The adjacent land uses are Single-Family Residential, Commercial, and Institutional (Buddhist Temple).

The adjacent properties are zoned R-3, R-3 SU, and B-2 SU.

The County's Plan calls for this area to be Suburban Residential. The Village of Oswego's Plan calls for the area to be Residential and Downtown.

The properties within one half mile (1/2) are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3, B-3 SU in the unincorporated area and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-2 special use is for the dwelling unit for a watchman and outside storage. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The LESA Score was 146 indicating a low level of protection. The NRI was provided.

Petition information was emailed to Oswego Township on October 1, 2025. The Oswego Township Planning Commission met on October 22, 2025, and recommended not to file an objection by a vote of two (2) in favor and one (1) in opposition. The Oswego Township Board did not meet on the proposal. The information from Oswego Township was provided.

Petition information was emailed to the Village of Oswego on October 1, 2025. No comments received.

Petition information was emailed to the Oswego Fire Protection District on October 1, 2025. On October 6, 2025, the Oswego Fire Protection District submitted an email saying they had no comments or concerns. This email was provided.

Petition information was sent to former ZPAC members on October 1, 2025. Neither the Highway Department nor the Health Department had any comments on this proposal. The related emails were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Kendall County Regional Planning Commission continued reviewing this proposal at their meeting on November 6, 2025. Nicole Mayer discussed a lack of vegetation along the property line with the existing temple, concerns regarding a lack of privacy and the public looking into her backyard, increased noise, increased traffic, and loss of property values. She presented a petition signed by neighbors expressing opposition to the proposal; the petition is included with the minutes of the meeting. She requested the installation of a wall or privacy fence, the installation of a dense vegetative buffer along the entire property line, a restriction of public use hours to daytime only, and no general public access to the garden without clear County approval, supervision, and restriction to the garden. Discussion occurred regarding the existing chain link fence on Ms. Mayer's property. It was noted that a place of worship had been on Route 34 since 1986 and the subject property has been zoned B-2 since the 1970s, both of which occurred prior to neighbors moving into their houses. Mary Marquez presented a plat of survey of her property and noted that the common property line did not have any vegetation; the plat is included with the minutes of the meeting. She expressed concerns about parked cars along the property line and onto her property. She expressed concerns about people going to the garden at night and the number of people at the existing temple. Discussion occurred regarding splitting the cost of constructing a fence. The garden would be open to the public; discussion occurred regarding managing capacity at the property. The Petitioners were agreeable to the conditions proposed by Staff. 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. Member Bernacki noted the property was zoned B-2 since 1976 and he could think of other uses that would generate more traffic, noise, and decrease property values. He noted the mature trees and buffers on the site. Chairman Landovitz stated that he was in favor of the proposal. He agreed with Member Bernacki. He noted that the problem occurred because of the way the area was zoned previously. Considering the existing zoning of the area, the proposed site plan, and the main issues arising from the neighboring property and not the subject property, he did not see a reason to deny the request. The minutes of meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27, 2025. The consensus of the four (4) Members present was to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing were provided.

The Kendall County Code contains the following requirements of places of worship:

a. The height for the towers and steeples shall not exceed seventy-five feet (75') and not more than forty-five feet (45') for the main structure.

b. Other related uses, such as schools, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

The proposal meets the above regulations.

According the submitted information, there will be one (1) central stupa contained in a walled area. The walled area around the stupa is approximately one thousand nine hundred fifty (1,950) square feet. There will also be walking areas, meditation areas, and seatings areas.

Activities will occur during the daytime, primarily on weekends.

A building permit will be required for any structures constructed on the property.

No utilities are onsite; they are available at the Buddhist temple east of the subject property.

There is no parking spaces onsite. There are forty-eight (48) parking spaces at the Buddhist temple east of the subject property.

No direct road access is planned for the subject property from Route 34.

According to the submitted materials, no stormwater permit is required.

Solar-powered lighting will illuminate the paths and four (4) solar powered pole lights will be installed at the stupa area.

No information regarding signage was provided.

No information was provided regarding security.

No fencing is planned for the site.

No large trees are proposed, but the existing mature vegetation at the north and south ends of the site will
be preserved.

Additional landscaping will feature perennial plants and small shrubs.

No information was provided regarding noise control.

No information was provided regarding refuse. This likely can be accommodated at the Buddhist temple east of the subject property.

If approved, this would be the fifteenth (15^{th}) special use permit for a place of worship in unincorporated Kendall County.

The proposed findings of fact are as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, this should not be an issue.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The subject property will utilize ingress/egress and utilities from the neighboring property to the east. Provided the site is developed according to the proposed site plan, drainage should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This use is consistent with the other uses in vicinity of the subject property.

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan.
2. Failure to comply with the above condition or restriction could result in the amendment or revocation of the special use permit.
3. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
4. This special use permits shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Chairman Mohr opened the public hearing at 6:10 p.m.

Vichithra Hitihamiarachchi, spoke on behalf of the Buddhist Temple; she stated the meditation garden is meant for peaceful healing and reflection. The garden features a walking path and sitting area, including small group discussion area. There will also be healing circles and sand walkways. Ms. Hitihamiarachchi explained there will be no loud noise or burden to neighbors. Neighbors were concerned about parking, noise, and lack of privacy. The Petitioner will strive to maintain a good relationship with their neighbors. Parking for the meditation garden will be the same as what is used for the temple.

Chairman Mohr stated that he attended a funeral of someone he knew that was Buddhist. He mentioned there was lots of chanting. One (1) of the members stated that there will be no chanting in the mediation center. It will be quiet and peaceful.

Chairman Mohr asked why not put the meditation center in the back of the property instead of the front. Chairman Mohr was told that the plan has already been made for the front of the property.

Lorena Caron, member of Chicago Buddhist Vihara, stated she attended the temple for three (3) years. She expressed that she is pleased to connect with the community.

Chairman Mohr closed the public hearing at 6:24 p.m.

Member LeCuyer made a motion, seconded by Member Prodehl, to approve the findings of fact.

The votes were as follows:
Ayes (5): LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Fox

The motion carried.

Member Whitfield made a motion, seconded by Member LeCuyer, to recommend approval of the proposal.

The votes were as follows:
Ayes (5): LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Fox

The motion carried.

The proposal will go to the Kendall County Planning Building and Zoning Committee on December 8, 2025 at 6:30 p.m.

The Zoning Board of Appeals completed their review of Petition 25-19 at 6:26 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that Petition 25-18, an amendment to the special use permit for a banquet facility at 1542 Plainfield Road, a special use permit for a commercial solar project near the northwest corner of Route 126 and Schlapp Road, a front yard setback variance at 34 Greenfield Road, and a map amendment for the northeast corner of Route 47 and Caton Farm Road would likely be on the agenda for the December 15th hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 6:29 p.m.

Respectfully submitted by,

Wanda A Rolf,
Part-Time Office Assistant

Exhibits

1. Memo on Petition 25-19 Dated November 7, 2025
2. Certificate of Publication and Certificate of Mailings for Petition 25-19 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY

ZONING BOARD OF APPEALS

November 12, 2025

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
Vichithra Hithamiarachchi	[redacted]	
Kanishka Ariyaratne		
Lorena Cora		

State of Illinois
County of Kendall

Zoning Petition
#25-19

ORDINANCE NUMBER 2025-_____

GRANTING A SPECIAL USE PERMIT FOR A PLACE OF WORSHIP AT THE PROPERTY WEST OF 5313 ROUTE 34, OSWEGO, (PIN: 03-18-403-016) IN OSWEGO TOWNSHIP

WHEREAS, Sections 36-112, 36-113, and 36-114 of the Kendall County Code permits the Kendall County Board to grant special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 36-717 (22) of the Kendall County Code permits the operation of places of worship as a special use with certain restrictions in the B-2 General Business Zoning District; and

WHEREAS, the property which is the subject of this ordinance has been located within the B-2 General Business District since 1976 and consists of approximately 1.5 acres located west of the property at 5313 Route 34, Oswego (PIN: 03-18-403-016), in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and the property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is owned by Chicago Buddhist Vihara as represented by Koswatte Sumanawansa and shall hereinafter be referred to as the "Petitioner"; and

WHEREAS, on or about September 26, 2025, Petitioner filed a petition for a special use permit to allow the operation of a place of worship at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on October 2, 2025, and following due and proper notification to the Village of Oswego on or about October 2, 2025, and following due and proper notification to Oswego Township on or about October 2, 2025, and following due and proper notification to the property owners of record of properties adjacent to the subject property on or about October 2, 2025, the Kendall County Zoning Board of Appeals initiated a public hearing on October 27, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, and continued the public hearing to November 12, 2025, at 6:00 p.m., in the Historic Court House, at 110 W. Madison Street at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested special use permit, and one member of the public testified in favor and zero members of the public testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated November 12, 2025, 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 special use permit; and

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

State of Illinois
County of Kendall

Zoning Petition
#25-19

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a place of worship on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C.

   B. Failure to comply with the above condition or restriction could result in the amendment or revocation of the special use permit.

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

3. This special use permit shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

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

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of December, 2025.

Attest:

_____ _____

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A Legal Description:

PARCEL 1:
Lot 4 of Silver Wheel Subdivision, in the Township of Oswego, Kendall County, Illinois.

PARCEL 2:
Easement for driveway purposes, created by Warranty Deed dated March 13, 1978 and recorded March 20, 1978 as Document 78-1566, made by Raymond and Helen Deml to Yvonne Deml, for the benefit of Parcel 1, over the easterly 34 feet of the southerly 40 feet of Lot 3 of Silver Wheel Subdivision, in the Township of Oswego, Kendall County, Illinois.

Permanent Index Number (PIN): 03-18-403-016

Common Address: 5315 Rt. 34, Oswego, IL 60543

Exhibit B

The Kendall County Zoning Board of Appeals initiated a public hearing on the Petition 25-19 on October 27, 2025, and continued the public hearing to November 12, 2025. On November 12, 2025, the Kendall County Zoning Board of Appeals issued the following Findings of Fact by a vote of five (5) in favor and zero (0) in opposition. The same day, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of five (5) in favor and zero (0) in opposition. Members Cherry and Fox were absent.

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan, this should not be an issue.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Provided the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The subject property will utilize ingress/egress and utilities from the neighboring property to the east. Provided the site is developed according to the proposed site plan, drainage should not be an issue.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true; no variances are needed.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This use is consistent with the other uses in vicinity of the subject property.**

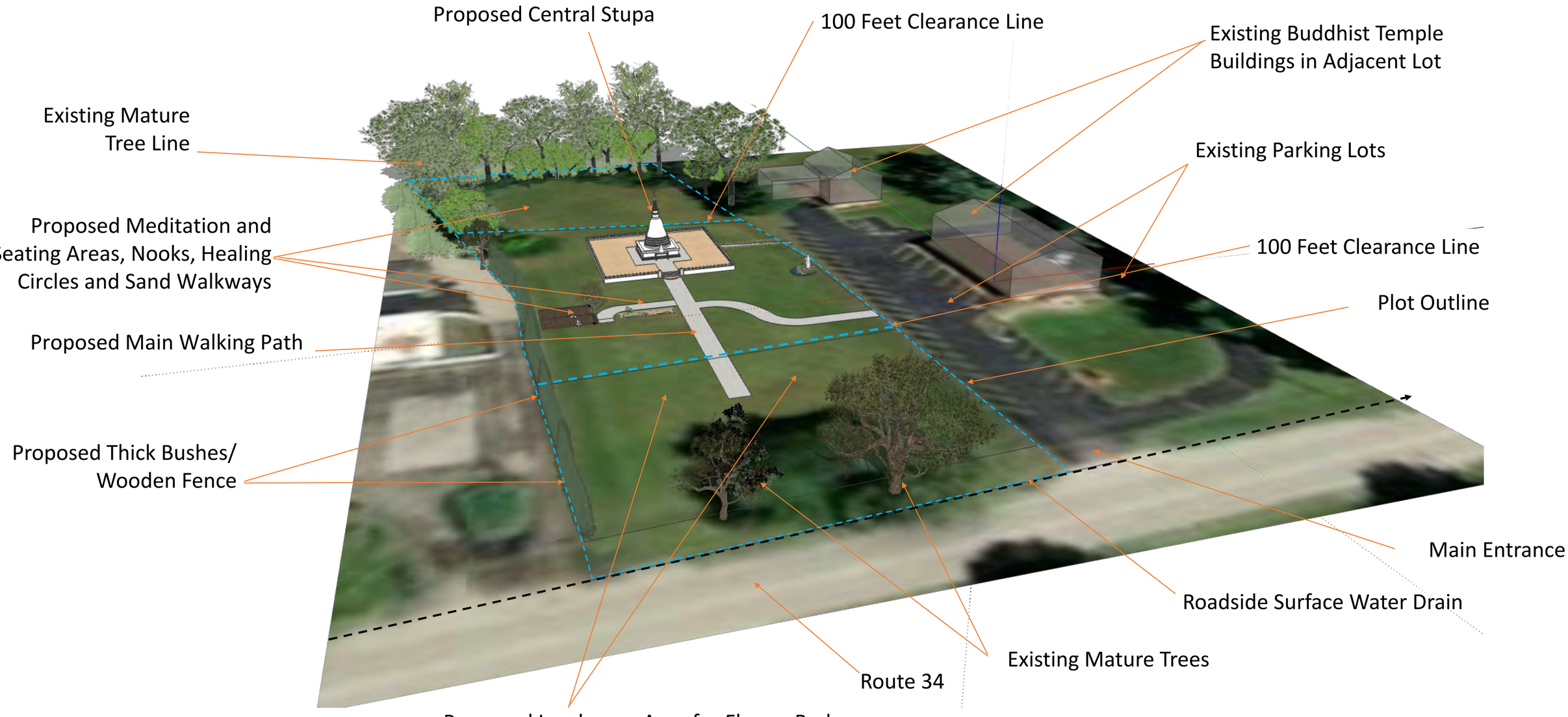
RECOMMENDATION

Approval subject to the following conditions:

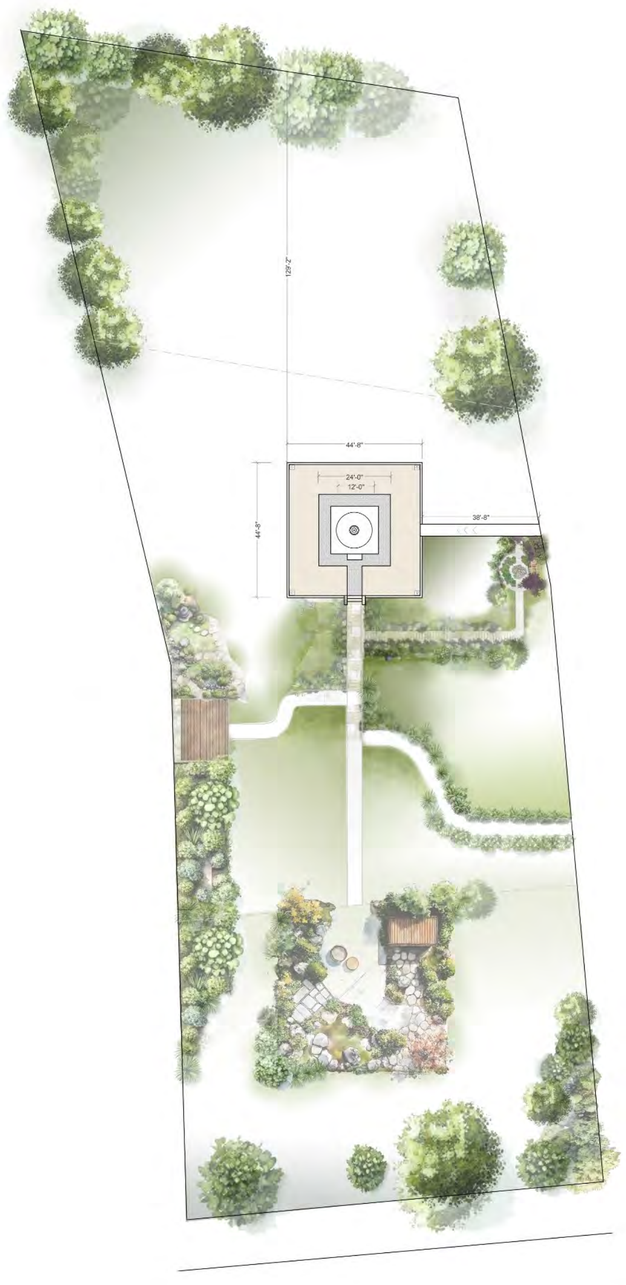
1. The site shall be developed substantially in accordance with the submitted site plan.
2. Failure to comply with the above condition or restriction could result in the amendment or revocation of the special use permit.
3. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
4. This special use permits shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Healing Meditation Garden

5313 US-34, Oswego, IL 60543

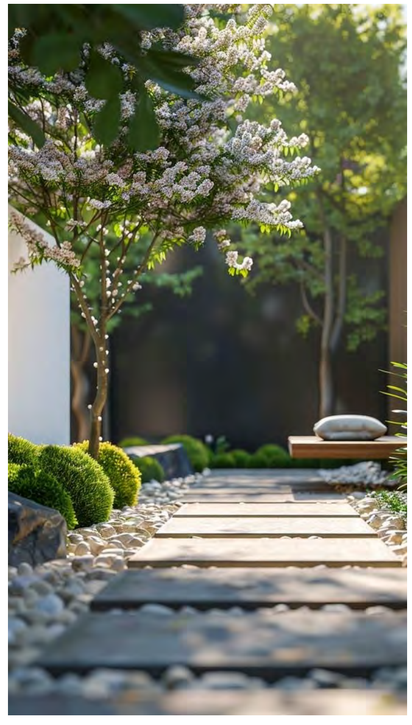


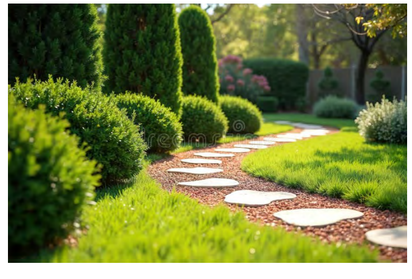
Proposed Site Plan



HEALING MEDITATION GARDEN CHICAGO BUDDHIST VIHARA 5315 US Highway 34, Oswego, IL 60543	Title: Site Plan Scale: 1/16"-1'-00' Date: 08/15/2025

- The Meditation Garden will be developed over time with volunteer support.
- Landscaping will feature perennial plants and small shrubs suitable for Illinois.
- No large trees are proposed, but the existing mature vegetation at the north and south ends of the plot will be preserved.
- Sand walkways with wooden edges will connect different areas, while the main path to the stupa will use pervious interlocking pavers.
- At the heart of the garden, the fiber stupa dome will serve as the focal point. The area around the stupa will be elevated with a two-foot decorative retaining wall and filled with leveled sand to create a dedicated meditation area. This central space will be surrounded by natural plantings and designed to accommodate both individual practice and small group activities.
- Solar-powered lighting will illuminate paths 04 solar powered pole lights will be installed at the stupa area. Movable benches will be added gradually.
- No fencing is planned along the property line, keeping the garden open and welcoming.
- The Meditation Garden will be a long-term community project, built in phases, and nurtured by the shared efforts of volunteers. Over time, it will grow into a serene sanctuary that supports mindfulness, reflection, and connection with nature.



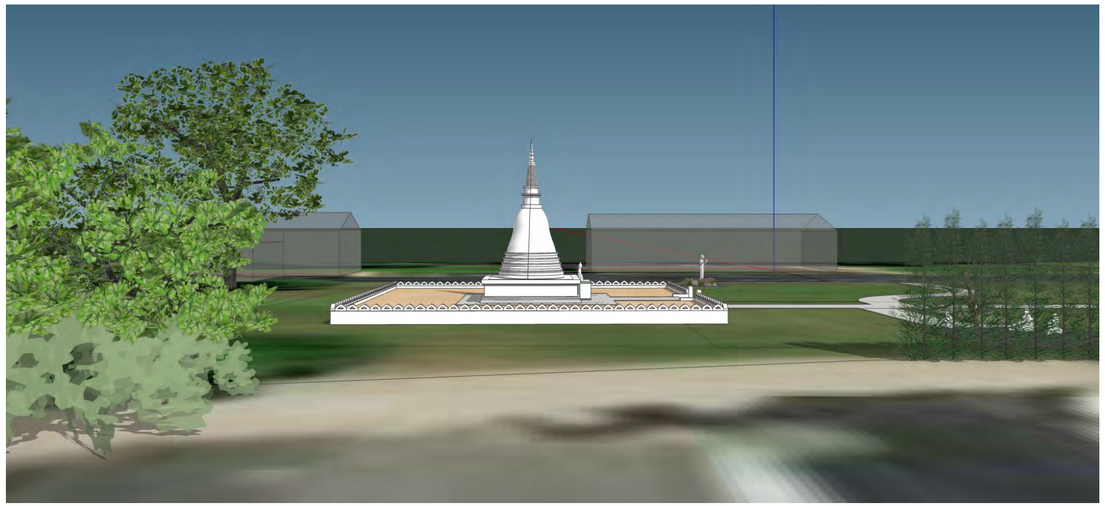


** Site plan with further dimensions is provided as a separate document.*

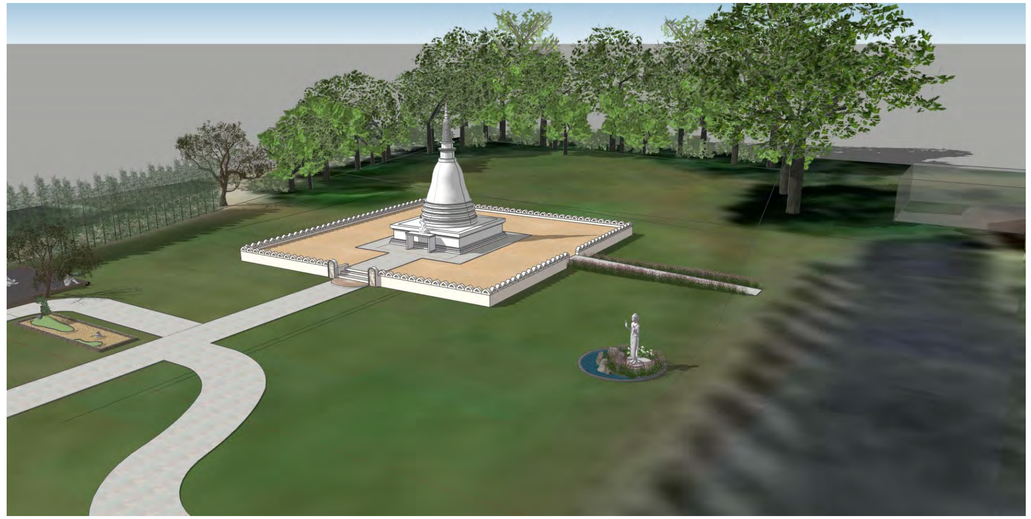
Elevation Views of the Stupa

South Elevation

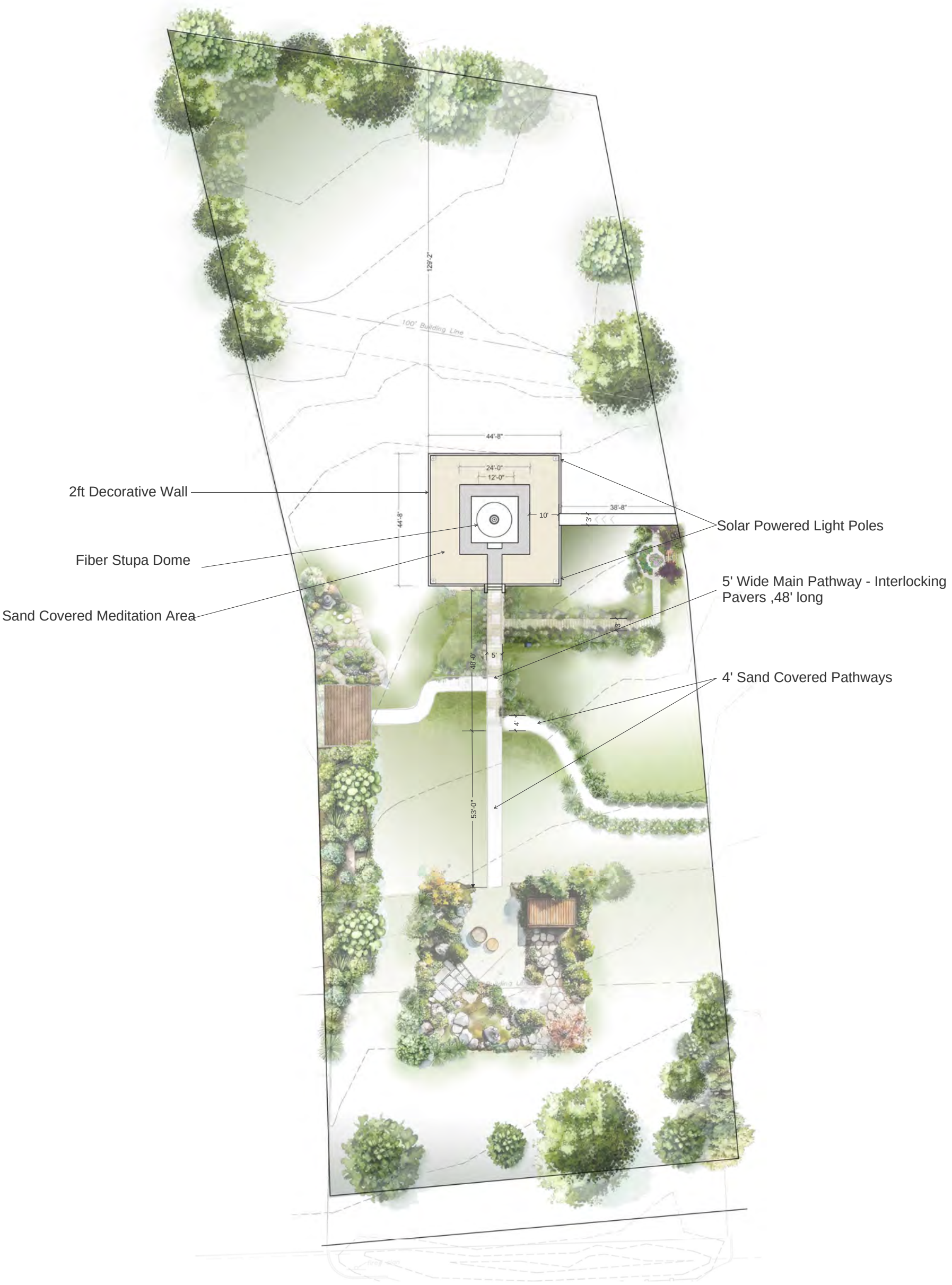
East Elevation of the Stupa



West Elevation of the Stupa



Birdseye view



HEALING MEDITATION GARDEN

CHICAGO BUDDHIST VIHARA

5315 US Highway 34, Oswego, IL 60543

Title	Site Plan
Scale:	1/16"-1'-00'
Date:	08/15/2025

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 12/8/2025

Subject: Approval of Engineering Contract with WBK Engineering, LLC

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Contract for Engineering Review, Inspection and Consultation Services with WBK Engineering, LLC for a Period of Two Years with Optional Annual Renewals; Related Fees of Initial Escrow Deposits of $2,500 for Review Services and $3,500 for Construction Inspection Services Are Unchanged from Current Contract

Previous Board/Committee Review:

N/A

Fiscal impact:

Expenditures for County Initiated Projects Are Paid from the PBZ Consultant's Line Item 11001902-63630

Expenditures for Stormwater Permit Related Projects Are Paid from Escrow Accounts Funded by the Applicant

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Background and Discussion:

WBK Engineering, LLC has been Kendall County's Stormwater Engineer since 2009.

The current contract was signed in January 2024 and was for a term of two (2) years with optional one (1) year renewals.

The attached proposed contract is also for two (2) years with optional one (1) year renewals.

The scope of services remains unchanged.

The fees for services also remain unchanged.

Staff Recommendation:
Approval with Conditions

Attachments:

Proposed Contract

Proposal for Engineering Review, Inspection and Consultation Services

Kendall County, IL

November 7, 2025

Matthew Asselmeier, MPA, AICP, CFM
Director at Kendall County Planning, Building & Zoning
Kendall County
111 West Fox Street
Yorkville, IL 60560

Dear Mr. Asselmeier,

WBK Engineering, LLC (WBK) is pleased to provide this proposal to Kendall County (known hereafter as "the County") for professional engineering, stormwater, development review and construction inspection services. WBK looks forward to the opportunity to continue service to the County with development review services on a project-by-project basis. Included below is our understanding of the assignment, scope of services, project assumptions, and estimate of fee.

PROJECT UNDERSTANDING

It is our understanding that the County wishes to contract for professional engineering, stormwater, development review and construction inspection services for projects and development applications within the unincorporated area of Kendall County. We understand that the County wants qualified professional consultant to provide services for preliminary and final engineering plan review including storm water (storm sewer, detention, floodplains and wetlands), streets and roads, street lighting, water supply, wastewater treatment, and erosion and sediment control measures. WBK is also adept at performing, reviewing and scoping development impact traffic studies, the suitability of the preliminary development proposals as well as the practical aspects of final engineering plans review from a maintenance perspective. We understand services will be coordinated through the Planning, Building & Zoning Department. We also intend to work closely with other County Departments as appropriate.

SCOPE OF SERVICES

TASK 1 | Concept Development Review

At the request of the County, we will review conceptual development plans to determine if the submittal is reasonably consistent with the transportation, utility and drainage context in which it is proposed and relative to the requirements of County stormwater ordinance. This review will also assist with determining permit requirements and third-party jurisdiction. Available data regarding site conditions, (topography, soils, environmental resources including wetlands, flood plain and offsite drainage patterns) utilities and traffic in relation to the proposed concept plan will be reviewed from information provided by the engineer/applicant. Upon request of the staff, we will meet with the staff and/or the developer's team to identify issues needing additional information.

We will prepare a summary of third-party agencies that require permits for the project so that County staff is aware of constraints associated with a project at the concept stage. We will draft concept plan review comments if required and submit the review to the County.

Field Reconnaissance: If requested, an investigation of the project site will be made to identify site constraints and opportunities and will be based on conditions present at the time of the reconnaissance; visible utility locations, roadway conditions, sight distance, soil borings, available topographic data, environmental resources, existing buildings and structures and drainage conditions.

Stormwater Management: Based on the information provided to us, we will confirm appropriate stormwater management measures are appropriate for the concept planning process.

TASK 2 | Preliminary Engineering Review

At the request of the County, we will review the preliminary site plan, preliminary engineering design plan consisting of the storm sewers, water supply, wastewater treatment, roadways, pavement, and grading for the proposed project. We will review the following documents during the preliminary review phase of the development process including but not limited to:

- Preliminary Site Plan & Engineering Plan
- Preliminary Stormwater Management Report
- Wetland Delineation and Assessment Report
- Preliminary Subdivision Plat
- Preliminary Utility Studies
- Entitlement Documents (Annexation Agreement, PUD, Zoning, Special Use)

The review will be based upon the County ordinances related to development including the Subdivision and Stormwater Ordinances, special use requirements, IDOT, Kendall County transportation standards / policies, County Building Codes and general engineering and construction practices. We will draft a plan review for the County staff to use in the preliminary approval process. We will provide a plan review for each preliminary plan resubmittal to the County.

Meetings: We will attend meetings as needed with the applicant's team, third party review agencies and the County staff to determine the standards to be used in the design as well as the adequacy of existing or proposed infrastructure to serve the project. We will attend meetings at the request of the County.

TASK 3 | Final Engineering Review

At the request of the County, we will review the final site plan, final engineering design plan consisting of the storm sewers, water supply, wastewater treatment, roadways, pavement, and grading for the project. We will review the following documents against the Subdivision and the Stormwater Ordinance, annexation agreement, or special use requirements, IDOT, Kendall County transportation standards / policies, County Building Codes and general engineering and construction practices. We will identify third party permits including but not limited to IEPA, IDOT, USACE and IDNR. We will review the following documents during the final review phase of

planning and building permit processes including but not limited to:

- The Final Site Geometry
- Final Engineering Plans including Mass Grading, Stormwater Facilities, Storm Sewer, Sanitary Sewer, Water Mains, and Roadway Construction
- Final Landscape Plans
- Final Stormwater Management Report
- Final Wetland Documentation including all USACE correspondence
- Threatened and Endangered Species Clearances
- Historic Preservation Clearance
- Traffic Studies
- Review of Structural Calculations & Drawings
- BMP / Sustainable Practice review (including soils and landscape plants as appropriate)
- Engineer's Opinion of Probable Construction Cost
- Final Subdivision Plat

We will draft a plan review comments for the County staff to use in the final approval process. We will provide a plan review for each final plan resubmittal to the County.

Meetings: We will attend meetings as needed with the applicant's team, third party review agencies and the County staff to determine the standards to be used in the design as well as the adequacy of existing or proposed infrastructure to serve the project. We will attend meetings at the request of County staff.

Task 4 | Construction Inspection

At the request of the County we will serve as the County representative related to land disturbance / development improvements and construction inspections of the same. We understand the construction inspections may be requested on a part-time or full-time basis depending on the scope of the project and proposed improvements. Land Improvements typically may include:

- Soil Erosion Control and Mass Grading Operations
- Utility Construction including water main, sanitary sewer, storm sewers and street lighting improvements
- Roadway Construction
- Stormwater Management Improvements including stormwater basins and overland flow routes
- Off-site utility and roadway improvements
- Coordination with third party permit requirements (IDOT, USACE, etc.)

Construction inspection services include the following elements:

- Preconstruction meeting coordination and facilitation
- Utility and third-party permit coordination
- Site inspections and documentation for plan and County specification compliance
- Inspection of site material deliveries
- Testing coordination and documentation
- Conflict resolution facilitation with Developer and County

- Final Inspection and Punch List
- Project close out

All site visits will be documented with a written daily report of the length and detail necessary to document activities. Reports are typically supported with photos for the project record. Test results are verified and documented in the project file. Conflict and final punchlist correspondence is generated and maintained by the WBK project representative.

Task 5 | Professional Engineering Consultation

At the request of the County WBK will provide professional civil engineering consultation on topics that relate to residential and commercial building and land development, drainage investigations including IDNR and USACE coordination, code and ordinance violations, National Pollution Discharge Elimination System concerns and any other County interest or functions that requires the opinion, input or guidance from civil engineering professionals.

SCHEDULE FOR SERVICES

We will complete plan reviews within 10 business days of WBK receipt of a complete application, set of plans and calculations. We will endeavor to provide an initial review of documents within 3 business days of receipt to determine if the submittal is complete to continue with a comprehensive review. We understand that some projects may require reviews and responses quicker than 10 business days and we will endeavor to work with the County and the applicant to provide as timely response as reasonably possible. If for any reason the afore-noted timeframes cannot be reached WBK shall advise the County prior to proceeding with further services.

PROJECT ASSUMPTIONS

In preparing this proposal, we have attempted to provide you with a scope of services based on the needs of the County. We can provide many additional services through WBK staff or subconsultants whom we have a strong business relationship. The following are exceptions to our scope of services:

- Geotechnical services are not included in this proposal
- Environmental services are not included in this proposal
- Survey services are not included in this proposal
- Building inspection services are not included in this proposal including utility inspections required by the State of Illinois to be performed by a licensed plumber

ESTIMATE OF FEES

Due to the variability of the project size and complexity it is not in the applicant's or County's interest to set a flat fee for review and inspection services. However, we proposed the following fee schedule as the initial fund amount for an escrow account to fund review and inspection services.

- Tasks 1, 2 and 3 – Review Services - $2,500 Initial funding balance
- Task 4 – Construction Inspection Services - $3,500 Initial funding balance
- Task 5 – General Consultation – Detailed proposal required

Initial Funding balances may be increased or decreased as mutually determined by the County and WBK on a project by project basis based on the scale and complexity of the project.

The actual amount invoiced will be based on the level of effort required and actual time spent on each project. Each project will be invoiced separately. WBK will monitor escrow balance amounts and seek replenishment as necessary. Administration of escrow account balances is considered billable time to a project. Reimbursable expenses, such as postage, overnight delivery, printing, copying, etc. are not included in our budget/fee amounts, and will be invoiced to you at our cost plus 10%.

We propose to bill projects monthly based on the attached Schedule of Charges. We establish our contract in accordance with the attached General Terms and Conditions. These General Terms and Conditions are expressly incorporated into and are made an integral part of this contract for professional services. We reserve the right to increase billing rates on December 31st of each calendar year by five percent (5%) or the Consumer Price Index, whichever is less.

This contract shall run for a term of two years with the option to be renewed on an annual basis as determined by the County.

If this proposal is acceptable, please return one (1) signed copy to us for our files to serve as a notice to proceed. Thank you for the opportunity to provide service to Kendall County. If you have any questions, please do not hesitate to call.

Sincerely,

[redacted]

Greg Chismark, PE
President

Encl: 2026 Schedule of Charges
General Terms and Conditions

THIS PROPOSAL, SCHEDULE OF CHARGES, AND GENERAL TERMS & CONDITIONS ACCEPTED FOR KENDALL COUNTY:

Authorized By

Position

Date

WBK ENGINEERING, LLC
GENERAL TERMS AND CONDITIONS WITH KENDALL COUNTY, ILLINOIS

1. Relationship Between Engineer and Client: WBK ENGINEERING, LLC (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

   Furthermore, causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

   Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible. It is understood by Engineer that this agreement is with a government entity. As such, any further price adjustments must be provided to the County in advance for approval and voted upon by the County Board prior to acceptance and expenditure. Client understands that the project schedule will be adjusted to accommodate the formal County procedure. The Engineer is not obligated to begin any additional work until County Board approval.

4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms

and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumptions of the services upon expiration of the Suspension of Services Order. Any costs greater than the "not to exceed" fee referenced herein and by attachments must be provided to the County in advance for approval and voted upon by the County Board prior to acceptance and expenditure. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fees, incurred by Engineer and directly resulting from the project at issue, before the termination date shall be reimbursed by Client. Upon receipt of a termination notice, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with termination of services. Client shall not be liable for those costs and expenses resulting from Engineer's failure to mitigate such losses. Further, Client shall not be responsible for salaries, overhead and fees accrued after Agreement's termination.

6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

   When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

   It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies

provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk.

8. The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

9. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

10. Compliance with Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement. With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable.

    Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the

reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly. However, Engineer acknowledges that any such compensation will be contingent upon prior submittal of costs to the County for review and approval by the Kendall County Board.

11. Affirmative Action: The Engineer is committed to the principles of equal employment opportunity. Moreover, as a government contractor bound by Executive Order 11246, Engineer takes its affirmative action obligations very seriously. Engineer states as its Policy of Affirmative Action the following:

    It will be the policy of the Engineer to recruit, hire, train and promote persons in all job titles without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.

    All employment decisions shall be consistent with the principle of equal employment opportunity, and only job-related qualifications will be required.

    All personnel actions, such as compensation, benefits, transfers, tuition assistance, social and recreational programs, etc. will be administered without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.

12. Indemnification: Engineer shall indemnify, hold harmless and defend with counsel of Kendall County's own choosing, Client Kendall County, its officials, officers, employees, including their past, present, and future board members, elected officials and agents from and against all liability, claims, suits, demands, proceedings and actions, including costs, reasonable fees and expense of defense, arising from, to, any loss, damage, injury, death, or loss or damage to property (collectively, the "Claims"), to the extent such Claims result from the Engineer's negligent or willful acts, errors or omissions in its performance under this Agreement. Nothing contained herein shall be construed as prohibiting Kendall County, its officials, directors, officers, agents and employees, from defending through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against them. Pursuant to Illinois law, 55 ILCS 5/3- 9005, any attorney representing the County, under this paragraph, shall be approved by the Kendall County State's Attorney and shall be appointed a Special Assistant State's Attorney, as provided in 55 ILCS 5/3-9005. Kendall County's participation in its defense shall not remove Engineer's duty to indemnify and hold the County harmless, as set forth above.

    In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

13. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

14. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

    Any claim, dispute or other matter in question arising out of or related to this Agreement, which cannot be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

    The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

    The parties shall share the mediator's fee equally. The mediation shall be held in the county where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

15. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

16. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

17. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein or within the Proposal for Engineering Services and the Schedule of Charges, which are herein incorporated by reference. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement, Proposal for Engineering Services and the Schedule of Charges shall be null, void and without effect to the extent they conflict with the terms of this Agreement.

18. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

19. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

20. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, fires, natural calamities.

21. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing. Engineer hereby waives any claim of lien against subject premises on behalf of Engineer, its officers, insurers, employees, agents, suppliers and/or sub-contractors employed by this Agreement. Upon completion of the project and as a condition prior to payment in full, Engineer shall tender to Client a final waiver of lien for all subcontractors and/or suppliers.

22. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer performs such services. Should such services be necessary, Engineer shall provide a written quote to Client in advance for approval.

23. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

24. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

    In the case of notice to Kendall County, County Administrator, County of Kendall, 111 West Fox Street, Room 316, Yorkville, IL 60560, Fax (630) 553-4214 with copy sent to: Kendall County State's Attorney, 807 John Street, Yorkville, Illinois 60560, fax (630) 553-4204. And, in the case of Engineer, to: Greg Chismark, WBK Engineering, LLC, 116 W. Main Street, Suite 201, St. Charles, IL 60174

25. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed those amounts that are equal to what Engineer has retained insurance coverage for at the time of contracting. Said insurance limits at the time of contracting include: Professional Liability of $2,000,000.00 each occurrence and $4,000,000.00 general aggregate; General Liability of $1,000,000.00 per occurrence and $2,000,000.00 aggregate; Automobile Liability of $1,000,000.00; and an Excess/Umbrella of $10,000,000.00 per occurrence. Engineer understands that said limits on liability are based upon the coverage amounts that may be paid by his insurer and such liability limits are set irrespective of whether the insurer(s) actually pay such limits on Engineer's behalf. Engineer further understands that should insurance not provide the coverage amounts above, Engineer shall still be responsible for its liability up to the amounts listed. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

26. Client's Responsibilities: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

    The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which

the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

27. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify,

or because of errors or omissions which may have occurred in assembling the information the Client is providing.

28. Payment: Client shall be invoiced once each month for work performed during the preceding period. Payment shall be made in accordance with the Illinois Local Government Prompt Payment Act, as amended (50 ILCS 505/1 et seq.)

29. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

    Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the **Illinois** Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that **Illinois** law prohibits indemnity for the Indemnitees' own negligence. The Owner and
    Engineer are designated and recognized as explicit third-party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

30. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Engineer has no responsibility to supervise and direct the work; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be contracted with to be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall be required to take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project. Nothing within this paragraph shall be construed to constitute a warranty or guarantee as to the safety of the services the Contractor shall perform or to intimate the existence of a duty for providing indemnification or shared liability on behalf of the County for any actions, inactions or failures of contractors to provide proper safety precautions in the performance of their work.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer, and the Client, shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer and the Client do not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

31. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall be required to provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor’s failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

32. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

    Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is an operation, maintenance and repair activity for which the Engineer is not responsible.

33. Non-Discrimination: Engineer, its officers, employees, and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations.

34. Compliance With State and Federal Laws: Engineer agrees to comply with all applicable federal, state and local laws and regulatory requirements and to secure such licenses as may be required for its employees and to conduct business in the state, municipality, county and location. Such obligation includes, but is not limited to, environmental laws, civil rights laws, prevailing wage and labor laws.

35. Authority To Execute Agreement: The County of Kendall and Engineer each hereby warrant and represent that their respective signatures set forth in the attached Proposal for Engineering Services have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

36. Venue: The parties agree that the venue for any legal proceedings between them shall be the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit, State of Illinois.

37. Non-Appropriation: In the event Kendall County is in default under the Agreement because funds are not appropriated for a fiscal period subsequent to the one in which the Agreement was entered into which are sufficient to satisfy all or part of the County's obligations under this Agreement during said fiscal period, the County agrees to provide prompt written notice of said occurrence to Engineer. In the event of a default due to nonappropriation of funds,

both parties have the right to terminate the Agreement upon providing thirty (30) days written notice to the other party. No additional payments, penalties and/or early termination charges shall be required upon termination of the Agreement.

38. Insurance. Engineer will obtain and continue in force, during the term of this Agreement, all insurance as set forth below. Each insurance policy shall not be cancelled or changed without thirty (30) days prior written notice, given by the insurance carrier to Kendall County at the address set forth herein. Before starting work hereunder, Engineer shall deposit with Subscriber certificates evidencing the insurance it is to provide hereunder: (a) Worker's Compensation and Occupational Disease Disability insurance, in compliance with the laws of the jurisdiction where the work is being performed, (b) Employer's comprehensive general liability insurance for both personal injury and property damage

    in the minimum amount of $1,000,000 per occurrence, and $2,000,000 per aggregate per project, (c) Comprehensive business automobile liability insurance in the minimum amount of $1,000,000 combined single limit, (d) Minimum umbrella occurrence insurance of $5,000,000 per occurrence and $5,000,000 aggregate, (e) Professional liability insurance in the minimum amount of $1,000,000 combined single limit. Kendall County shall be named as Additional Insureds on a Primary and Non-Contributory basis with respect to the general liability, business auto liability and excess liability insurance, as well as a waiver of subrogation with respect to the general liability and workers' compensation in favor of Kendall County. Also, Kendall County and shall be designated as the certificate holders.

39. Certification: Engineer certifies that Engineer, its parent companies, subsidiaries, and affiliates are not barred from entering into this Agreement as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or as a result of a violation of 820 ILCS 130/1 et seq. (the Illinois Prevailing Wage Act).

40. Drug Free Workplace: Engineer and its consultants, employees, contractors, subcontractors, and agents agree to comply with all provisions of the Substance Abuse Prevention on Public Works Act, 820 ILCS 265/1 et seq. and the Illinois Drug Free Workplace Act, 30 ILCS 580/1 et seq.

41. Prevailing Wage: To the extent that this Agreement calls for the construction, demolition, maintenance and/or repair of a "public work" as defined by the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"), such work shall be covered under the Act. The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing covered work on public works projects no less than the "prevailing rate of wages" (hourly cash wages plus fringe benefits) in the county where the work is performed. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website at: http://www.state.il.us/agency/idol/rates/rates.html. All contractors and subcontractors rendering services under this Agreement must comply with all requirements of the Act, including, but not limited to, all wage, notice and record-keeping duties.

42. Both parties affirm no Kendall County officer or elected official has a direct or indirect pecuniary interest in WBK or this Agreement, or, if any Kendall County officer or elected official does have a direct or indirect pecuniary interest in WBK or this Agreement, that interest, and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.

43. Employment of Illinois Workers on Public Works Act. If at the time the Contract Documents are executed, or if during the term of the Contract Documents, there is a period of excessive unemployment in Illinois as defined in the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 et seq., (hereinafter referred to the as "the Act"), Engineer, its consultants, contractors, subcontractors and agents agree to employ Illinois laborers on this Project in accordance with the Act. Engineer understands that the Act defines (a) "period of excessive unemployment" as "as any month following two consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded 5%, as measured by the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures", and (b) "Illinois laborer" as "any person who has resided in Illinois for at least thirty (30) days and intends to become or remain an Illinois resident." See 30 ILCS 570/1. Engineer understands and agrees that its failure to comply with this provision of the Contract Documents may result in immediate termination of the Contract Documents.

44. Engineer agrees to comply with The Davis Bacon Act – 40 U.S. C. 3141 et seq. as may be necessary. The Davis-Bacon and Related Acts, apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of $2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. Davis-Bacon Act and Related Act contractors and subcontractors must pay their laborers and mechanics employed under the contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. The Davis-Bacon Act directs the Department of Labor to determine such locally prevailing wage rates. The DavisBacon Act prevailing wage provisions apply to the "Related Acts," under which federal agencies assist construction project through grants, loans, loan guarantees, and insurance. Examples of the related Acts are the American Recovery and Reinvestment Act of 2009, the Federal-Aid Highway Acts, the Housing and Community Development Act of 1974, and the Federal Water Pollution Control Act.

WBK ENGINEERING, LLC
2026 Standard Charges for Professional Services

Classification	Hourly Rate
Principal	$ 267
Engineer VI	$ 226
Engineer V	$ 206
Engineer IV	$ 179
Engineer III	$ 160
Engineer II	$ 142
Engineer I	$ 126
Urban Planner VI	$ 254
Urban Planner V	$ 205
Urban Planner IV	$ 181
Urban Planner III	$ 157
Urban Planner II	$ 132
Environmental Resource Specialist V	$ 166
Environmental Resource Specialist IV	$ 149
Environmental Resource Specialist III	$ 132
Environmental Resource Specialist II	$ 116
Environmental Resource Specialist I	$ 105
Technician V	$ 191
Technician IV	$ 168
Technician III	$ 153
Technician II	$ 110
Technician I	$ 116
Intern	$ 75
Administrative	$ 85
Direct Costs: Copies & Prints, Messenger & Delivery Services, Mileage, etc.	Cost +10%

Charges include overhead and profit.

WBK Engineering, LLC reserves the right to increase these rates by 5% annually.

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 12/8/2025

Subject: Approval of NOI for New or Renewal of General Permit for Discharges from Small MS4's

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Notice of Intent for New or Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's)

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

Kendall County's General Permit for Discharges from Small Municipal Separate Storm Sewer Systems recently.

WBK prepared the information for the General Permit. The proposed General Permit is similar to the General Permit approved by the County Board in 2016 and 2021. The County currently undertakes the majority of the items listed in the General Permit.

Staff Recommendation:
Approval

Attachments:

Proposed Notice of Intent

Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Notice of Intent for New or Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's)

Part I. Municipal (MS4) Contact Information

1. Name of Municipality: Kendall County MS4 #: ILR400261

   Population (based on 2020 census): 131,869

2. MS4 Mailing Address: 807 West John Street City: Yorkville , IL Zip: 60560

3. Primary MS4 Contact Person (Authorized Representative for MS4 Permit)

   Name: Matthew Asselmeier, AICP, CFM Title: Director of Planning, Building, and Zoning

   Phone: 630-553-4139 Email Address: masselmeier@kendallcountyil.gov

General Information

4. Latitude and Longitude at approximate geographical center of MS4 for which you are requesting authorization to discharge:

   Latitude: 41 (Degrees) 38 (Minutes) 27 (Seconds) Longitude: 88 (Degrees) 22 (Minutes) 16 (Seconds)

5. Community Type: County Other:

6. Name(s) of governmental entity(ies) in which MS4 is located:

City/Village	Township	County
		Kendall County

7. Area of land within your MS4 in square miles: 322

8. Percent of MS4 served by combined sewer: 0 Percent of MS4 served by separate sewer: 100

Impaired Waters

The most recent 303(d) list may be found at https://epa.illinois.gov/topics/water-quality/watershed-management/tmdls/303d-list.html. Information regarding TMDLs may be found at https://epa.illinois.gov/topics/water-quality/watershed-management/tmdls.html.

9.

Name(s) of known receiving waters (in and within 3 miles of MS4 area)	Impairment listed on 303d List or TMDL?
Fox River (sedimentation/ siltation, mercury, PCBs)	☑ Yes ○ No
Aux Sable Creek (fecal coliform)	☑ Yes ○ No
Big Rock Creek	○ Yes ☑ No
Clear Creek (dissolved oxygen, mercury)	○ Yes ☑ No
East Aux Sable Creek	○ Yes ☑ No
Hollenback Creek	○ Yes ☑ No
Knutson Creek	○ Yes ☑ No
Lisbon Creek	○ Yes ☑ No
Little Slough Creek	○ Yes ☑ No
Little Rock Creek	○ Yes ☑ No
Middle Aux Sable Creek	○ Yes ☑ No
Morgan Creek	○ Yes ☑ No

Name(s) of known receiving waters (in and within 3 miles of MS4 area)	Impairment listed on 303d List or TMDL?
Rob Roy Creek	◯ Yes ⊘ No
Roods Creek	◯ Yes ⊘ No
Saratoga Creek	◯ Yes ⊘ No
Valley Run	◯ Yes ⊘ No
Walley Run	◯ Yes ⊘ No
Waubonsie Creek	◯ Yes ⊘ No
West Aux Sable Creek	◯ Yes ⊘ No
Blackberry Creek (fecal coliform)	⊘ Yes ◯ No

9a. If impaired, which potential causes and source?

Causes: fecal coliform, siltation, DO, mercury Source: aquatic life, fish consumption, recreation

9b. Are the receiving waterbodies included in an approved TMDL or alternate water quality management plan? ◯ Yes ⊘ No

9c. Is the MS4 community included in the chloride variance? ◯ Yes ⊘ No

Program Responsibility

10. **Shared Responsibility**

Is your MS4 responsible for any permit requirements of another MS4 community? ⊘ Yes ◯ No

If yes: Which MS4 community?: Bristol Township, Kendall Township, Na-Au-Say Township, Oswego Township

Which minimum control measurements is the other MS4 responsible for?

- ☐ Public Education and Outreach
- ☐ Public Participation/Involvement
- ☑ Illicit Discharge Detection and Elimination
- ☑ Construction Site Runoff Control
- ☑ Post-Construction Runoff Control
- ☑ Pollution Prevention/Good Housekeeping

Does your MS4 Community rely on another MS4 to satisfy any of the permit requirements? ◯ Yes ⊘ No

11. **Co-Permittee**

Is your MS4 Community a Co-Permittee with another MS4 Community? ◯ Yes ⊘ No

12. Other contacts responsible for implementation or coordination of Stormwater Management Program

Name: Francis Klaas, PE Title: Kendall County Engineer

Phone: 630-553-4141 Email: fklaas@kendallcountyil.gov

Area of Responsibility: Kendall County Highway Department

Part II. Best Management Practices (include shared responsibilities) which have been implemented or are proposed to be implemented in the MS4 area

A. Public Education and Outreach

Approximate date first implemented: 2016

Frequency of each BMP program: annually

Qualifying Local Programs

Kendall County Health Department and Kendall County Soil and Water Conservation District

Measurable Goals (include shared responsibilities)

☑ A.1 Distributed Paper Material

Brief Description of BMP

Kendall County will continue to publish the NOI and Annual Reports on the County's website. The County will maintain and track the amount of website views including components of the website. The material published will include information on potential impacts and effects on stormwater. Information will be made available including benefits of green infrastructure, such as rain gardens and permeable pavement for directing rain water to where it can be infiltrated, evaporated, or reused. Other information that will be made available include safe storage and handling of household detergents, fuels, paint, deicing material, and lawn care.

Measurable Goals, including frequencies

Annually track the number of people requesting to see the County's plan.

Milestones

Year 1: Publish NOI on County's website

Year 2: Plan and annual report will be available for public viewing

Year 3: Plan and annual report will be available for public viewing

Year 4: Plan and annual report will be available for public viewing

Year 5: Plan and annual report will be available for public viewing

Additional Info

BMP Number: _____

☑ A.2 Speaking Engagement

Brief Description of BMP

The County will continue to work with Kendall County Health Department and Kendall County Soil and Water Conservation District to provide educational opportunities to the public.

Measurable Goals, including frequencies

Annually track the number of presentations or workshops.

Milestones

Year 1: Sponsor several different presentations or workshops throughout the year and advertise to the public.

Year 2: Continue to implement presentations and programs on BMPs with County partners

Year 3: Continue to implement presentations and programs on BMPs with County partners

Year 4: Continue to implement presentations and programs on BMPs with County partners

Year 5: Continue to implement presentations and programs on BMPs with County partners

Additional Info

BMP Number: _____

BMP Number: _____

☐ A.3 Public Service Announcement

☑ A.4 Community Event

Brief Description of BMP

The County will continue to work with the Kendall County Soil and Water Conservation District, Kendall County Forest Preserve District, and other County departments to promote educational efforts and workshops related to storm water and conservation.

Measurable Goals, including frequencies

Track attendance in annual workshops and community events.

Milestones

Year 1: Co-sponsor workshops or community events

Year 2: Co-sponsor workshops

Year 3: Co-sponsor workshops

Year 4: Co-sponsor workshops

Year 5: Co-sponsor workshops

Additional Info

BMP Number: _____

☐ A.5 Classroom Education Material

☑ A.6 Other Public Education

Brief Description of BMP

The County will continue to place links on their website for local watershed committees and conservation groups to further promote public education.

Measurable Goals, including frequencies

Track website link usage annually.

Milestones

Year 1: Check and maintain current website links

Year 2: Check and maintain current website links

Year 3: Check and maintain current website links

Year 4: Check and maintain current website links

Year 5: Check and maintain current website links

Additional Info

BMP Number: _____

B. Public Participation/Involvement

Approximate date first implemented: 2016 Frequency of each BMP program: annually

Qualifying Local Programs

Stakeholder meetings are provided in links on the County website to promote public education. The County is a member of the Fox River Study Group and Northwest Water Planning Alliance. The County holds the Kendall County Stormwater Management Oversight Committee annual meetings.

Measurable Goals (include shared responsibilities)

☐ B.2 Educational Volunteer

☑ B.3 Stakeholder Meeting

Brief Description of BMP

The County is making an effort to establish a dialogue with local communities in the County to coordinate stormwater management efforts. Kendall County has completed the Stormwater Management Program Plan and will continue to maintain adherence to the Plan. The County will hold an annual public meeting to provide input into the MS4 program and will comply with State and local public notice requirements when implementing public participation and involvement activities. The County will include and encourage public participation on MS4-related issues.

Measurable Goals, including frequencies

Hold an annual public meeting to establish productive dialogue.

Milestones

Year 1: Hold annual Stormwater Management Oversight Committee meeting

Year 2: Hold annual Stormwater Management Oversight Committee meeting

Year 3: Hold annual Stormwater Management Oversight Committee meeting

Year 4: Hold annual Stormwater Management Oversight Committee meeting

Year 5: Hold annual Stormwater Management Oversight Committee meeting

Additional Info

BMP Number: _____

☐ B.4 Public Hearing

☐ B.5 Volunteer Monitoring

☐ B.6. Program Involvement

☑ B.7 Other Public Involvement

Brief Description of BMP

The County will place new links and maintain current links on their website to the websites of local watershed committees and conservation groups to promote ongoing public education.

Measurable Goals, including frequencies

Inquires to linked websites and annual hits to website.

Milestones

Year 1: Check and maintain website links

Year 2: Check and maintain website links

Year 3: Check and maintain website links

Year 4: Check and maintain website links

Year 5: Check and maintain website links

Additional Info

BMP Number: _____

C. Illicit Discharge Detection and Elimination

Approximate date first implemented: 2016 Frequency of each BMP program: annually

Qualifying Local Programs

Storm Sewer Map Maintenance, Detection/ Elimination Prioritization Plan, Illicit Discharge Tracing Procedures, Illicit Source Removal Procedures, Visual Dry Weather Screenings, Public Notification

☑ C.1 Sewer Map Preparation

Brief Description of BMP

Kendall County will continue to field-verify locations of features and will maintain mapping layer of storm sewer systems in GIS.

Measurable Goals, including frequencies

Review storm sewer mapping annually.

Milestones

Year 1: Review storm sewer mapping annually, make changes to GIS layers as needed.

Measurable Goals (include shared responsibilities)

Year 2: Review storm sewer mapping annually, make changes to GIS layers as needed.

Year 3: Review storm sewer mapping annually, make changes to GIS layers as needed.

Year 4: Review storm sewer mapping annually, make changes to GIS layers as needed.

Year 5: Review storm sewer mapping annually, make changes to GIS layers as needed.

Additional Info

BMP Number: _____

☐ C.2 Regulatory Control Program

☑ C.3 Detection/Elimination Prioritization Plan

Brief Description of BMP

Kendall County will work with the Kendall County Health Department, the Kendall County Highway Department, Soil and Water Conservation District, and the townships to address illicit discharges and identify, trace, and remove illicit discharges and non-stormwater discharges that area significant polluters of the County's MS4.

Measurable Goals, including frequencies

Track the number of illicit discharges and track the removal process.

Milestones

Year 1: Track and record illicit discharges

Year 2: Track and record illicit discharges

Year 3: Track and record illicit discharges

Year 4: Track and record illicit discharges

Year 5: Track and record illicit discharges

Additional Info

BMP Number: _____

☑ C.4 Illicit Discharge Tracing Procedures

Brief Description of BMP

Kendall County will address, identify, trace and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS4

Measurable Goals, including frequencies

Track the number of illicit discharges and track the removal process.

Milestones

Year 1: Perform dry and wet weather monitoring as necessary.

Year 2: Perform dry and wet weather monitoring as necessary.

Year 3: Perform dry and wet weather monitoring as necessary.

Year 4: Perform dry and wet weather monitoring as necessary.

Year 5: Perform dry and wet weather monitoring as necessary.

Additional Info

BMP Number: _____

☑ C.5 Illicit Source Removal Procedures

Brief Description of BMP

Kendall County will address, identify, trace and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS4

Measurable Goals, including frequencies

Track the number of illicit discharges and track the removal process on as-needed basis.

Milestones

Year 1: Issue notice to source of illicit discharges discovered under the tracing process for removal of discharge under the Kendall County Stormwater Management Ordinance with compliance dates.

Year 2: Issue notice to source of illicit discharges discovered under the tracing process for removal of discharge under the Kendall County Stormwater Management Ordinance with compliance dates.

Year 3: Issue notice to source of illicit discharges discovered under the tracing process for removal of discharge under the Kendall County Stormwater Management Ordinance with compliance dates.

Year 4: Issue notice to source of illicit discharges discovered under the tracing process for removal of discharge under the Kendall County Stormwater Management Ordinance with compliance dates.

Year 5: Issue notice to source of illicit discharges discovered under the tracing process for removal of discharge under the Kendall County Stormwater Management Ordinance with compliance dates.

Additional Info

BMP Number: _____

☑ C.6 Program Evaluation and Assessment

Brief Description of BMP

Kendall County will evaluate their Illicit Discharge Detection and Elimination Program by having participants fill out an evaluation form survey.

Measurable Goals, including frequencies

Send out annual evaluation survey and encourage participation.

Milestones

Year 1: Provide program participants with evaluation survey annually.

Year 2: Provide program participants with evaluation survey annually.

Year 3: Provide program participants with evaluation survey annually.

Year 4: Provide program participants with evaluation survey annually.

Year 5: Provide program participants with evaluation survey annually.

Additional Info

BMP Number: _____

☑ C.7 Visual Dry Weather Screening

Brief Description of BMP

Kendall County will work with the townships to identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS4. Visual monitoring of outfalls during dry weather will be completed periodically to determine non-stormwater discharges and their significance. Staff has been trained to observe farm and industrial related illicit discharges.

Measurable Goals, including frequencies

Track the number of illicit discharges discovered during dry weather monitoring and track the removal and remediation process.

Milestones

Year 1: Perform regular dry weather monitoring.

Year 2: Perform regular dry weather monitoring.

Year 3: Perform regular dry weather monitoring.

Year 4: Perform regular dry weather monitoring.

Year 5: Perform regular dry weather monitoring.

Additional Info

BMP Number: _____

☐ C.8 Pollutant Field Testing

☐ C.9 Public Notification

☐ C.10 Other Illicit Discharge Controls

D. Construction Site Runoff Control

Approximate date first implemented: 2016 Frequency of each BMP program: annually

Qualifying Local Programs

Revisions to the County's Stormwater Management Ordinance provide revised regulations, Soil Erosion and Sediment Control(SESC) inspections and BMP requirements, plan review procedures, and enforcement requirements

Measurable Goals (include shared responsibilities)

☑ D.1 Regulatory Control Program

Brief Description of BMP

Kendall County's Stormwater Management Ordinance includes revised regulations for storm water management, plan reviews, and long term maintenane.

Measurable Goals, including frequencies

Implementation and Compliance with the Kendall County Stormwater Management Ordinance.

Milestones

Year 1: Continue ongoing implementation and compliance with the County-Wide Stormwater Management Ordinance.

Year 2: Continue ongoing implementation and compliance with the County-Wide Stormwater Management Ordinance.

Year 3: Continue ongoing implementation and compliance with the County-Wide Stormwater Management Ordinance.

Year 4: Continue ongoing implementation and compliance with the County-Wide Stormwater Management Ordinance.

Year 5: Continue ongoing implementation and compliance with the County-Wide Stormwater Management Ordinance.

Additional Info

BMP Number: _____

☑ D.2 Erosion and Sediment Control BMPs

Brief Description of BMP

Kendall County has Soil Erosion and Sediment Control (SESC) requirements within the Kendall County Stormwater Management Ordinance, and the Ordinance will be updated to incorporate additional Best Management Practices (BMPs) and revisions to the Illinois Urban Manual (IUM) as necessary.

Measurable Goals, including frequencies

Adaptions of Ordinance amendments as developed and compliance with Illinois Urban Manual updates.

Milestones

Year 1: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 2: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 3: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 4: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 5: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Additional Info

BMP Number: _____

☑ D.3 Other Waste Control Program

Brief Description of BMP

Kendall County has Soil Erosion and Sediment Control (SESC) requirements within the Kendall County Stormwater Management Ordinance, and the Ordinance will be updated to incorporate additional regulations for waste control on Construction Sites as necessary.

Measurable Goals, including frequencies

Adaptions of Ordinance amendments as developed.

Milestones

Year 1: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 2: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 3: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 4: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 5: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Additional Info

BMP Number: _____

☑ D.4 Site Plan Review Procedures

Brief Description of BMP

Kendall County has Soil Erosion and Sediment Control (SESC) requirements within the Kendall County Stormwater Management Ordinance, and the Ordinance will be updated to incorporate additional enforcement procedures and site inspection checklist as necessary.

Measurable Goals, including frequencies

Adaptions of Ordinance amendments as developed.

Milestones

Year 1: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 2: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 3: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 4: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Year 5: Review and update the County-Wide Stormwater Ordinance to incorporate SESC, BMP's and IUM revisions.

Additional Info

BMP Number: _____

☐ D.5 Public Information Handling Procedures

☑ D.6 Site Inspection/Enforcement Procedures

Brief Description of BMP

Kendall County has Soil Erosion and Sediment Control (SESC) requirements within the Kendall County Stormwater Management Ordinance, and the Ordinance will be updated to incorporate revised enforcement procedures and site inspection checklist as necessary.

Measurable Goals, including frequencies

Review enforceable procedures for construction site inspections and update as necessary.

Milestones

Year 1: Distribute requirements and procedures with site development permits and enforce SESC requirements.

Year 2: Distribute requirements and procedures with site development permits and enforce SESC requirements.

Year 3: Distribute requirements and procedures with site development permits and enforce SESC requirements.

Year 4: Distribute requirements and procedures with site development permits and enforce SESC requirements.

Year 5: Distribute requirements and procedures with site development permits and enforce SESC requirements.

Additional Info

BMP Number: _____

☑ D.7 Other Construction Site Runoff Controls

Brief Description of BMP

Kendall County will evaluate their Construction Site Runoff Control Program by monitoring and recording Construction Site Runoff compliance.

Measurable Goals, including frequencies

SESC inspections will be monitored and filed until final site acceptance by Kendall County.

Milestones

Year 1: Document and enforce SESC requirements in the County-Wide Stormwater Management Ordinance.

Year 2: Document and enforce SESC requirements in the County-Wide Stormwater Management Ordinance.

Year 3: Document and enforce SESC requirements in the County-Wide Stormwater Management Ordinance.

Year 4: Document and enforce SESC requirements in the County-Wide Stormwater Management Ordinance.

Year 5: Document and enforce SESC requirements in the County-Wide Stormwater Management Ordinance.

Additional Info

BMP Number: _____

E. Post-Construction Runoff Control

Approximate date first implemented: 2016

Frequency of each BMP program: annually

Qualifying Local Programs

The revisions to the Kendall County Stormwater Management Ordinance include provisions to Long Term Operations and Maintenance (O&M), Site inspections during construction, and other Post-Construction Runoff Controls.

Measurable Goals (include shared responsibilities)

☐ E.1 Community Control Strategy

☐ E.2 Regulatory Control Program

☑ E.3 Long Term O & M Procedures

Brief Description of BMP

The Kendall County Stormwater Management Ordinance includes revised regulations for long term maintenance that will be updated as necessary.

Measurable Goals, including frequencies

Review Kendall County Stormwater Management Ordinance and update as necessary.

Milestones

Year 1: Monitor and enforce long term maintenance requirements of the County-Wide Stormwater Management Ordinance.

Year 2: Monitor and enforce long term maintenance requirements of the County-Wide Stormwater Management Ordinance.

Year 3: Monitor and enforce long term maintenance requirements of the County-Wide Stormwater Management Ordinance.

Year 4: Monitor and enforce long term maintenance requirements of the County-Wide Stormwater Management Ordinance.

Year 5: Monitor and enforce long term maintenance requirements of the County-Wide Stormwater Management Ordinance.

Additional Info

BMP Number: _____

☐ E.4 Pre-Construction Review of BMP Designs

☑ E.5 Site Inspections During Construction

Brief Description of BMP

The County has a SESC requirement within the County-Wide Stormwater Management Ordinance. The Ordinance will be updated as necessary to include revised enforcement procedures and site inspection checklist as necessary.

Measurable Goals, including frequencies

Implementation of Ordinance amendments as necessary.

Milestones

Year 1: Implement and enforce the SESC requirements of the County-Wide Stormwater Ordinance.

Year 2: Implement and enforce the SESC requirements of the County-Wide Stormwater Ordinance.

Year 3: Implement and enforce the SESC requirements of the County-Wide Stormwater Ordinance.

Year 4: Implement and enforce the SESC requirements of the County-Wide Stormwater Ordinance.

Year 5: Implement and enforce the SESC requirements of the County-Wide Stormwater Ordinance.

Additional Info

BMP Number: _____

☐ E.6 Post-Construction Inspections

☑ E.7 Other Post-Construction Runoff Controls

Brief Description of BMP

Kendall County will evaluate relevant flood control techniques to determine the potential effects due to climate change.

Measurable Goals, including frequencies

Collaborate with other MS4's in Kendall County and stakeholders, including Kendall County Soil and Water Conservation District, to evaluate relevant flood control techniques to determine potential effects due to climate change. Update the Disaster Mitigation Plan as necessary.

Milestones

Year 1: Collaborate with other County MS4's and stakeholders.

Year 2: Implement strategies created by ongoing collaboration efforts.

Year 3: Implement strategies created by ongoing collaboration efforts.

Year 4: Implement strategies created by ongoing collaboration efforts.

Year 5: Implement strategies created by ongoing collaboration efforts.

Additional Info

BMP Number: _____

F. Pollution Prevention/Good Housekeeping

Approximate date first implemented: 2016 Frequency of each BMP program: annually

Qualifying Local Programs

The County will update the County-Wide Stormwater and Floodplain Ordinance to include FEMA revised DFIRMs as necessary. The County will continue to provide training and continuing education to employees as regulations are updated.

☑ F.1 Employee Training Program

Brief Description of BMP

County Departments including: Health, Planing, Building and Zoning, and Highway personnel will participate in annual training programs as opportunities allow. Training may include: methods to prevent and reduce discharge of pollutants to the maximum extent possible, prevention and reduction of stormwater pollution from deicing and park and open

Measurable Goals (include shared responsibilities)

space maintenance practices, and flood management projects and how they impact water quality, non-point source pollution control, green infrastructure controls and aquatic habitat.

Measurable Goals, including frequencies

Increased County staff and township road personnel participation at workshops and training events.

Milestones

Year 1: Providing training materials and opportunities to County staff and township personnel.

Year 2: Providing training materials and opportunities to County staff and township personnel.

Year 3: Providing training materials and opportunities to County staff and township personnel.

Year 4: Providing training materials and opportunities to County staff and township personnel.

Year 5: Providing training materials and opportunities to County staff and township personnel.

Additional Info

BMP Number: _____

☐ F.2 Inspection and Maintenance Program

☐ F.3 Municipal Operations Storm Water Control

☑ F.4 Municipal Operations Waste Disposal

Brief Description of BMP

The Highway Department will continue to collect litter from County highways and track the amount of material collected and properly disposed. The County will minimize discharge of pollutants from County-owned vehicle washing by collecting the wash water in a sediment basin or an inlet filter prior to discharge. The County will properly store County-owned building materials, building products, construction waste, trash, landscape materials, fertilizers, pesticides, herbicides, chemical storage tanks, deicing materials, detergents, and other materials to guard against exposure to precipitation and stormwater. The County has procedures in place to respond to spills and leaks to prevent exposure to stormwater infrastructure on County-owned property. The County will continue to perform inspections and maintain the integrity of the County-owned stormwater systems. The County will continue to store deicing material in the permanent Kendall County Highway Department salt storage facility. The County will work with the townships and municipalities if street sweepers are needed for debris removal.

Measurable Goals, including frequencies

Minimize the impacts of County operations on stormwater run-off.

Milestones

Year 1: Minimize the impact of County operations on stormwater run-off.

Year 2: Minimize the impact of County operations on stormwater run-off.

Year 3: Minimize the impact of County operations on stormwater run-off.

Year 4: Minimize the impact of County operations on stormwater run-off.

Year 5: Minimize the impact of County operations on stormwater run-off.

Additional Info

BMP Number: _____

☑ F.5 Flood Management/Assess Guidelines

Brief Description of BMP

Kendall County will incorporate revised floodplain guidelines and DFIRMs from FEMA into the Kendall County Stormwater Management Ordinance to assist with flood-related issues as necessary.

Measurable Goals, including frequencies

Incorporate revised floodplain guidelines and DFIRMs by references as necessary.

Milestones

Year 1: Revise County-Wide Stormwater Ordinance as necessary.

Year 2: Revise County-Wide Stormwater Ordinance as necessary.

Year 3: Revise County-Wide Stormwater Ordinance as necessary.

Year 4: Revise County-Wide Stormwater Ordinance as necessary.

Year 5: Revise County-Wide Stormwater Ordinance as necessary.

Additional Info

BMP Number: _____

☑ F.6 Other Municipal Operations Controls

Brief Description of BMP

Kendall County will evaluate their Pollution Prevention / Good Housekeeping program as necessary.

Measurable Goals, including frequencies

Evaluation of the program as necessary.

Milestones

Year 1: Evaluation of the program as necessary.

Year 2: Evaluation of the program as necessary.

Year 3: Evaluation of the program as necessary.

Year 4: Evaluation of the program as necessary.

Year 5: Evaluation of the program as necessary.

Additional Info

BMP Number: _____

BMPs Currently Implemented and Proposed

BMP Number	Location

Approximate Pollutant Reduction Resulting from each BMP

BMP Number	Pollutant	Reduction

Instream Monitoring Program

Is there an instream monitoring program currently in place? ◯ Yes ⊘ No

Is an instream monitoring program currently being proposed? ◯ Yes ⊘ No

Sediment Monitoring

Is sediment monitoring currently taking place? ◯ Yes ⊘ No

Sample Monitoring of Outfalls

Is sample monitoring of outfalls currently taking place? ◯ Yes ⊘ No

Other Monitoring

Describe other types of monitoring implemented or proposed to evaluate the BMP effectiveness or water quality impact of stormwater.

No additional monitoring.

Part III. Certification

I certify under penalty of law that this document an all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fines and imprisonment.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony (415 ILCS 5/44 (h)).

Authorized Representative Name

Title

Authorized Representative Signature

Date

You may complete this form online and save a copy locally before printing and signing the form. It should then be sent to:

Illinois Environmental Protection Agency
Bureau of Water
Division of Water Pollution Control
Attn: Permit Section
P.O. Box 19276
1021 North Grand Avenue East
Springfield, IL 62794-9276

Information required by this form must be provided to comply with 415 ILCS 5/39 (2000). Failure to do so may prevent this form from being processed and could result in your application being denied.

KENDALL COUNTY TIMETABLE 2026

for TEXT AMENDMENTS, MAP AMENDMENTS, RPD's (Residential Planned Developments), NON-RESIDENTIAL PUDS, SPECIAL USES AND MAJOR AMENDMENTS TO A SPECIAL USE

Application Deadline	COMBINED KCRPC & ZBA PUBLICATIONS**		Deadline to submit proof of publication to PBZ Dept.***	KCRPC	ZBA	PBZ	CB
By 4:30 p.m.	*BEGIN*	*END*		(7:00 P.M.)	(7:00 P.M.)	(6:30 P.M.)	(9:00 A.M.)
11/14/25	11/15/25	11/30/25	12/03/25	12/10/25	12/15/25	01/12/26	01/20/26
01/02/26	01/03/26	01/18/26	01/21/26	01/28/26	02/02/26	02/09/26	02/17/26
01/30/26	01/31/26	02/15/26	02/18/26	02/25/26	03/02/26	03/09/26	03/17/26
02/27/26	02/28/26	03/15/26	03/18/26	03/25/26	03/30/26	04/13/26	04/21/26
03/27/26	03/28/26	04/12/26	04/15/26	04/22/26	04/27/26	05/11/26	05/19/26
05/01/26	05/02/26	05/17/26	05/20/26	05/27/26	06/01/26	06/08/26	06/16/26
05/29/26	05/30/26	06/14/26	06/17/26	06/24/26	06/29/26	07/13/26	07/21/26
06/26/26	06/27/26	07/12/26	07/15/26	07/22/26	07/27/26	08/10/26	08/18/26
07/31/26	08/01/26	08/16/26	08/19/26	08/26/26	08/31/26	09/08/26	09/15/26
08/28/26	08/29/26	09/13/26	09/16/26	09/23/26	09/28/26	10/13/26	10/20/26
10/02/26	10/03/26	10/18/26	10/21/26	10/28/26	11/02/26	11/09/26	11/17/26
11/13/26	11/14/26	11/29/26	12/02/26	12/09/26	12/14/26	01/11/27	01/19/27

LINE IS SUBJECT TO CHANGE-REVIEW BY TOWNSHIPS, MUNICIPALITIES AND ADVISORY BOARDS COULD DELAY THE ADOPTION PROC

***** Petitioners must adhere to KCRPC & ZBA publication timeframe as listed. All notifications must be given to property owners and published in the newspaper no earlier than the "begin" date listed and no later than the "end" date listed for the appropriate KCRPC & ZBA meeting. Notices submitted to the paper for publication must also include the legal description of the property that is the subject of the hearing. The "Kendall County Record" and "Beacon News" are the preferred papers for publication of notices. The "Beacon News" is published daily. The Kendall County Record is a weekly publication issued each Thursday. Please check with each publication regarding publication deadlines. For further information regarding the cost and deadlines related to each paper, contact the "Kendall County Record" at (630) 553-7034 (publicnotice@kendallcountynow.com) or the "Beacon News" (suburban.legal@tribpub.com)***

****** Proof of notification must be submitted to the Planning, Building & Zoning Department prior to the KCRPC meeting. The deadline is specified above.***

KENDALL COUNTY TIMETABLE 2026
for OTHER PLATS (VACATION, DEDICATION, ETC.)

Application Deadline	PBZ	CB
By 4:30 p.m.	(6:30 P.M.)	(9:00 A.M.)
12/23/25	01/12/26	01/20/26
01/20/26	02/09/26	02/17/26
02/17/26	03/09/26	03/17/26
03/24/26	04/13/26	04/21/26
04/21/26	05/11/26	05/19/26
05/19/26	06/08/26	06/16/26
06/23/26	07/13/26	07/21/26
07/21/26	08/10/26	08/18/26
08/18/26	09/08/26	09/15/26
09/22/26	10/13/26	10/20/26
10/20/26	11/09/26	11/17/26
11/17/26	12/07/26	12/15/26

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 12/8/2025

Subject: Request for Guidance Regarding a Stormwater Ordinance Violation at 11850 Fox River Drive

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Request for Guidance Regarding a Stormwater Ordinance Violation at 11850 Fox River Drive; Committee Could Approve Additional Citations

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

In October 2024, the County received a complaint that the owner of this property installed a parking lot in access of one (1) acre without a permit.

An aerial of the property is below:

On October 28, 2025, the owner of the property failed to appear in court. The court found him guilty and fined him Twelve Thousand, Two Hundred Dollars ($12,200).

The owner has until November 28, 2025, to contest the fine.

The owner has not contacted the Department and no permit was issued for the parking lot.

Staff was wondering if the Committee would like the Department to pursue additional citations and/or liens against the property.

Staff Recommendation:
N/A

Attachments:

N/A

Kendall County Agenda Briefing

Meeting Type:	Planning, Building and Zoning
Meeting Date:	12/8/2025
Subject:	Update on the Process for Updating the Stormwater Ordinance
Prepared by:	Matthew H. Asselmeier, AICP, CFM
Department:	Planning, Building and Zoning

Action Requested:

Review of Amendments to the Kendall County Stormwater Management Ordinance; Committee Could Vote to Request a Public Hearing of the Proposed Amendments before the Stormwater Management Oversight Committee

Board/Committee Review:

PBZ Committee on February 10, 2025-Review of the Initial Proposed Changes and Forwarding the Proposal to Municipalities

PBZ Committee on April 7, 2025-Review the Revised Proposal with Comments from Municipalities and Forward the Proposal to FEMA (4-0-1)

PBZ Committee on October 14, 2025-Received an Update on the Project

Fiscal impact:

The PBZ Department budgeted $5,900 to update the Stormwater Management Ordinance; this was included in the approved departmental budget for FY24-25 in line item 11001902-63630

Background and Discussion:

In 2022, the State updated the Model Floodplain Ordinance. Shortly thereafter, the County decided to review the current Stormwater Management Ordinance against the new Model Floodplain Ordinance, but decided to wait with finalizing any proposals until after codification was completed.

Earlier in 2025, WBK Engineering prepared a redlined version of the proposal, which the Committee reviewed at their February 10, 2025, meeting. This proposal was forwarded to the municipalities for review.

On April 7, 2025, the Committee reviewed the amended proposal which incorporated comments from the municipalities. At that meeting, the Committee also voted to forward the proposal to FEMA.

On September 18, 2025, FEMA submitted their comments to the County and on October 6, 2025, WBK Engineering submitted the County's response to FEMA comments.

Upon conclusion of the government shutdown, FEMA met with the State, County, and WBK Engineering on November 21, 2025, to go over the final unresolved issues.

Attached is a list of proposed changes to the Stormwater Management Ordinance and a clean version of the proposal.

If the PBZ Committee is agreeable, a public hearing before the Stormwater Management Oversight Committee will be scheduled. Upon completion of the public hearing, the proposal will be forwarded to the County Board.

The County cannot approve amendments to the floodplain regulations without FEMA's approval.

Staff Recommendation:
Staff recommends approval of the proposal.

Attachments:
List of Proposed Changes
Proposal

2025 Changes to the Kendall County Stormwater Article in the Kendall County Code

1. Section 16-50 (a), add the County eligibility to the National Flood Insurance Program as a purpose

2. Section 16-50 (b) (1), add a reference to the Rivers, Lakes, and Streams Act

3. Section 16-50 (b) (2), add ensuring new development does not create or increase flood hazards or causes damage due to erosion

4. Section 16-50 (b), add a reference to the National Flood Insurance Program codified as 44 CFR 59-79 as amended.

5. Section 16-50 (b), renumbered

6. Section 16-52, first paragraph capitalize “Certified” and “Community” and “Ordinance”, and add “Stormwater Management”

7. Section 16-52, change the definition of “Basement’

8. Section 16-52, add definition of “Critical Facility”

9. Section 16-52, change the definition of “Development”

10. Section 16-52, change the definition of “Flood”

11. Section 16-52, change the definition of “Floodway or designated floodway”

12. Section 16-52, add a definition of “Historic Structure”

13. Section 16-52, add a definition of “IDNR/OWR Jurisdictional Stream”

14. Section 16-52, change the definition of “Letter of map amendment (LOMA)”

15. Section 16-52, change the definition of “Letter of map revision (LOMR)”

16. Section 16-52, change the definition of “Manufactured Home”

17. Section 16-52, add the definition of “NAVD 88”

18. Section 16-52, change the definition of “Plan” to correct the adoption date

19. Section 16-52, add the definition of “Repetitive loss”

20. Section 16-52, change the definition of “Start of construction” by removing the reference to the Coastal Barrier Resources Act

21. Section 16-52, change the definition of “Structure” to include prefabricated buildings and certain types of recreational vehicles and travel trailers

22. Section 16-52, add the definition of “Substantial damage”

23. Section 16-52, change the definition of “Substantial improvement”

24. Section 16-52, add the definition of “Violation”

25. Section 16-138(c), adds no development within the floodplain without obtaining a stormwater permit.

26. Section 16-138(d), adds no development of a critical facility below the 0.2% annual chance flood event without obtaining a stormwater permit.

27. Section 16-138€, adds The Floodplain Administrator shall only issue a permit for development activities, including new construction and substantial improvements, which meet the requirements of this ordinance.

28. Section 16-139, adds certain developments that are subject to this ordinance

29. Section 16-139, clarifies base flood elevation information.

30. Section 16-139(5)(a) removes creek and waterway names and adds the full FEMA map panel number including the community number and updates the date of the current County Flood Insurance study.

31. Section 16-140(a)(6), adds land development greater than 50 lots or 5 acres to requiring a base flood determination.

32. Section 16-140 (b), adds critical facilities to the public health protection standards

33. Section 16-140(C)(1)(a), removes the exemption of buildings or alteration less than $1,000 or 70 square feet from floodplain building protection standards.

34. Section 16-140(C)(1)(g), adds record maintenance obligations for all new and substantially improved buildings.

35. Section 16-140 (c) (1) (b), removes the floor area increase from the building protection requirements

36. Section 16-140 (c) (1) (e), removes the requirement regarding returning a manufactured home to the same site in the building protection requirements

37. Section 16-140 (c), adds requirements regarding placing a new building, alteration, or addition below the BFE following a LOMR-F to the building protection requirements

38. Section 16-140 (c) (2) (a) (2), changes the placement of fill beyond the foundation from 10 feet to 20 feet in lieu of a geotechnical report

39. Section 16-140 (c) (2) (b), adds a requirement regarding components located below the FPE.

40. Section 16-140 (c) (2) (b) is renumbered

41. Section 16-140 (c) (2) (c), adds a reference to FEMA Technical Bulletin 11

42. Section 16-140 (c) (2) (c) (3), adds requirements regarding enclosed areas below the FPE and equalization of hydrostatic pressures

43. Section 16-140 (c) (2) (c) (3), sets an interior height of crawlspaces

44. Section 16-140 (c) (2) (c) is re-numbered

45. Section 16-140 (c) (5) clarifies the measurement of travel trailers' and recreational vehicles' horizontal projections

46. Section 16-140 (c) (6) (e), adds a requirement for flood resistant materials for the construction of garages, sheds, and minor accessory structures below the BFE

47. Section 16-140 (c) (6) (g), adds a requirement regarding openings on 2 walls

48. Section 16-140 (c) (6) (g), adds a requirement regarding accessory structure height and square footage

49. Section 16-140 (c) (6), deletes the market value requirement of accessory structures

50. Section 16-140 (c) (6), deletes the dry floodproofing exemption

51. Section 16-140 (c) (6), re-lettered

52. Section 16-140 (c), re-numbered

53. Section 16-140 (c), adds a regulation regarding other activities

54. Section 16-140 (d), adds a regulation regarding dams

55. Section 16-140 (e), adds regulations the issuance of Letters of Map Revisions

56. Section 16-140 (f), adds regulations regarding carrying capacity and notifications

57. Section 16-142(1), removes specific citing of Statewide Permits.

58. Section 16-142 (1) (e), provides examples of non-obstructive activities

59. Section 16-142 (1) (m), deletes reference to Statewide Permit 14

60. Section 16-142 (1) is re-lettered

61. Section 16-142 (2) (b), adds an allowance for work previously permitted by IDNR/OWR

62. Section 16-144, adds regulations for critical facilities

63. Sections 16-145 and -146 are re-numbered

64. Section 16-172 (a) (1) (b), adds permitting regulations for critical facilities

65. Section 16-172 (a) (1) is renumbered

66. Section 16-173 (b), adds information regarding FIRMS and FIS in relation to permit extensions

67. Section 16-174 (b), limits modification of submittal requirements to only those outside the floodlain.

68. Section 16-174 (e) (1) (l), changes the benchmark to NAVD 88

69. Section 16-174 (g), removed FEMA from approval requirements.

70. Section 16-175 (a) (7), adds a requirement about the certification of floodproofing measures

71. Section 16-175 (a) is renumbered

72. Section 16-177 (a), establishes a procedure to close inactive petitions

73. Section 16-178 is renumbered

74. Section 16-278, establishes which entities can initiate amendments to the ordinance **(amended after municipal comments 4-2-25)**

75. Section 16-278 (a), establishes a procedure to close inactive amendment applications

76. Section 16-279, establishes an effective date for the regulations

77. Section 16-280 is re-numbered

78. Section 16-306 (2), adds a regulation regarding variances and increases in the base flood elevation

79. Section 16-309 (a) (1) (b), adds a requirement that developments seeking variances cannot be reasonably located outside the floodplain

80. Section 16-309 (a) (1) is re-lettered

81. Section 16-309 (a) (2) (b) (1), adds requirements regarding setting a pattern for variances and obtaining other state and federal permits

82. Section 16-309 (a) (2) (b) (3), changes the notification information that a Certified Community gives to applicants

83. Section 16-309 (a) (2) (b), adds considerations of review of variances

84. Section 16-309 (a) (2) (b), adds costs to government services as a consideration for variances

85. Section 16-309 (a) (2) (b) adds historic structure criteria for variances

86. Section 16-309 (a) (2) (b) is re-numbered

87. Section 16-312, adds a procedure for closing inactive petitions.

88. Section 16-313 is re-numbered

89. Section 16-341(c)(1), adds the maintenance of records for all new and substantially improved buildings.

90. Section 16-343, adds a requirement for the Administrator to identify critical facilities **(amended after municipal comments 4-2-25)**

91. Section 16-343, adds a requirement for the Administrator to have developments meet damage prevention requirements

92. Section 16-343, adds a requirement for the Administrator to have buildings meet the building protection requirements

93. Section 16-343, adds a requirement for the Administrator to review elevation certificates for accuracy

94. Section 16-343, adds a requirement for the Administrator to ensure that water supplies and waster disposal systems meet public health standards

95. Section 16-343, adds a requirement for the Administrator to have applicants obtain all other required permits

96. Section 16-343, adds a requirement for the Administrator to notify INDR/OWR and neighboring communities prior to the alteration or relocation of certain watercourses

97. Section 16-343, adds a requirement for the Administrator to ensure compliance of the regulations

98. Section 16-343, adds a requirement for the Administrator to provide information and assistance to citizens for permit procedures and floodplain construction techniques

99. Section 16-343, adds a requirement for the Administrator to notify FEMA and IDNR/OWR of proposed amendments to the ordinance

100. Section 16-343, adds a requirement for the Administrator to perform site inspections to ensure compliance with the regulations

101. Section 16-343, adds a requirement for the Administrator to maintain accuracy of flood maps

102. Section 16-343, adds a requirement for the Administrator to establish procedures for administering and documenting determinations

103. Section 16-343 is re-numbered

104. Section 16-426 (c) (1), changes process of who applies for a fee in lieu

ARTICLE II. STORMWATER MANAGEMENT

DIVISION 1. GENERALLY

Sec. 16-21. Stormwater Management Planning Committee.

The County Board hereby establishes, in accordance with the provisions of 55 ILCS 5/5-1062.2, a Stormwater Management Planning Committee to oversee the consolidation of the existing County and municipal stormwater management framework into a united, County-wide structure along with the establishment of a set minimum standards for floodplain and stormwater management in the County and preparation of a County-wide plan for the management of stormwater runoff, including the management of natural and man-made drainageways. Said Committee shall consist of twelve (12) voting members to be comprised of three (3) County Board and three (3) municipal representatives within District 1 and three (3) County Board and three (3) municipal representatives within District 2. Pursuant to the governing statutes, the County representatives shall be appointed by the County Board Chairman. Municipal members from each County Board District shall be appointed by a majority vote of the mayors of those municipalities that have the greatest percentage of their respective populations residing in that County Board District. Additional members may be appointed to serve on the Committee as either ex-officio (non-voting) or voting members as may be determined by the twelve (12) members of the Planning Committee in the adoption of the bylaws setting forth the rules under which said Committee shall be governed. In accordance with the statutes, said Committee shall be required to meet at least quarterly and shall be required to hold at least one (1) public meeting during the preparation of the Stormwater Management Plan prior to its submittal to the County Board.

(Res. No. 2020-35, 6-16-2020)

Sec. 16-22. Administration.

The administrator of the regulations set forth in Division II of this article shall be the County Zoning Administrator and designees.

(Res. No. 2020-39, 7-21-2020)

Secs. 16-23—16-47. Reserved.

DIVISION 2. COUNTY-WIDE STORMWATER MANAGEMENT ORDINANCE

Subdivision I. In General

Sec. 16-48. Statutory authority.

(a) This division shall be known, and may be cited, as the "Kendall County Stormwater Management Ordinance" (the KCSMO).

(b) The County Board adopts this division pursuant to its authority to regulate stormwater management and governing the location, width, course, and release rate of all stormwater runoff channels, streams, and basins in the County, in accordance with the County Stormwater Management Plan. The statutory authority for this division is contained in 55 ILCS 5/5-1062.2, 55 ILCS 5/5-1041, 55 ILCS 5/5-1063, 65 ILCS 5/1-2-1, 5/4-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2 and other applicable authority, all as amended from time to time.

(c) As applicable, the Communities within the County adopt and enforce this division or in the alternative adopt and enforce a municipal ordinance that is consistent with and at least as strict as the County Ordinance. Pursuant to 55 ILCS 5/5-1062.2, 55 ILCS 5/5-1041, 55 ILCS 5/5-1063, 65 ILCS 5/1-2-1, 5/4-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2 and other applicable authority, all as amended from time to time.

(Res. No. 12-28, § 100, 6-19-2012)

Sec. 16-49. County Stormwater Management Plan.

The County Stormwater Management Plan was recommended by the County Stormwater Management Committee and adopted by the County Board, after review by the appropriate agencies and a public hearing on December 12, 2010. The Plan is available for public inspection in the office of the County Clerk.

(Res. No. 12-28, § 101, 6-19-2012)

Sec. 16-50. Purpose.

(a) The purpose of this division is to maintain this County's eligibility in the National Flood Insurance Program diminish threats to public health, safety and welfare caused by excess stormwater runoff from new development and redevelopment. This division seeks to establish stormwater management practices and promote sustainable planning and design to counter increases in stormwater runoff quantity and rate and the impairment of water quality from development and land improvement throughout the entire County.

(b) The further purpose of this division is to accomplish the following objectives:

(1) To meet the requirements of 615 ILCS 5/18(g) Rivers, Lakes and Streams Act;

(2) To ensure that new development does not create or increase flood hazards or cause damages due to erosion;

(3) To protect existing buildings, new buildings and major improvements to buildings from flood damage due to increased stormwater runoff;

(4) To protect human life and health from the hazards of increased flooding;

(5) To lessen the burden on the taxpayer for stormwater management, flood control projects, repairs to flood-damaged public facilities and utilities and correction of channel erosion conditions from new development;

(6) To protect and conserve land and water resources in the context of orderly land development;

(7) To comply with the rules and regulations of the National Flood Insurance Program codified as 44 CFR 59-79, as amended;

(8) To make Federally-subsidized flood insurance available;

(9) To reasonably preserve the natural hydrologic and hydraulic functions of watercourses, floodplains and open space areas and to protect water quality and aquatic habitats;

(10) To control soil erosion due to development and provide effective sediment management measures on construction sites;

(11) To require the design and evaluation of site stormwater management plans consistent with watershed capacities;

(12) To require stormwater storage and encouraging the use of and infiltration of stormwater in preference to stormwater conveyance;

(13) To minimize conflicts between agricultural and urban drainage systems and maintaining agriculture as a viable and productive land use;

(14) To encourage cooperation and consistency in stormwater management activities within and between the units of government having floodplain and stormwater management jurisdiction;

(15) To establish requirements and promote regular, planned maintenance of stormwater management facilities;

(16) To provide a procedure by which communities throughout the County may petition the Committee for authority to implement and enforce the provisions of this division;

(17) To require strict compliance with and enforcement of this division.

(c) The purposes of this division are intended to be consistent with and supersede the County Unified Stormwater Management Plan for those applicable sections.

(Res. No. 12-28, § 102, 6-19-2012)

Sec. 16-51. Reference to watershed plans.

(a) This division recognizes the integrated nature of the watershed system and the need to study certain flood control alternatives and other stormwater management functions on a watershed-wide basis. A generalized process for development of watershed plans was recommended in the adopted County Stormwater Management Plan. This process includes a public hearing review and approval by the Committee, and adoption by the County.

(b) Individual watershed plans or interim watershed plans which recognize the unique attributes of each watershed may be prepared and periodically updated for the major watersheds, to identify management projects and establish criteria for development. These plans may also recommend changes to this division effective within the study boundary. Watershed plans or interim watershed plans may be adopted which recommend more or less stringent criteria than the criteria in this division. When adopted by the County Board, these watershed-specific criteria established in such watershed plans or interim watershed plans shall be set forth by the County.

(Res. No. 12-28, § 103, 6-19-2012)

Sec. 16-52. Definitions.

The following words, terms and phrases, when used in this division or a Certified Community Stormwater Management Ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning; words, terms and phrases not defined shall have the meanings indicated by common dictionary definition:

Administrator means the person designated by resolution of the permitting authority to administer and enforce this division as provided in Section 16-22.

Administrative violation means an administrative violation of the ordinance occurs when rules and procedures regarding permit applications and stormwater management permits are not followed.

Agricultural use. Agriculture includes the growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, aquiculture, dairying, floriculture, horticulture, nurseries, tree farms, sod farms, pasturage, viticulture, wholesale greenhouses, and the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds, including agricultural structures and accessories thereto. In interpreting the foregoing definition, it is the intent of this division to make the definition of the term "agriculture" as used herein identical to the definition of the term "agriculture" used in 55 ILCS 5/5-12001, as amended from time to time, exempting agriculture from the zoning authority of the County Board. Cultivating the ground, including the harvesting of crops, and rearing and management of livestock: tillage; husbandry; farming. In a broader sense, the science and art of the production of plants and animals useful to humans, including, to a variable extent, the preparation of these products for human use, not including a manufacturing activity or use. The term "agriculture" includes grain storage, horse stables, nurseries, animal feed, commercial feeding, dairy and the like.

Agricultural subsurface drainage means a water management technique driven by economic and safety concerns, where the rate at which surplus groundwater should be removed is determined primarily by the moisture/air requirements of the vegetation (commonly called tiles, field tiles, etc.).

Applicable engineering practice means procedures, methods, or materials recommended in standard engineering textbooks or references as suitable for the intended purpose.

Applicant means any person, firm or governmental agency who executes the necessary forms to procure official approval of a development or permit to carry out construction of a development from the County or appropriate, certified local governmental unit.

Base flood means the flood having a one (1) percent probability of being equaled or exceeded in a given year.

Base flood elevation (BFE) means the highest water surface elevation that can be expected during the base flood expressed in a numeric value relative to North American Vertical Datum of 1988 (NAVD 88).

Basement means any portion of the building, including any sunken room or sunken portion of a room, having its floor subgrade (below ground level) on all sides.

Best management practices (BMPs) means a measure used to control the adverse stormwater-related effects of development. BMPs include structural devices (e.g., swales, filter strips, infiltration trenches, and stormwater management basins) designed to remove pollutants, reduce runoff rates and volumes, and protect aquatic habitats. The term "BMPs" also includes nonstructural approaches, such as public education efforts to prevent the dumping of household chemicals into storm drains, street sweeping, etc.

Building. See *Structure.*

Buffer means an area of predominantly vegetated land located adjacent to channels, wetlands, lakes or ponds for the purpose of reducing contaminants in stormwater that flows to such areas.

Bulletin 75 means the Precipitation Frequency Study for Illinois by James R. Angel and Momcilo Markus, with contributing authors Kexuan Ariel Wang, Brian M. Kerschner, and Shailendra Singh, dated March 2020.

Bypass flows means stormwater runoff or groundwater from upstream properties tributary to a property's drainage system but not under its control.

Certified community means a community which has met the requirements to be delegated the responsibility for ordinance enforcement as determined by the Stormwater Committee.

Channel means any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or man-made drainageway, which has a

definite bed and bank or shoreline, in or into which surface, groundwater, effluent, or industrial discharges flow either perennially or intermittently.

Channel modification means alteration of a channel by changing the physical dimensions or materials of its bed or banks. The term "channel modification" includes damming, rip rapping (or other armoring), widening, deepening, straightening, relocating, lining, and significant removal of bottom or woody rooted vegetation but does not include the clearing of debris or removal of trash or dredging to previously documented thalweg elevations and side slopes.

Clearing means any activity which removes vegetative ground cover.

Committee means the County Stormwater Management Committee.

Community means the County or any city or village within the County.

Compensatory storage means an excavated, hydrologically and hydraulically equivalent volume of storage created to offset the loss of existing flood storage.

Conditional letter of map revision (CLOMR). A CLOMR is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the Special Flood Hazard Area (SFHA).

Corps of Engineers (COE) means the United States Army Corps of Engineers.

Conservation planning means the practices and procedures associated with the management of soil, water, plants, plant nutrients and other elements of agricultural production. Documentation of the management system shall only be as required by the NRCS or in cases of a complaint, as requested by the Administrator in response to a notification of a complaint.

Control structure means a structure designed to limit the rate of flow of stormwater runoff that passes through the structure to a specific rate, given a specific upstream and downstream water surface elevation.

Critical duration means the duration of a storm event that results in the greatest peak runoff.

Critical facility means any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk.

For purposes of this division a Critical facility shall be a police, fire and other emergency response agency facilities, wastewater treatment and public water supply facilities. Other facilities may be determined to be Critical Facilities by Certified Communities.

Dam means any obstruction, wall embankment, or barrier, together with any abutments and appurtenant works, constructed to store or divert water or to create a pool (not including underground water storage tanks).

Department means the County Planning, Building and Zoning Department.

Depressional storage means the volume contained below a closed contour on a one (1) foot contour interval topographic map, the upper elevation which is determined by the topographic overflow elevation or the critical duration base flood elevation, whichever is less.

Developer means a person who creates or causes development.

Development.

(1) The term "development" means the cumulative man-made changes to real property after the effective date of the ordinance from which this division is derived, including:

a. Construction, reconstruction, demolition or replacement of a building or an addition to a building, with the exception of agricultural structures and accessories thereto outside the floodplain;

b. Substantial improvement of an existing building;

c. Installing a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer or recreational vehicle on a site for more than one hundred eighty (180) days;

d. Installation of utilities, construction of roads, bridges, culverts or similar projects;

e. Drilling, mining, installing utilities, construction of roads, bridges or similar projects;

f. Construction or erection of levees, walls, fences, dams, or culverts, channel modifications, filling, dredging, grading, excavating, paving, or other nonagricultural alterations of the ground surface, storage materials including the placement of gas and liquid storage tanks, deposit of solids or liquid waste;

g. Any other activity of man that might change the direction, height, or velocity of flood or surface water, including extensive vegetation removal.

(2) The following are not considered development so long as these activities occur outside the floodplain:

a. Maintenance of existing drainage systems limited to the purpose of agricultural use and for maintaining cultivated areas and crop production;

b. Resurfacing of pavement when there is no increase in elevation; construction of farm fencing; or gardening, plowing, and similar practices that do not involve filing, grading, or construction of levees.

c. Improvements undertaken for an agricultural use pursuant to an NRCS conservation plan.

Director means the County Board Chairman, or designee by resolution, charged with performing the duties specified in this division.

Drainage area means the land area above a given point that may contribute runoff flow at that point from rainfall.

Effective date means the date to be determined by the County Board.

Elevation certificates means an official record that shows new buildings and substantial improvements in all identified special flood hazard areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. Permitting authorities shall use the most current version of the elevation certificate developed by FEMA. Communities participating in the community rating system (CRS) are required to use the FEMA elevation certificate.

Ephemeral stream means a stream whose bed elevation does not intersect the groundwater table; it carries flow only during and immediately after a runoff producing rainfall event.

Erosion means the general process whereby soil is detached by the action of water, wind or construction activities.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including

the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Extended detention means a volume of runoff temporarily detained and released over a long period of time to reflect pre-development hydrology (see Section 16-81(f)).

Federal Emergency Management Agency(FEMA) means the Federal agency and its regulations, at 44 CFR 59—79, effective as of September 29, 1989, or as amended.

Flood means a general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal ways or the unusual and rapid accumulation of runoff of surface waters from any source. Flood also includes the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters.

Flood frequency means normally expressed as a period of years, based on a percent chance of occurrence in any given year from statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded. For example, the two (2) year flood frequency has a fifty (50) percent chance of occurrence in any given year. Similarly, the one hundred (100) year flood frequency has a one (1) percent chance of occurrence in any given year.

Flood fringe means that portion of the floodplain outside of the designated floodway.

Flood insurance rate map (FIRM) means a map issued by FEMA that is an official community map, on which map FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the community. This map may or may not depict floodways.

Flood insurance study (FIS) means a study of flood discharges and flood profiles for a community, adopted and published by FEMA.

Floodplain or *special flood hazard area (SFHA),* these terms being synonymous, means the land in the floodplain within the County subject to a one (1) percent or greater chance of flooding in any given year. The floodplains of the Aux Sable Creek, Blackberry Creek, Clear Creek, Dave-Bob Creek, East Branch Little Rock Creek, Big Rock Creek, Fox River, Harvey Creek, Middle Aux Sable Creek, North Arm Saratoga Creek, Waubansee Creek, and West Aux Sable Creek are generally identified on the County-wide Flood Insurance Rate Map of Kendall County prepared by the Federal Emergency Management Agency and dated February 4, 2009 for panels 0005, 0010, 0015, 0020, 0030, 0040, 0051, 0052, 0053, 0054, 0056, 0057, 0058, 0059, 0070, 0078, 0086, 0087, 0089, 0100, 0125, 0176, 0200 and dated January 8, 2014 for panels 0035, 0037, 0039, 0045, 0065, 0130, 0135, 0140, 0145 and 0225. The term "floodplain" also includes those areas of known flooding identified by the County or Administrator.

Flood protection elevation (FPE) means the elevation of the BFE, plus two (2) feet of freeboard for structures within the plan limits of the base flood elevation. Outside the plan limits, the water table or one hundred (100) year design water surface elevation of any overland flood path or adjacent stormwater management basin, whichever is higher, plus two (2) feet of freeboard.

Floodproof means any combination of structural and nonstructural additions, changes or adjustments to structures or property which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodproofing certificate means a form published by FEMA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the FPE.

Floodway or *designated floodway* means that portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of the Aux Sable Creek, Blackberry Creek, Clear Creek, Dave- Bob

Creek, East Branch Little Rock Creek, Big Rock Creek, Fox River, Harvey Creek, Middle Aux Sable Creek, North Arm Saratoga Creek, Waubansee Creek, and West Aux Sable Creek are generally identified on the countywide Flood Insurance Rate Map of Kendall County prepared by the Federal Emergency Management Agency and dated February 4, 2009 for panels 0005, 0010, 0015, 0020, 0030, 0040, 0051, 0052, 0053, 0054, 0056, 0057, 0058, 0059, 0070, 0078, 0086, 0087, 0089, 0100, 0125, 0176, and 0200 and January 8, 2014 for panels 0035, 0037, 0039, 0045, 0065, 0130, 0135, 0140, 0145, and 0225). The floodways for each of the remaining floodplains of Kendall County shall be according to the best data available from the Federal, State, or other sources.

Floodway conveyance means the measure of the flow-carrying capacity of the floodway section and is defined using Manning's equation as, K = 1.4863 AR2/3n, where "n" is Manning's roughness factor, "A" is the effective area of the cross section, and "R" is the ratio of the wetted area to the wetted perimeter.

Freeboard means an increment of height added to the BFE or one hundred (100) year design water surface elevation to provide a factor of safety for uncertainties in calculations, unknown local conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.

Functional means stormwater facilities which serve their primary purpose but may not be completed.

Groundwater means water that is located within soil or rock below the surface of the earth. The term "subsurface water" is synonymous.

Groundwater control system means a designed system which may consist of tiles, under drains, French drains, or other appropriate stormwater facilities whose purpose is to lower the groundwater table to a predictable elevation throughout the year.

Historic Structure means any structure that is:

(1) Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.

(3) Individually listed on the state inventory of historic places by the Illinois Historic Preservation Agency.

(4) Individually listed on a local inventory of historic places that has been certified by the Illinois Historic Preservation Agency.

Hydraulics means the science and study of the mechanical behavior of water in physical systems and processes.

Hydraulically connected impervious area means those areas of concrete, asphalt and gravel surfaces along with roof tops which convey flows directly to an improved drainage system consisting of storm sewers or paved channels. Rooftops whose downspouts discharge to unpaved surfaces which are designed for the absorption and filtration of stormwater runoff shall not be considered as hydraulically connected impervious surfaces. Roadways whose primary conveyance is through open ditches and swales shall not be considered as hydraulically connected impervious surface. Roadways drained by curb and gutter and storm sewer, and driveways hydraulically connected to those roadways shall be considered as directly connected impervious surface.

Hydraulically equivalent compensatory storage means compensatory storage either adjacent to the floodplain fill or not located adjacent to the development but can be shown by analysis to be hydrologically and hydraulically equivalent to compensatory storage located adjacent to the development.

Hydrologically disturbed means an area where development causes the land surface to be cleared, grubbed, compacted, or otherwise modified that changes runoff volumes or rates; or that changes runoff direction.

Hydrology means the science of the behavior of water, including its dynamics, composition, and distribution in the atmosphere, on the surface of the earth, and underground.

IDNR/OWR means the Illinois Department of Natural Resources, Office of Water Resources.

IDNR/OWR Jurisdictional Stream means IDNR/OWR has jurisdiction over any stream serving a tributary area of 640 acres or more in an urban area, or in the floodway of any stream serving a tributary area of 6,400 acres or more in a rural area. Construction on these streams requires a permit from the IDNR/OWR. (Ill Admin. Code tit. 17, pt. 3700.30). The IDNR/OWR may grant approval for specific types of activities by issuance of a statewide permit which meets the standards defined in Section 16-140 of this division.

Impervious surfaces means areas that cause the majority of rainfall to be converted to direct runoff, including asphalt, concrete, roofing systems and compacted gravel not designed nor constructed to promote infiltration or storage of stormwater runoff.

Interim watershed plan means a regional study of a watershed which does not address the entire range of purposes, goals and objectives outlined in the County-wide Stormwater Management Plan approved by the Committee and adopted by the County.

Intermittent stream means a stream whose bed intersects the groundwater table for only a portion of the year on the average or any stream which flows continuously for at least one (1) month out of the year but not the entire year.

Letter of map amendment (LOMA) means official determination by FEMA that a specific building, defined area of land, or a parcel of land, where there has not been any alteration of the topography since the date of the first NFIP map showing the property within the floodplain, was inadvertently included within the floodplain and that the building, defined area of land, or a parcel of land is removed from the floodplain.

Letter of map revision (LOMR) means letter that revises BFEs, floodplains or floodways as shown on an effective FIRM.

Lake means a natural or artificial body of water encompassing an area of two (2) or more acres, which retains water throughout the year.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this division.

Major stormwater system means that portion of a stormwater facility needed to store and convey flows beyond the capacity of the minor stormwater system. A constructed major stormwater system shall be designed to convey the one hundred (100) year flood frequency runoff event.

Manufactured home means a structure transportable in one (1) or more sections, which is built on a permanent chassis and is designated for use with or without a permanent foundation when attached to the required utilities.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Mass grading means development in which the primary activity is a change in topography affected by the movement of earth materials.

Minor stormwater system consists of all infrastructure, including, but not limited to, curb, gutter, culverts, roadside ditches and roadside swales, storm sewers, and subsurface drainage systems intended to convey stormwater runoff on a frequent basis. The recurrence frequency for design purposes shall be the ten (10) year event.

Mitigation means measures taken to offset negative impacts from development in wetlands or the floodplain.

National Flood Insurance Program (NFIP) means a Federal program whose requirements are codified in Title 44 of the Code of Federal Regulations.

Net watershed benefit in water quality means the institution of best management practices as part of a development that when compared to the pre-development condition can be judged to reduce downstream sediment loading or pollutant loadings.

Net watershed benefit in flood control means a finding that, when compared to the existing condition, the developed project will do one (1) of the following: substantially reduce (more than ten (10) percent) downstream peak discharges; reduce downstream flood stages (more than one-tenth (0.1) of a foot); or reduce downstream damages to structures occurring in the pre-development condition. The demonstration of one (1) of these conditions must be through detailed hydrologic and hydraulic analysis of watersheds on a regional scale as approved by the Administrator.

New construction means, for the purposes of floodplain management, structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community or the County and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed on or after the effective date of floodplain management regulations adopted by a community or the County.

Non-riverine means areas not associated with a stream or river such as isolated depressional storage areas, ponds and lakes.

NAVD 88 means North American Vertical Datum of 1988. NAVD 88 supersedes the National Geodetic Vertical Datum of 1929 (NGVD).*Natural Resources Conservation Service (NRCS)* means the United States Department of Agriculture, Natural Resources Conservation Service.

Observation structures means structures (manholes) built on a field tile where the pipe inflow and outflow is visible upon removal of a lid.

Open channel means a conveyance system with a definable bed and banks carrying the discharge from field tiles and surface drainage. Open channels do not include grassed swales within farm fields under agricultural production, which are ephemeral in nature.

Ordinary high water mark (OHWM) means the point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

Overland flow path means a design feature of the major stormwater system which carries flows in excess of the minor stormwater system design capacity in an open channel or swale, or as sheet flow or weir flow over a feature designed to withstand the particular erosive forces involved.

Oversight Committee means a certified community's body of officials charged by said community with overseeing variance of the regulations set forth in this division within said community. The Oversight Committee may be a body of elected or appointed officials. See Section 16-345.

Perennial streams means riverine watercourses whose thalweg generally intersects the groundwater table elevation and flows throughout the year.

Permitting authority means the County or a certified community.

Plan means the County Stormwater Management Plan, as adopted by the County Board on December 21, 2010, and as amended from time to time.

Pond means a body of water of less than two (2) acres, which retains a normal water level year round.

Primary gravity outlet means the outlet device designed to meet the release rate requirements of this division.

Professional land surveyor means a land surveyor registered in the State, under the Illinois Land Surveyors Act (225 ILCS 330/1 et seq.), as amended.

Professional engineer means an engineer registered in the State, under the Illinois Professional Engineering Practice Act (225 ILCS 325/1 et seq.), as amended.

Property means contiguous land under single ownership or control.

Public bodies of water means all open public streams and lakes capable of being navigated by watercraft in whole or in part for commercial uses and purposes and all lakes, rivers and streams, which in their natural conditions were capable of being improved and made navigable, or that are connected with or discharge their waters into navigable lakes or rivers within, or upon the borders of the State, together with all bayous, sloughs, backwaters, and submerged lands that are open to the main channel or body of water directly accessible thereto.

Public flood control project means a flood control project, which will be operated and maintained by a public agency to reduce flood damages to existing buildings and structures, which includes a hydrologic and hydraulic study of the existing and proposed conditions of the watershed. Nothing in this definition shall preclude the design, engineering, construction or financing in whole or in part of a flood control project by persons or parties who are not public agencies.

Public flood easement means an easement acceptable to the appropriate jurisdictional body that meets the regulations of the IDNR/OWR, the County, and the community, and that provides legal assurances that all areas subject to flooding will remain open to allow flooding.

Record drawings means drawings prepared, signed, and sealed by a registered professional engineer or registered land surveyor representing the final as-built record of the actual in-place elevations, location of drainage systems, and topography.

Recreational vehicle means a vehicle which is:

(1) Built on a single chassis;

(2) 400 square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck;

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment means development on a parcel upon which the existing condition prior to the effective date of the ordinance from which this division is derived is a nonagricultural land use and includes infrastructure associated with nonagricultural activities. Widening of an existing street by a unit of local government, including, but not limited to, the County Highway Department and township road districts, may be considered redevelopment.

Registered structural engineer means a person licensed under the laws of the State as a structural engineer.

Regulatory floodplain means the floodplain as depicted on maps recognized by FEMA as defining the limits of the SFHA.

Regulatory floodway means regulatory floodways are those portions of the floodplain depicted on maps as floodway and recognized by the IDNR/OWR for regulatory purposes.

Removal of vegetation means cutting vegetation to the ground or stumps, complete extraction, or killing vegetation by spraying.

Repetitive loss means flood related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds twenty-five percent (25%) of the market value of the structure before the damage occurred.

Retention facility means a retention facility stores stormwater runoff without a gravity release.

Riverine means related to, formed by, or resembling a channel (including creeks and rivers).

Runoff means the waters derived from melting snow or rain falling within a tributary drainage basin that exceeds the infiltration capacity of the soils of that basin.

Seasonal high groundwater table means the upper limits of the soil temporarily saturated with water, being usually associated with spring wetness conditions. This may be indicated by soil mottles with a Munsell color of 2 chroma or less.

Sedimentation means the process that deposits hydraulically moved soils, debris, and other materials either on other ground surfaces or in bodies of water or stormwater drainage systems.

Sediment trap means a device or area that allows for the temporary deposit and removal or disposal of sediment materials from stormwater runoff.

Seepage means the movement of drainable water through soil and rock.

Special flood hazard area (SFHA). See *Floodplain.*

Start of construction, Includes substantial improvement and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Stormwater facility means all ditches, channels, conduits, bridges, culverts, levees, ponds, natural and man-made impoundments, wetlands, riparian environment, tile, swales, sewers, or other natural or artificial drainage systems, devices or measures which serve as a means of draining surface and subsurface water from land.

Stormwater management basin (detention) means a constructed stormwater facility for the temporary storage of stormwater runoff at a controlled release rate.

Stormwater management permit means the permit issued under Subdivision V of this division.

Stripping means any activity that removes the vegetative surface cover, including tree removal, clearing, and storage or removal of topsoil.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally aboveground, as well as a manufactured home and prefabricated buildings. The term also includes recreational vehicles and travel trailers installed on a site for more than one hundred eighty (180) days per year. One hundred eighty (180) days shall be considered the cumulative installation on a site during any consecutive three hundred sixty-five (365) day period.

Substantial Damage means damage of any origin sustained by a structure whereby the cumulative percentage of damage during a ten (10) year period equals or exceeds fifty percent (50%) of the market value of the structure

before the damage occurred regardless of actual repair work performed. Volunteer labor and materials must be included in this determination. The term includes “Repetitive Loss Buildings” (see definition).

Substantial improvement. Any reconstruction, rehabilitation, addition or improvement of a structure taking place during a ten (10) year period in which the cumulative percentage of improvements equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started.

“Substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work done.

The term does not include:

(1) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or

(2) any alteration of a structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.

Subsurface drainage means the removal of excess soil water to control water table levels at predetermined elevations for structural, environmental or other reasons in areas already developed or being developed for residential, industrial, commercial, or recreational uses.

Subsurface water means water beneath the ground or pavement surface. Subsurface water is sometimes referred to as groundwater or soil water.

Technical manual means the manual adopted by the County Board, which refers to this division and provides additional explanations and examples.

Thalweg means a line along the lowest point in a channel.

Transition section means reaches of the stream or floodway where water flows from a narrow cross section to a wide cross section, or vice versa.

Violation means the failure of an applicant, their agent, contractor, a structure or other development to be fully compliant with this division.

Water body means any water holding lake, pond, basin, wetland, quarry, or natural or man-made water impoundment that has a definite bed and banks or shoreline, into which surface water or groundwater flows and is impounded, either perennially or intermittently.

Water table means the upper limit of a free water surface in a saturated soil or underlying material.

Watercourse means any river, stream, creek, brook, branch, flowage, ravine, or natural or man-made drainageway that has a definite bed and banks or shoreline, in or into which surface water or groundwater flows, either perennially or intermittently.

Waters of the U.S. means as defined by the United States Army Corps of Engineers in their Federal Methodology for the Regulation of Wetlands. The term "waters of the U.S." includes wetlands, lakes, rivers, streams, creeks, bogs, fens, and ponds. The term "waters of the U.S." does not include maintained stormwater facilities.

Watershed means all land area drained by, or contributing water to, the same stream, lake, stormwater facility, or draining to a point.

Watershed characteristics means and includes land use, physiology, habitat, climate, drainage system and community profile.

Watershed plan means a study and evaluation of an individual drainage basin's stormwater management, floodplain management, water quality and flood control needs and capabilities.

Wetland means land area defined in the 1987 Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Mississippi ("the 1987 Manual") or other current federal methodology recognized by the U.S. Army Corps of Engineers for regulatory purposes.

(Res. No. 12-28, § 104, 6-19-2012; Ord. No. 2013-25, 12-17-2013; Ord. No. 2021-13, 5-18-2021)

Secs. 16-53—16-77. Reserved.

Subdivision II. Requirements for Stormwater Management

Sec. 16-78. General information.

All developments shall meet the requirements specified for general stormwater requirements (Section 16-79), site runoff requirements (Section 16-80), sediment and erosion control (Subdivision III of this division), long-term maintenance (Subdivision VI of this division) and performance security (Subdivision XII of this division).

(Res. No. 12-28, § 200, 6-19-2012)

Sec. 16-79. General stormwater requirements.

(a) *Requirements applicable to all development.* All development shall ensure the development site is reasonably safe from flooding. No development shall:

(1) Result in any new or additional expense to any person other than the developer for flood protection; nor

(2) Increase flood elevations or decrease flood conveyance capacity upstream or downstream of the area under the ownership or control of the developer. This requirement shall not prohibit the removal or reduction of built obstructions to flow, such as increasing culvert capacity or lowering roadway elevations.

(b) *Building permits.* Stormwater facilities shall be functional before building permits are issued for residential and nonresidential subdivisions.

(c) *Single parcel developments.* Stormwater facilities shall be functional where practicable for single parcel developments before building construction begins.

(d) *Overland flow paths.* The development shall have an overland flow path that will pass the base flood flow from disturbed areas to the project stormwater facilities or stormwater management basin without increasing damage to structures or property. If the upstream drainage area is less than twenty (20) acres, a storm sewer system and inlets sized for the base flood can be constructed in lieu of providing an overland flow path. Such storm sewer systems shall be considered part of the major stormwater system. Overland flow paths internal to the site shall be considered part of the major stormwater system and shall be designed for conveyance of the base flood (critical duration) or at a minimum one (1) CFS per tributary acre, without damage to structures.

(e) *Protection of buildings.*

(1) All space in new buildings or added to existing buildings hydraulically connected to a stormwater management basin or base flood elevation shall be elevated, floodproofed, or otherwise protected to

at least two (2) feet above the one hundred (100) year design water surface elevation or current FIS elevation, whichever is greater. The design water surface elevation of the stormwater management basin is determined as the elevation associated with the design release rate as determined in Section 16-80(c).

(2) All space in new buildings or added to existing buildings hydraulically connected to a major stormwater system, or overland flow path with a tributary area of twenty (20) acres or greater shall be elevated, floodproofed, or otherwise protected to at least two (2) feet above the one hundred (100) year design water surface elevation or current FIS elevation, whichever is greater.

(3) All space in new buildings or added to existing buildings hydraulically connected to a major stormwater system, or overland flow path with a tributary area less than twenty (20) acres shall be elevated, floodproofed, or otherwise protected to at least one (1) foot above the one hundred (100) year design water surface elevation or current FIS elevation, whichever is greater.

(f) *Depressional storage.* The function of existing on-site depressional storage shall be preserved for up to the base flood event. The function of existing on-site depressional storage shall be preserved for both on-site and off-site tributary flows in addition to required site runoff storage volume. When depressional storage is removed it must be compensated for in the stormwater management basin at a one (1) to one (1) ratio, provided that off-site areas tributary to the existing depressional storage are routed through the stormwater management basin. This requirement is in addition to the stormwater management basin required in Section 16-81.

(Res. No. 12-28, § 201, 6-19-2012)

Sec. 16-80. Site runoff requirements.

(a) *Stormwater facility discharges.* Stormwater facilities shall be required and designed so that runoff exits the site at a point where it exited prior to the subject development and in a manner such that flows will not increase flood damage to adjacent property except when otherwise approved in writing by the Administrator. Concentrated discharges from new developments must enter conveyance systems capable of carrying the design flow rate without increasing flood damages or maintenance costs downstream.

(b) *Minor stormwater system criteria.* Minor stormwater systems shall be sized to convey runoff from the tributary watershed under pre-development or fully developed conditions as may create the greatest amount of runoff. The recurrence frequency for design purposes shall be the ten (10) year event. The rainfall data shall be from ISWS Bulletin 75. Inlet capacity shall generally be provided such that depth of ponding does not exceed six (6) inches to facilitate the ten (10) year event. Pipe capacity shall generally be provided such that the calculated hydraulic grade line does not exceed the top of pipe elevation. The extent and determination of minor (and major) stormwater systems shall be at the discretion of the permitting authority based on project conditions.

(c) *Major stormwater system criteria.* Major stormwater systems shall be sized to carry the base flood without causing additional flood damage. A constructed major stormwater system shall be designed to convey the critical duration base flood event from all tributary areas underdeveloped or undeveloped conditions whichever may result in greater flows. The extent and determination of major (and minor) stormwater systems shall be at the discretion of the permitting authority based on project conditions.

(d) *Existing subsurface and surface drainage systems.* Stormwater systems shall properly incorporate and be compatible with existing subsurface and surface drainage systems, including agricultural systems. Designs shall not cause damage to the existing drainage systems or the existing adjacent or tributary land, including those with agricultural uses. The following principles and requirements shall be observed in the design:

(1) *Off-site outfall.* Agricultural subsurface and surface drainage systems shall be evaluated with regard to their capacity and capability to properly convey low flow groundwater and stormwater management basin release without damage to downstream drainage systems and land use on the adjacent property. If the outfall drain tile and surface drainage systems prove to be inadequate it will be necessary to modify the existing systems or construct new systems which will not conflict with the existing systems and will not impact the existing agricultural land use. Existing subsurface systems shall only be used as an outfall if extended detention volume is provided in the stormwater management basin.

(2) *On site.* Agricultural drainage systems shall be located and evaluated on site. All existing on-site agricultural drain tile not serving a beneficial use shall be abandoned by trench removal prior to other development and documented on record plans. If any existing drain tiles continue to upland watersheds the applicant must maintain drainage service at all times, including during construction.

(3) *Off-site tributary.* Existing drainage systems shall be evaluated with regard to existing capabilities and reasonable future expansion capacities. All flows from existing tributary drain tiles shall be facilitated by the proposed stormwater conveyance system, including observation structures located at the property limits as appropriate. The proposed stormwater system shall provide a free flow discharge from tributary drain tiles and shall not allow surface runoff to enter the system. Off-site surface flows (including agricultural) shall be facilitated by the proposed project with consideration given to water quality and sediment control and mitigation measures.

(4) *Existing subsurface systems.* New roadway construction and utility construction shall preserve existing subsurface systems within the right-of-way and the entire project area.

(e) *Design runoff rate.* Design runoff rates shall be calculated using event hydrograph methods. Acceptable hydrograph methods shall be determined by the Administrator. Design runoff rates for minor stormwater systems may be calculated using the rational method if the tributary area is less than twenty (20) acres.

(f) *Design rainfall.* Any design runoff rate calculation shall use Illinois State Water Survey Bulletin 75 rainfall data to calculate flow from all tributary area upstream of the point of design. Peak discharges for conveyance design purposes shall be based on the critical duration event considering the appropriate rainfall distribution. Rational method design of conveyance systems shall use Illinois State Water Survey Bulletin 75, Sectional Rainfall Data Based Intensity-Duration-Frequency Curves.

(g) *Stormwater system easements.* For projects involving subdivision, major and minor stormwater systems shall be located within easements or rights-of-way explicitly providing for public access and maintenance of such facilities. For all other projects requiring a permit, easements are required to provide public access for maintenance of new stormwater facilities (or for modifications) involving stormwater management basins or components of a drainage system that conveys runoff from off-site properties.

(h) *Flow depths.* Maximum flow depths for new transverse stream crossings shall not exceed one (1) foot at the crown of the road during the base flood condition. The maximum flow depth on a roadway shall not exceed six (6) inches at the crown for flow parallel to the roadway. For flow over a new roadway or parallel to a new roadway the product of the flow depth (in feet) and velocity (in feet per second) shall not exceed four (4) for the base flood condition.

(i) *Diversion of flow between watersheds.* Transfers of waters between watersheds (diversions) shall be prohibited except when such transfers will not violate the provisions of Section 16-79(a) and are otherwise lawful. Watersheds for the purpose of regulation under this section shall be the watershed divides, as defined in the County Stormwater Plan.

(Res. No. 12-28, § 202, 6-19-2012; Ord. No. 2021-13, 5-18-2021)

Sec. 16-81. Site runoff storage requirements.

(a) *Applicability of site runoff storage requirements.*

(1) All developments shall comply with the site runoff storage requirements provided in this section in which:

a. A single-family, detached land use property consisting of five (5) or more residential structures having an average lot size of three (3) acres or less;

b. A nonresidential land use or a residential land use other than single-family, detached property of contiguous ownership equal to or greater than three (3) acres:

1. Resulting in more than forty-five thousand (45,000) square feet of development; or

2. Resulting in more than thirty-two thousand (32,000) square feet of impervious surface area.

The area of development and impervious surface and corresponding storage requirements shall be determined on an aggregate basis from the effective date of the ordinance from which this division is derived.

c. A nonresidential land use or a residential land use other than single-family, detached property of contiguous ownership less than three (3) acres and resulting in disturbance of more than five thousand (5,000) square feet and resulting in twenty-five (25) percent or more of the site area as impervious surface. The area development and corresponding storage requirements shall be determined on an aggregate basis from the effective date of the ordinance from which this division is derived.

d. Public roadway developments in rights-of-way under the ownership or control of a unit of local governments where the new impervious surface area tributary to any drainage outlet exceeds two (2) acres. New impervious surface includes PCC and asphalt pavement, sidewalks and paved trails but does not include previously paved areas.

e. 1. The developer of a redevelopment project may request that a fee in lieu of detention (site runoff storage volume) be approved, provided that all of the following are demonstrated to the sole satisfaction of the Administrator:

(i) The drainage plan will not increase existing flood damages; and

(ii) The drainage plan provides a net watershed benefit in water quality compared to the existing development.

2. The Administrator shall determine the appropriate fee to be collected, as defined in Subdivision XIII of this division, and such decision in the matter shall be considered final.

3. All impervious area shall be included when considering the threshold for requiring stormwater storage regardless of when it was created. No impervious surface is grandfathered with regard to the threshold. However, stormwater storage is only required on development after the effective date of the ordinance from which this division is derived. Additionally, it is noted that a gravel surface is considered impervious unless it is designed and constructed to promote infiltration or provide stormwater storage.

(2) The following projects/work activities are not considered development nor subject to the site runoff storage requirements of this section:

a. Maintenance or repair of existing buildings and facilities;

b. Repair and replacement of existing parking lots outside the floodplain, provided:

1. The net impervious surface is not increased;

2. There is no increase in peak flows;

3. There is no change in the location or type of stormwater discharge (sheet flow or point discharge);

c. Repair and replacement of existing parking lots outside the floodplain with an increase in impervious surface, provided:

1. The net impervious surface increases by no more than ten (10) percent of the area of the parking lot but in no case shall the impervious surface increase by more than forty-five thousand (45,000) square feet;

2. Best management practices are constructed;

3. The best management practices provide a reduction in total runoff volume or reduction in pollutant load. This shall be documented with a quantitative evaluation of before project and after project conditions;

d. Resurfacing of streets or highways outside the floodplain;

e. Resurfacing publicly owned streets and highways within the floodplain provided elevation changes are limited to two (2) inches or less;

f. Excavation or removal of vegetation in rights-of-way or public utility easements for the purpose of installing or maintaining utilities, not including storm sewers.

(b) *Release rate.* Sufficient excess runoff/flood storage volume shall be provided so that the proposed project will not discharge at a rate greater than fifteen-hundredths (0.15) CFS per acre of disturbance for a rainfall event with a one hundred (100) year recurrence frequency. Additionally, sufficient excess runoff/flood storage volume shall be provided so that the proposed project will not discharge at a rate greater than four-hundredths (0.04) CFS per acre of disturbance for a rainfall event with a two (2) year recurrence frequency. The area of hydrologic disturbance for the entire project shall be used to calculate the site runoff storage volume requirements.

(c) *Design methods.* Event hydrograph routing methods shall be used to calculate runoff storage volume requirements for stormwater management basins with total tributary areas greater than five (5) acres. The hydrograph routing shall be HEC-1, (SCS methodology), HEC-HMS, TR-20, or TR-55 tabular method or as otherwise approved by the Administrator. Event hydrograph methods shall incorporate the following assumptions:

(1) Antecedent moisture condition equals two (2);

(2) Appropriate Huff rainfall distribution;

(3) Twenty-four (24) hour duration storm with a one (1) percent probability (one hundred (100) year frequency) of occurrence in any one (1) year as specified by Illinois State Water Survey Bulletin 75 rainfall data multiplied by a correction factor of one and thirteen-hundredths (1.13) to account for Bulletin 75 rainfall data.

Runoff storage volume requirements for stormwater management basins with total tributary areas equal to or less than five (5) acres may utilize the percent impervious to unit area detention nomograph developed by the Northeastern Illinois Planning Commission (NIPC) (now known as the Chicago Metropolitan Agency for Planning (CMAP)) depicted in Table 16-81.

(d) *Existing release rate less than allowable.* For sites where the undeveloped release rate is less than the maximum release rate in Subsection (b) of this section, the developed release rate and corresponding site runoff storage volume requirement shall be based on the existing undeveloped release rate for the development.

(e) *Downstream water surface elevations.* All hydrologic and hydraulic computations must utilize appropriate assumptions for downstream water surface elevations, from low flow through the base flood elevation, considering the likelihood of concurrent flood events.

(f) *Extended detention requirement.*

(1) The requirements of this section will apply only when the outfall from a stormwater management basin is proposed to connect to an off-site agricultural drain tile system. The first seventy-five-hundredths (0.75) of an inch of runoff from a rainfall event over the hydraulically connected impervious area of the development shall be stored below the elevation of the primary gravity outlet (extended detention) of the stormwater management basin. The facility may be designed to allow for evapotranspiration or infiltration of this volume into a subsurface drainage system and shall not be conveyed through a direct positive connection to downstream areas.

(2) The hydraulically connected impervious area used in the calculation of required extended detention volume may be reduced by the Administrator if the soils are prepared to maximize infiltration and deep rooted grasses or other plants selected for their ability to promote infiltration or water absorption are planted in areas appropriately dedicated. The reduction in hydraulically connected impervious area used in the calculation shall be equal to the area of the development meeting the above soils/native planting requirement.

(3) Subsurface drainage systems may be designed as a component of the extended detention portion of the stormwater management basin to assist in infiltration in accordance with the following criteria:

a. The extended detention volume shall be discharged at a rate no greater than that required to empty the calculated extended detention volume within five (5) days of the storm event and at a rate no less than that required to empty the calculated extended detention volume within thirty (30) days of the storm event.

b. No subsurface drainage pipe shall be located within ten (10) feet of drainage pipes directly connected to the stormwater management basin.

c. For the purposes of meeting the maximum subsurface drainage discharge requirements, flow control orifices and weirs may be used.

d. All design extended detention volume shall be provided above the seasonal high groundwater table or the invert elevation of the groundwater control system.

e. Farm field tile shall not be considered a subsurface drainage system.

(g) *Stormwater management basin design requirements.* Stormwater management basins shall be designed and constructed with the following characteristics:

(1) The stormwater management basin shall provide one (1) foot of freeboard above the design high water elevation or BFE.

(2) The stormwater management basin shall be located on the site and designed such that they are accessible by motorized maintenance equipment necessary for regular and long-term maintenance operations. The route to the basin shall be formalized with an access easement and that the surface of such route shall be easily traversable by maintenance equipment/operations as determined by the Administrator.

(3) All site runoff storage volume shall be provided above the seasonal high groundwater table or above the invert of the groundwater control system.

(4) Stormwater management basins shall facilitate sedimentation and catchment of floating material. Unless specifically approved by the Administrator, impervious low-flow ditches shall not be used in stormwater management basins. Stormwater management basins shall maximize the normal flow distance between stormwater management basin inlets and outlets, to the extent possible.

(5) Stormwater management basins shall reduce impacts of stormwater runoff on water quality by incorporating best management practices.

(6) Stormwater management basins shall be designed with an emergency overflow weir capable of passing the inflow from the critical duration base flood event under developed conditions. The predicted emergency water surface elevation shall be below the top of embankment for any other portion of the stormwater management basin. The weir design shall provide appropriate erosion control measures.

(7) Stormwater management basins with single pipe outlets shall have a minimum inside diameter of twelve (12) inches. If design release rates necessitate a smaller outlet, flow control devices such as perforated risers, or flow control orifices shall be used.

(8) Stormwater management basins intended to support potential fish habitat with a permanent pool, shall be at least ten (10) feet deep over twenty-five (25) percent of the bottom area.

(9) Stormwater management basins shall have a maximum side slope of four to one (4:1).

(10) Stormwater management basins with a permanent pool shall have a safety shelf at least eight (8) feet wide a maximum of two (2) feet below the normal water pool.

(11) Stormwater management basins shall have a maximum drawdown time of seventy-two (72) hours for a twenty-four (24) hour duration rainfall event with one hundred (100) year recurrence frequency.

(12) All stormwater management basins shall comply with IDNR dam safety requirements where applicable.

(h) *Site runoff storage volume within the regulatory floodplain.* Stormwater management basins and other facilities to satisfy site runoff storage volume requirements located within the regulatory floodplain shall:

(1) Conform to all applicable requirements specified in this article;

(2) Store the required amount of site runoff to meet the release rate requirement under all stream flow and backwater conditions in the receiving stream up to the ten (10) year flood elevation;

(3) Site runoff storage volume provided by enlarging existing regulatory floodplain storage without providing a flow control device regulating discharge (on-stream detention) will be allowed only as a variance. The applicant must demonstrate that flood damages are not increased and the development will not increase flood flows for both the two (2) year and one hundred (100) year floods on the stream with developed conditions on the site;

(4) The Administrator may approve designs which can be shown by detailed hydrologic and hydraulic analysis to provide a net watershed benefit in flood control not otherwise realized by strict application of the requirements in Subsections (h)(1) through (3) of this section.

(i) *Site runoff storage volume within the regulatory floodway.* Stormwater management basins and other facilities to satisfy site runoff storage volume requirements located within the regulatory floodway shall:

(1) Meet the requirements for locating stormwater management basins in the regulatory floodplain;

(2) Be evaluated by performing hydrologic and hydraulic analysis consistent with the standards and requirements for any adopted watershed plans;

(3) Provide a net watershed benefit in flood control.

(j) *Site runoff storage volume, channel impoundment.* Flow control structures constructed across any channel to impound water to meet site runoff storage requirements shall be prohibited on any perennial stream unless part of a public flood control project with a net watershed benefit in flood control. Those streams appearing as blue on a USGS Quadrangle map shall be assumed perennial unless better data is obtained. All cross stream flow control structures for the purpose of impounding water to provide site runoff storage in all cases on perennial and intermittent streams must demonstrate that they will not cause short-term or long-term stream channel instability.

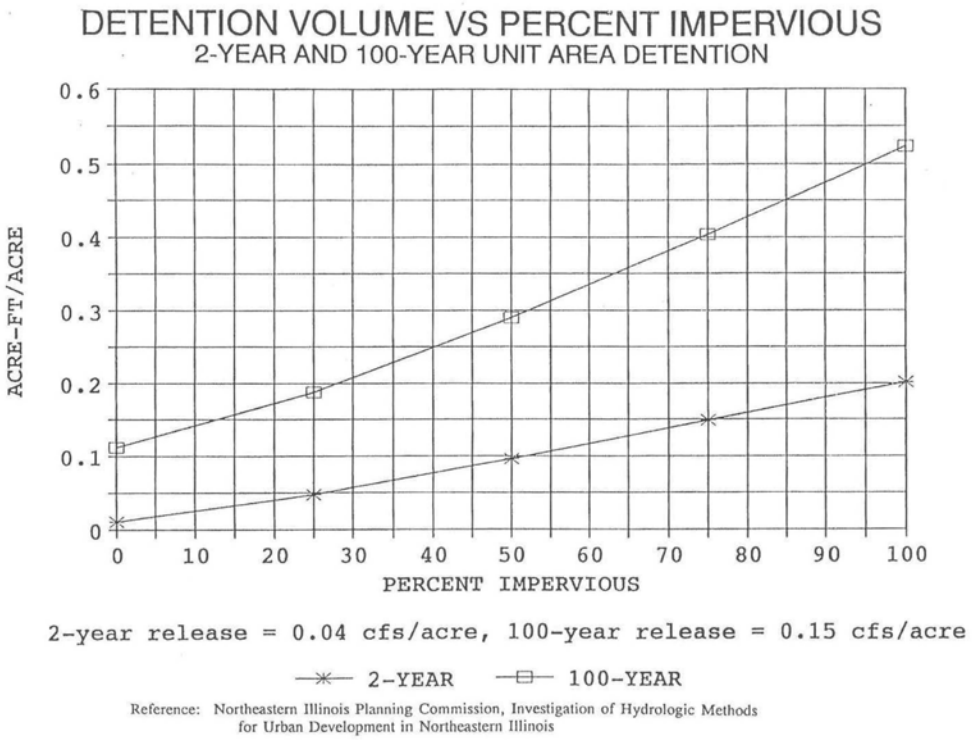
(k) *Off-site stormwater management basins.* Stormwater management basins and other facilities to satisfy site runoff storage volume requirements may be located off site if the following conditions are met:

(1) The off-site stormwater management basin meets all of the requirements of this article;

(2) Adequate storage capacity in the off-site facility is dedicated to the development;

(3) The development includes means to convey stormwater to the off-site stormwater management basin.

Table 16-81



(Res. No. 12-28, § 203, 6-19-2012; Ord. No. 2013-11, 5-21-2013; Ord. No. 2021-13, 5-18-2021)

Secs. 16-82—16-105. Reserved.

Subdivision III. Soil Erosion and Sediment Control

Sec. 16-106. General principles.

(a) Measures taken to control soil erosion and sediment runoff should be adequate to ensure that sediment is not transported from the site. The following principles shall apply to all development activities within the County:

(1) Erosion and sediment control planning shall be part of the initial site planning process. In planning the erosion and sediment control strategy, preference shall be given to reducing erosion rather than controlling sediment.

(2) Development shall be related to the topography and soils of the site to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required shall be avoided, and natural contours should be followed.

(3) Natural vegetation shall be retained and protected. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands shall be left undisturbed to the greatest extent possible. Temporary crossings of watercourses, when permitted, must include appropriate watercourse and bank stabilization measures.

(4) Special precautions shall be taken to prevent damages resulting from any necessary development activity within or adjacent to any stream, lake, pond, or wetland. Preventative measures shall reflect the sensitivity of these areas to erosion and sedimentation.

(5) The smallest practical area of land shall be exposed for the shortest practical time during development.

(6) Sediment basins or traps, filter barriers, diversions, and any other appropriate sediment or erosion control measures shall be installed prior to or concurrent with site clearing and grading. Measures implemented on site shall be maintained to prevent erosion and remove sediment from runoff waters from land undergoing development.

(7) The selection of erosion and sediment control measures shall be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion (and at a minimum a rainfall event with a twenty-five (25) year recurrence frequency).

(8) Provision shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after development. Drainageways shall be designed so that their final gradients and the resultant velocities and rates of discharge will not create additional erosion on site or downstream.

(9) Permanent vegetation and drainage systems shall be installed and functional at the earliest possible time during development.

(10) Those areas being converted from agricultural purposes to other land uses shall be vegetated with an approved protective cover prior to development.

(11) All waste generated as a result of site development activity shall be properly disposed of and prevented from being carried off the site by either wind or water.

(12) All construction sites shall provide measures to prevent sediment from being tracked onto public or private roadways.

(13) Temporary vegetation or, where appropriate, mulching or other non-viable cover shall be used to protect areas exposed during development.

(b) All development shall comply with the minimum requirements of NPDES regulations for construction activities. This division may provide other requirements but is not intended to relieve NPDES requirements.

(Res. No. 12-28, § 300, 6-19-2012)

Sec. 16-107. Soil erosion and sediment control plan.

(a) A soil erosion and sediment control plan shall be provided showing all measures necessary to meet the objectives of this division throughout all phases of construction and permanently after completion of development of the site, including:

(1) The plan shall provide a description of the nature of the construction activity, the name of the receiving waters, an estimate of the total area of the site and the total area of the site that is expected to be disturbed by excavation, grading or other activities.

(2) A site map indicating drainage patterns and approximate slopes anticipated before and after major grading activities.

(3) Location and description of all off-site tributary areas that will cause runoff and the potential to cause sediment flow on to the project site and or within the project limits. The extent of off-site area, nature of land use and off-site land cover shall be identified. Depict and identify the on-site erosion control and sediment control measures to facilitate potential off-site flows and sediment.

(4) The proposed phasing of development of the site, including stripping and clearing, rough grading and construction, and final grading and landscaping. Phasing should identify the expected dates and the sequences of installation of temporary sediment control measures, installation of temporary soil stabilization measures, clearing and grading, estimated duration of exposure of cleared areas, installation of storm drainage, paving of streets and parking areas, final grading, establishment of permanent vegetative cover, and the removal of temporary measures. It shall be the responsibility of the applicant to notify the permitting authority of any significant changes that occur in the site development schedule after the soil erosion and sediment control plan has been approved.

(5) Location and description, including specifications, of all erosion control measures, including temporary or permanent seeding, mulching, erosion control blanket, and types of non-vegetative stabilization measures.

(6) Location and description, including standard details and design specifications, of all sediment control measures, including, but not limited to, methods to prevent tracking of sediment off site, diversions, sediment traps, sediment basins, inlets and outlets, as appropriate.

(7) Description of dust control measures.

(8) Locations of stockpiles and description of stabilization methods.

(9) Descriptions of off-site fill or borrow volumes, locations, and methods of stabilization.

(10) Provisions for construction dewatering, if needed, to address water that is pumped or discharged from the site during construction. Means shall be provided to prevent erosion from a dewatering operation as well as filter or treat water to prevent sediment from discharging off site.

(11) Location of outfalls.

(12) Provisions for maintenance of control measures, including type and frequency of maintenance.

(b) These submissions shall be prepared in accordance with the requirements of this division and the standards and specifications contained in the Illinois Urban Manual (2010 or current edition) which standards and requirements are hereby incorporated into this division by reference. Erosion and sediment control planning shall be in accordance with the Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois (The Green Book, 1988 or current edition).

(c) The permitting authority may waive specific requirements for the content of submissions upon finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of this division.

(Res. No. 12-28, § 301, 6-19-2012)

Sec. 16-108. Design and operations standards and requirements.

(a) *Generally.* This section establishes the design features and the design criteria, standards, and methods to be used in developing a Soil Erosion and Sedimentation Control Plan.

(b) *Site design requirements.*

(1) On-site soil erosion and sediment control measures, as specified by the following criteria, shall be constructed and functional prior to initiating clearing, grading, stripping, excavating or fill activities on the site.

a. Disturbed areas draining less than one (1) acre shall, at a minimum, provide filter barriers (including silt fences, or equivalent control measures) to control all on- and off-site runoff as specified in referenced handbooks. Vegetated filter strips, with a minimum width of twenty-five (25) feet located on the subject property, may be used as an alternative only where runoff in sheet flow is expected.

b. Disturbed areas draining more than one (1) but less than five (5) acres, shall, at a minimum, be protected by a sediment trap or equivalent control measure and such protection shall be constructed at the downslope point of the disturbed area as specified in referenced handbooks.

c. Disturbed areas draining more than five (5) acres shall, at a minimum, be protected by a sediment basin with a dewatering device or equivalent control measure and such protection shall be constructed at the downslope point of the disturbed area as specified in referenced handbooks.

d. Sediment basin and sediment trap designs shall provide for both detention storage and sediment storage. The detention storage shall be composed of equal volumes of wet detention storage and dry detention storage and each shall be sized for the two (2) year, twenty-four (24) hour runoff from the site under maximum runoff conditions during construction. The release rate of the basin shall be that rate required to achieve minimum detention times of at least ten (10) hours. The elevation of the control structure shall be placed such that it only drains the dry detention storage.

e. The sediment storage shall be sized to store the estimated sediment load generated from the site over the duration of the construction period with a minimum storage equivalent to the volume of sediment generated in one (1) year. For construction periods exceeding one (1) year, a sediment removal schedule shall be provided.

(2) Stormwater conveyance channels, including ditches, swales, and diversions, and the outlets of all channels and pipes shall be designed and constructed to withstand the expected flow velocity from the ten (10) year frequency storm without erosion. All constructed or modified channels shall be stabilized within forty-eight (48) hours.

(3) Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be graded shall be protected from construction traffic or other disturbance until final seeding is performed. Soil stabilization methods shall consider the time of year, site conditions and use of temporary or permanent measures.

(4) Properties and channels adjoining development sites shall be protected from erosion and sedimentation. At points where concentrated flow leaves a development site, energy dissipation devices shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity of flow from the drainage outlet to the watercourse.

(5) Development in excess of twenty (20) acres shall provide a detailed schedule for earthwork, including a timeline in days for stripping, excavating, filling, and establishment of erosion controls. Such schedule shall consider phasing of operations to limit the area of disturbance on site at any one time. The erosion control plan must ensure temporary or permanent soil erosion and sediment control measures can be maintained.

(6) Disturbed areas shall be stabilized with temporary or permanent measures within seven (7) calendar days following the end of active disturbance, or re-disturbance, consistent with the following criteria:

a. Appropriate temporary or permanent stabilization measures shall include seeding, mulching, erosion control blanket, sodding, and/or non-vegetative measures in accordance with the Illinois Urban Manual.

b. Areas having slopes greater than twelve (12) percent shall be stabilized with turf reinforcement mat, or blanket in combination with seeding, or equivalent.

c. The seven (7) day stabilization requirement may be precluded by snow cover or when construction activity will resume within fourteen (14) days from when activities have creased, then stabilization measures do not have to be initiated on that portion of the site by the seventh day after construction activity temporarily ceased given that portion of the site has appropriate soil erosion and sediment controls.

(7) Land disturbance activities in stream channels shall be avoided, where possible. If disturbance activities are unavoidable, the following requirements shall be met:

a. Construction vehicles shall be kept out of the stream channel to the maximum extent practicable. Where construction crossings are necessary, temporary crossings shall be constructed of non-erosive material, such as riprap or gravel.

b. The time and area of disturbance of stream channels shall be kept to a minimum. The stream channel, including bed and banks, shall be restabilized within forty-eight (48) hours after channel disturbance is completed, interrupted, or stopped.

c. Whenever channel relocation is necessary, the new channel shall be constructed dry and fully stabilized before flow is diverted.

(8) Storm sewer inlets and culverts shall be protected by an appropriate sediment control measure.

(9) Soil storage piles containing more than ten (10) cubic yards of material shall not be located with a downslope drainage length of less than twenty-five (25) feet to a roadway or drainage channel. Filter barriers, including filter fence, or equivalent, shall be installed immediately on the downslope side of the piles.

(10) If dewatering devices are used, discharge locations shall be protected from erosion. All pumped discharges shall be routed through an effective sediment control measure (e.g., an appropriately designed sediment traps or basins, or equivalent) and monitored for performance and compliance with the approved plan.

(11) Each site shall have a stabilized mat of aggregate underlain with filter cloth (or other appropriate measure) of sufficient length and width and stone gradation to prevent sediment or stone from being tracked onto public or private roadways at any point where traffic will be entering or leaving a construction site to or from entrance roads, access drives, and parking areas. Any sediment reaching a

public or private road shall be removed by shoveling or street cleaning (not flushing) before the end of each workday and transported to a controlled sediment disposal area.

(12) The applicant shall provide adequate receptacles for the deposition of all construction material debris generate during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, watercourse or water body.

(13) All temporary and permanent erosion and sediment control practices must be maintained and repaired as needed to ensure effective performance of their intended function.

(14) All temporary erosion and sediment control measures shall be maintained until site stabilization is achieved with permanent soil stabilization measures. In the case of bare ground seeding, erosion controls must be maintained until a minimum of seventy (70) percent density of cover and two (2) inches of growth is established. Trapped sediment and other disturbed soils resulting from the disposition of temporary measures should be permanently stabilized to prevent further erosion and sedimentation.

(15) The condition of the construction site for the winter shutdown period shall address proper erosion and sediment control early in the fall growing season so that slopes and other bare earth areas may be stabilized with temporary and/or permanent vegetative cover and other cover types/stabilization methods. All open areas that are to remain idle throughout the winter shall receive temporary erosion control measures prior to the end of the fall growing season. The areas to be worked beyond the end of the growing season must incorporate soil stabilization measures that do not rely on vegetative cover.

(c) *Handbooks adopted by reference.* The standards and specifications contained in the Illinois Urban Manual (2010 or current edition) and the Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois (The Green Book, 1988 or current edition) are hereby incorporated into this section and made a part hereof by reference for the purpose of delineating procedures and methods of operation under site development. In the event of conflict between provisions of said manuals and of this division, this division shall govern.

(Res. No. 12-28, § 302, 6-19-2012)

Sec. 16-109. Maintenance of erosion control measures.

(a) All soil erosion and sediment control measures necessary to meet the requirements of this division shall be maintained by the applicant or subsequent landowner during the period of land disturbance and development of the site in a satisfactory manner to ensure adequate performance. Soil erosion and sediment control measures shall be inspected in accordance with NPDES requirements or at least weekly and following an equivalent one-half (½) inch rainfall event and repaired or replaced as necessary.

(b) With issuance of the stormwater permit by the permitting authority the applicant agrees to maintain the soil erosion and sediment control measures and shall execute a maintenance agreement with future owners of the property to maintain the property's soil erosion and sediment control plan and stormwater pollution prevention plan as applicable.

(c) The applicant also specifically authorizes representatives or subcontractors of the permitting authority to enter onto the property for the purpose of inspections and maintenance of the drainage system.

(d) If the permitting authority notifies the property owner in writing of maintenance problems that require correction, the property owner shall make such corrections within seven (7) calendar days of such notification.

(e) If the corrections are not made within this time period, the permitting authority may issue a stop work order and revoke the permit.

(Res. No. 12-28, § 303, 6-19-2012)

Sec. 16-110. Inspection.

(a) The permitting authority or their agent shall make inspections as hereinafter required and shall either approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the stormwater permit or soil erosion and sediment control plan, as approved.

(b) Plans for grading, stripping, excavating, and filling work approved by the permitting authority shall be maintained during progress of the work. Revisions to the approved plan (including formal revisions and field revisions) shall be maintained at the site.

(c) In order to ensure compliance with the stormwater permit and approved soil erosion and sediment control plan, stormwater pollution prevention plan and this division, the permitting authority may perform inspections in conjunction with scheduled building inspections.

(d) Performance inspections shall be scheduled by the permittee for all development requiring a stormwater permit.

(e) For performance inspections, the permittee shall notify the permitting authority within two (2) working days of the construction stages specified below:

(1) After establishment of erosion controls concurrent with the start of stripping and clearing;

(2) After final grading;

(3) After seeding and landscaping deadlines;

(4) After final stabilization and landscaping, prior to removal of sediment controls.

(f) If stripping, clearing, grading and/or landscaping are to be done in phases or areas, the permittee shall give notice and request inspection at the completion of each of the above work stages in each phase or area.

(Res. No. 12-28, § 304, 6-19-2012)

Sec. 16-111. Special precautions.

(a) If at any stage of development the permitting authority determines by inspection that the nature of the site is such that further work authorized by an existing permit is likely to imperil any property, public way, stream, lake, wetland, or drainage structure, the permitting authority may require, as a condition of allowing the work to be done, that such reasonable special precautions to be taken as is considered advisable to avoid the likelihood of such peril.

(b) Special precautions may include, but shall not be limited to, a more level exposed slope, construction of additional drainage facilities, berms, terracing, or cribbing, installation of plant materials for erosion control, and recommendations of a registered soils engineer, a certified professional in erosion and sediment control (CPESC), a registered professional engineer and/or an engineering geologist.

(c) Where it appears that storm damage may result because the grading on any development site is not complete, work may be stopped and the permittee required to install temporary erosion control devices or measures or take such other measures as may be required to protect adjoining property or the public safety.

(d) On large developments or where unusual site conditions prevail, the permitting authority may specify the time of starting grading and time of completion or may require that the operations be conducted in specific stages so as to ensure completion of protective measures or devices prior to the advent of seasonal rains.

Sec. 16-112. Amendment of plans.

Major amendments of the site development plan, soil erosion and sediment control plan, stormwater pollution prevention plan or stormwater permit shall be submitted to the permitting authority and shall be processed and approved or disapproved in the same manner as the original plans. Field modifications of a minor nature may be authorized by the permitting authority by written authorization to the permittee.

(Res. No. 12-28, § 306, 6-19-2012)

Secs. 16-113—16-137. Reserved.

Subdivision IV. Protection of Floodplain and Floodway

Sec. 16-138. General.

(a) This subdivision sets forth requirements for developments within floodplains and floodways. References to IDNR/OWR permits or approvals in this section shall be construed as their designee where a portion or all of their authority has been delegated.

(b) Development that qualifies for any of the self-issuing Statewide or regional permits administered by IDNR/OWR (Statewide Permit Nos. 2 through 14) are similarly permitted under this article. The developer need only submit a permit application to the Administrator with such information as shall show the Administrator that the development qualifies for the particular Statewide or regional permit in question under the regulations established by IDNR/OWR for such permit and no further submittal need be made under this article. All other provisions of this division applicable to such development, however, continue to apply.

(c) No person, firm, corporation, or governmental body, not exempted by law, shall commence any development in the floodplain without first obtaining a stormwater permit from the Floodplain Administrator.

(d) No person, firm, corporation, or governmental body shall commence any development of a critical facility on land below the 0.2% annual chance flood elevation without first obtaining a stormwater permit from the Floodplain Administrator.

(e) The Floodplain Administrator shall only issue a permit for development activities, including new construction and substantial improvements, which meet the requirements of this ordinance.

(Res. No. 12-28, § 400, 6-19-2012)

Sec. 16-139. Floodplain, regulatory floodplain, base flood elevation (BFE) and regulatory floodway locations.

The BFE shall be delineated onto the site topography to establish the regulatory floodplain area limits for regulation under this division. Regulatory floodplains shall be delineated onto the site map from the current FEMA

FIRM or LOMR and include those areas of the SFHA which are not regulatory floodplains. Each community, whether certified or not, remains responsible for maintaining the effective FIS and a list of FIRM panels for their respective communities.

(1) Any development located on land that is shown by survey elevation to be below the current BFE is subject to the provisions of this division.

(2) Any development located on land shown to be below the BFE and hydraulically connected to a flood source, but not identified as floodplain on the current FIRM, is subject to the provisions of this division.

(3) Any development located on land that can be shown by survey data to be higher than the current BFE and which has not been filled after the date of the site's first flood map showing the site in the floodplain, is not located in a mapped floodway, or located in a Zone A, is not in the floodplain and therefore not subject to Subdivision IV of this division.

(4) Any development located on land that is above the current BFE but will be graded to an elevation below the BFE, is subject to the provisions of this division.

(5) *Base flood elevation*

This division's protection standard is the base flood. The best available base flood data are listed below. Whenever a party disagrees with the best available data, the party shall perform a detailed engineering study needed to replace the existing data with better data and submit it to the FEMA and IDNR/OWR for approval prior to any development of the site.

The BFE shall be:

a. The base flood elevation for the floodplains shall be as delineated on the one hundred (100) year flood profiles in the County-wide Flood Insurance Study of Kendall County prepared by the Federal Emergency Management Agency on January 8, 2014 for panels 17093C0005G, 17093C0010G, 17093C0015G, 17093C0020G, 17093C0030G, 17093C0035H, 17093C0037H, 17093C0039H, 17093C0040G, 17093C0045H, 17093C0051G, 17093C0052G, 17093C0053G, 17093C0054G, 17093C0056G, 17093C0057G, 17093C0058G, 17093C0059G, 17093C0065H, 17093C0070G, 17093C0078G, 17093C0086G, 17093C0087G, 17093C0089G, 17093C0100G, 17093C0125G, 17093C0130H, 17093C0135H, 17093C0140H, 17093C0145H, 17093C0176G, 17093C0200G, 17093C0225H, 17093CIND0 B.

b. In the case of FEMA delineated "AH zones" the elevation noted on the map shall be the BFE. In the case of FEMA delineated "AO zones" the BFE shall be the depth number shown on the County-wide flood insurance rate map.

c. The base flood elevation for each of the remaining floodplains delineated as an A zone on the County-wide flood insurance rate map shall be according to the best data available from Federal, State, or other sources. All best available data and sources will be verified by the Administrator prior to the use of the data. Should no other data exist, an engineering study must be financed by the applicant to determine the base flood elevations. The base flood elevations shall be determined using a site-specific floodplain study by a professional engineer using appropriate hydrologic and hydraulic models as follows:

1. Hydrologic models: TR-20, HEC-1, HEC-HMS;

2. Hydraulic models: HEC-2, HEC-RAS, WSP-2; or

3. A technique approved by the Administrator and the IDNR/OWR.

Where a channel has a tributary drainage area of six hundred forty (640) acres or more in an urban area or six thousand four hundred (6,400) acres or more in a rural area, the above analyses shall be submitted to the IDNR/OWR for concurrent approval.

d. For floodplains that are not regulatory, are not draining more than six hundred forty (640) acres in an urban area or six thousand four hundred (6,400) acres or more in a rural area, and with no BFE determined, the Administrator may require a site-specific floodplain study for the purpose of establishing an FPE for the development.

(2) *Floodway.*

a. The location of the regulatory floodway shall be as delineated on the current effective regulatory maps maintained by each community. The location of the regulatory floodway boundary shall be scaled onto the site plan using references common to both the map and the plan (typically the centerlines of adjacent roadways). Where an interpretation is needed to determine the exact location of the regulatory floodway boundary, IDNR/OWR should be contacted.

b. Note: If an area of the site is located in the regulatory floodway that is higher than the BFE, that area is subject to the Floodway Standards of Section 16-142 until such time as a LOMR is received from FEMA with concurrence by IDNR/OWR.

c. General criteria for analysis of flood elevations in the regulatory floodway are as follows:

1. The flood profiles, flows, and data in the current effective FIS must be used for analysis of the base conditions. If the study data appears to be in error or conditions have changed, FEMA and IDNR/OWR shall be contacted for approval and concurrence on the appropriate base conditions data to use. The Director shall be copied on all related correspondence.

2. If the BFE at the site of the proposed development is affected by backwater from a downstream receiving stream with a larger drainage area, the proposed development shall be shown to meet the requirements of this section with the receiving stream at both the normal water and BFEs.

3. If the applicant is informed by IDNR/OWR, local governments, or a private owner that a downstream or upstream restrictive bridge or culvert is scheduled to be removed, reconstructed, modified, or a regional flood control project is scheduled to be built, removed, constructed or modified within the next five (5) years, the proposed development shall be analyzed and shown to meet the requirements of this section for both the existing conditions and the expected flood profile conditions when the bridge, culvert or flood control project is built, removed or modified as applicable.

4. IDNR/OWR will review all proposed floodway modifications, including BFE, and issue permits for any work modifying the floodway.

(Res. No. 12-28, § 401, 6-19-2012; Ord. No. 2013-25, 12-17-2013)

Sec. 16-140. General performance standards.

(a) *Regulatory floodplain.* The following general performance standards are applicable to all development in a regulatory floodplain. The standards of this section apply except when superseded by more stringent requirements in other Code sections.

(1) No development except as allowed in Section 16-142 shall be allowed in the regulatory floodplain that singularly or cumulatively creates an increase in flood stage or velocity off site, or a damaging or potentially damaging increase in flood heights or velocity on site or threat to public health, safety and welfare.

(2) For all projects involving a channel modification, fill, stream maintenance or a levee, the flood conveyance and storage capacity of the regulatory floodplain shall not be reduced.

(3) If the proposed development would result in a change in the BFE and regulatory floodplain, the applicant shall obtain a LOMR from FEMA. No buildings may be built in the existing or proposed regulatory floodplain until the LOMR receives concurrence from IDNR/OWR and is issued by FEMA and the building meets all the building protection standards (Subsection (c) of this section). Proposed changes to the regulatory floodway delineation and the BFE must also be submitted to IDNR/OWR for concurrence.

(4) If the development is located in a public body of water, as defined by IDNR/OWR, a permit or a waiver of a permit must also be received from IDNR/OWR.

(5) For public flood control projects, the floodplain management standards will be considered met if the applicant can demonstrate to IDNR/OWR and the County or the certified community that each of the following conditions are met:

a. Demonstrate by hydraulic and hydrologic modeling that the proposed project will not singularly or cumulatively result in increased flood heights outside the project site or demonstrate that any increases will be contained in easements for all flood events up to and including the base flood event.

b. Demonstrate that the project will be operated and maintained by a public agency.

c. Demonstrate that the project will reduce flood damage to an existing building or structure.

These standards do not preclude the design, engineering, construction or financing, in whole or in part of a public flood control project by persons who are not public agencies.

(6) Proposals for new subdivisions, planned unit developments (PUDs) and additions to subdivisions or PUDs or land development greater than 50 lots or 5 acres shall include base flood or one hundred (100) year frequency flood elevation data and floodway delineations.

(b) *Public health protection standards.* Public health standards must be met for all floodplain development. In addition to the requirements of this article and Sections 16-142 and 16-143 apply:

(1) No development in the floodplain shall include location or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the flood protection elevation unless such materials are stored in a floodproofed and anchored storage tank and certified by a professional engineer or floodproofed building constructed according to the requirements of Subsection (c) of this section.

(2) Public utilities and facilities such as sewer, gas and electric shall be located and constructed to minimize or eliminate flood damage.

(3) New and replacement on-site sanitary sewer lines or waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. Manholes or other above-ground openings located below the flood protection elevation shall be watertight.

(4) New on-site waste disposal systems, such as septic systems, shall not be constructed within the floodplain. An applicant seeking a variance to this restriction shall comply with all provisions of Subdivision IX of this division and with the following minimum standards:

a. The invert of any wastewater distribution lines shall be a minimum of two (2) feet above the water surface elevation of the base flow of any perennial stream;

b. The lateral distance from a ditch, creek, or other riverine source to the wastewater distribution lines shall be a minimum of seventy-five (75) feet;

c. The elevation of any areas which are to receive wastewater distribution shall be above the OHWM;

d. The soil of the receiving field shall be of a type suitable for septic fields;

e. The tank shall be placed out of the floodplain with the invert of the outlet about the BFE.

(5) New, substantially improved, or replacement wastewater treatment plants shall have watertight openings for those openings located below the FPE. Such facilities should be located to avoid impairment to the facility or contamination of floodwaters during the base flood.

(6) New and replacement water supply facilities shall be designed and constructed to minimize or eliminate infiltration of floodwater.

(7) If a proposed building site is in a floodplain, all new construction and substantial improvements shall:

a. Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

b. Be constructed with materials resistant to flood damage;

c. Be constructed by methods and practices that minimize flood damages;

d. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(8) Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, shall be reasonably safe from flooding, including the following requirements:

a. All such proposals are consistent with the need to minimize flood damage within the floodprone area;

b. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;

c. Adequate drainage is provided to reduce exposure to flood hazards.

(9) Critical facilities defined in Section 16-52 and governed by Section 16-144.

(c) *Building protection standards.* The lowest floor, including basements, of all new construction and substantial improvements must have the lowest floor elevated to the FPE except nonresidential buildings may be dry-floodproofed up to the flood protection elevation instead of having the lowest floor elevated as noted in Subsection (c)(3) of this section. An attached garage for a structure must be elevated up to at least one-half (0.5) foot above the BFE.

(1) The building protection requirements applies to the following situations:

a. Construction or placement of a new building or alteration or addition to an existing building.

b. Substantial improvements or structural alteration made to an existing building that is equal or greater than fifty (50) percent of the structure market value prior to the start of construction of the improvements. Alteration shall be figured cumulatively during a ten (10) year period from the date of the permit application. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section.

c. Repairs made to a substantially damaged building. These repairs shall be figured cumulatively during the life of the building. If substantially damaged the entire structure must meet the flood protection standards of this section.

d. Any combination of new construction or improvements, figured cumulatively during a ten (10) year period from the date of the permit application, regardless of whether some or all of the

improvements are characterized as repairs, remodeling, reconstruction, addition, improvement, betterment, renewal, etc., that equals or exceeds fifty (50) percent of the market value of the building, must result in a requirement to bring the building into compliance.

e. Installing a manufactured home on a new site or a new manufactured home on an existing site.

f. Installing a travel trailer or recreational vehicle on a site for more than one hundred eighty (180) days per year.

g. Construction or placement of a new building or alteration or addition to an existing building with the low floor below BFE following a LOMR-F in accordance with the conditions outlined herein.

When construction of a building following a LOMR Based on Fill is requested, the condition where a site in the floodplain is removed due to the use of fill to elevate the site above the BFE, the applicant may apply for a permit from the Certified Community to construct the lowest floor of a building below the BFE in the floodplain.

The Administrator of the Certified Community shall not issue such a permit unless the applicant has demonstrated that the building will be reasonable safe from flooding. The Administrator shall require a professional certification from a qualified design professional that indicates the land or buildings are reasonably safe from flooding, according to the criteria established in FEMA Technical Bulletin 10. Professional certification may come from a professional engineer, professional geologist, professional soil scientist, or other design professional qualified to make such evaluations.

The Administrator shall maintain records, available upon request by FEMA, all supporting analysis and documentation used to make that determination, including but not limited to, all correspondence, professional certification, existing and proposed grading, sump pump sizing, foundation plans, Elevation Certificates, soil testing and compaction data for all new and substantially improved buildings.

(2) Residential or nonresidential buildings can meet the building protection requirements by one (1) of the following methods:

a. The building may be constructed on permanent land fill in accordance with the following:

1. The lowest floor (including basement) shall be at or above the flood protection elevation;

2. The fill shall be placed in layers no greater than six (6) inches before compaction and should extend at least Twenty (20) feet beyond the foundation before sloping below the flood protection elevation in lieu of a geotechnical report

3. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or other structural measure;

4. The fill shall be composed of rock or soil and not incorporated debris or refuse material; and

5. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties and when necessary stormwater management techniques such as swales and basins shall be incorporated.

b. The building may be elevated by structural means in accordance with the following:

1. The building or improvements shall be elevated on stilts, piles, walls, crawlspace, or other foundation that is permanently open to floodwaters.

2. All components located below the FPE shall be constructed of materials resistant to flood damage.

3. The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meter shall be located at or above the flood protection elevation.

4. If walls are used, all enclosed areas below the flood protection elevation shall address hydrostatic pressures by allowing the automatic entry and exit of floodwaters. Designs must either be certified by a registered professional engineer or by having a minimum of one (1) permanent opening on each wall not more than one (1) foot above grade with a minimum of two (2) openings. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the base flood elevation, the lowest inside grade must match the lowest existing outside grade adjacent to the structure.

5. The foundation and supporting members shall be anchored, designed, and certified so as to minimize exposure to hydrodynamic forces such as current waves, ice and floating debris.

6. All structural components below the flood protection elevation shall be constructed of materials resistant to flood damage.

7. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the flood protection elevation, provided they are waterproofed.

8. The area below the flood protection elevation shall be used solely for parking or building access and not later modified or occupied as habitable space.

9. In lieu of the above criteria, the design methods to comply with these requirements shall be certified by a registered professional engineer.

c. The building may be constructed with a crawlspace located below the flood protection elevation, provided that the following conditions and requirements of FEMA Technical Bulletin 11, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas, which ever are more restrictive are met:

1. The building must be designed and adequately anchored to resist floatation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. The area below the flood protection elevation shall be used solely for parking or building access and not later modified or occupied as habitable space.

3. All enclosed areas below the FPE shall provide for equalization of hydrostatic pressures by allowing the automatic entry and exit of floodwaters. A minimum of one (1) permanent opening shall be provided on at least two walls that is below the BFE and no more than one (1) foot above finished grade. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the BFE, or the design must be certified by a Registered P.E. as providing the equivalent performance in accordance with accepted standards of practice. Refer to FEMA Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures, for additional guidance.

4. The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundations wall must not exceed four (4) feet at any point.

5. An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event.

6. Portions of the building below the flood protection elevation must be constructed with materials resistant to flood damage.

7. Utility systems within the crawlspace must be elevated above the flood protection elevation.

(3) Nonresidential buildings may be structurally dry floodproofed (in lieu of elevation), provided a registered professional engineer or registered structural engineer certifies that:

a. Below the flood protection elevation the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood.

b. The building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy and the impact from debris and ice.

c. Floodproofing measures will be incorporated into the building design and operable without human intervention and without an outside source of electricity. Levees, berms, floodwalls and similar works are not considered floodproofing for the purposes of this subsection.

(4) Manufactured home or travel trailers to be permanently installed on site shall be:

a. Elevated to or above the flood protection elevation in accordance with Subsection (c)(3) of this section.

b. Anchored to resist floatation, collapse, or lateral movement by being tied down in accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act (210 ILCS 120/1 et seq.) issued pursuant to 77 Ill. Admin. Code and 870.

(5) Travel trailers and recreational vehicles on site for more than one hundred eighty (180) days per year shall meet the elevation requirements of Subsection (c)(4) of this section unless the following conditions are met:

a. The vehicle must be either self-propelled or towable by a light-duty truck.

b. The hitch must remain on the vehicle at all times.

c. The vehicle must not be attached to external structures such as decks and porches.

d. The vehicle must be designed solely for recreation, camping, travel or seasonal use rather than as a permanent dwelling.

e. The vehicles largest horizontal projections must be no larger than four hundred (400) square feet when measured at the largest horizontal projection.

f. The vehicle's wheels must remain on axles and inflated.

g. Air conditioning units must be attached to the frame so as to be safe for movement out of the floodplain.

h. Propane tanks as well as electrical and sewage connections must be quick-disconnect and above the one hundred (100) year flood elevation.

i. The vehicle must be licensed and titled as a recreation vehicle or park model and must either:

1. Entirely be supported by jacks; or

2. Have a hitch jack permanently mounted, have the tires touching the ground and be supported by block in a manner that will allow the block to be easily removed by use of the hitch jack.

(6) Garages, sheds, or other minor accessory structures constructed ancillary to an existing residential use may be permitted, provided the following conditions are met:

a. The garage or shed must be non-habitable.

b. The garage or shed must be used only for the storage of vehicles and tools and cannot be modified later into another use.

c. The garage or shed must be located outside of the floodway or have the appropriate State and/or Federal permits.

d. The garage or shed must be on a single-family lot and be accessory to an existing principal structure on the same lot.

e. The exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the BFE, must be built with flood-resistant materials.

f. All utilities, plumbing, heating, air conditioning and electrical must be elevated above the flood protection elevation.

g. The garage or shed must have at least one (1) permanent opening on at least two (2) walls not more than one (1) foot above grade with one (1) square inch of opening for every one (1) square foot of floor area.

h. The structure must be no more than one story in height and no more than six hundred (600) square feet in size.

i. The structure shall be anchored to resist floatation and overturning.

j. All flammable or toxic materials (gasoline, paint, insecticides, fertilizer, etc.) shall be stored above the flood protection elevation.

k. The lowest floor elevation should be documented, and the owner advised of the flood insurance implications.

(d) *All Other Activities.* All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.

(e) *Dams.* Dams are classified as to their size and their hazard/damage potential in the event of failure. Permits for dams may be required from IDNR/OWR. Contact IDNR/OWR to determine if a permit is required. If a permit is required, a permit application must be made to IDNR/OWR prior to the construction or major modification of jurisdictional dams.

(f) *Letters of Map Revision.* The Certified Community Administrator shall require a CLOMR prior to issuance of a development permit for:

(1) Proposed floodway encroachments that will cause an increase in the BFE; and

(2) Proposed development which will increase the BFE by more than 0.1 feet in riverine area where FEMA has provided a BFE but no floodway.

Once a CLOMR has been issued, the development permit may be issued for site grading and structures necessary in the area of the map change to achieve the final LOMR. Upon completion, the applicant shall submit as-built certifications, as required by FEMA, to achieve a final LOMR prior to the release of final development permits. Review Section 16-140 for the construction of buildings in any floodplain issued a LOMR Based on Fill.

(g) *Carrying Capacity and Notification.* For all projects involving channel modification, fill, or stream maintenance (including levees), the flood carrying capacity of the watercourse shall be maintained. In addition, the Certified Community shall notify adjacent communities in writing thirty (30) days prior to the issuance of a permit for the alteration or relocation of the watercourse where impacts to flood profiles have been determined.

(Res. No. 12-28, § 402, 6-19-2012)

Sec. 16-141. Compensatory storage volume standards.

The following standards apply within the regulatory floodplain:

(1) Hydraulically equivalent compensatory storage volume will be required for development in a riverine regulatory floodplain and shall be at least equal to the regulatory floodplain flood storage volume displaced. To the greatest extent practicable, storage volume displaced below the existing ten (10) year frequency flood elevation must be replaced below the proposed ten (10) year frequency flood elevation. To the greatest extent practicable storage, volume displaced above the ten (10) year existing frequency flood elevation must be replaced above the proposed ten (10) year frequency flood elevation.

(2) Compensatory storage volume for development in a non-riverine regulatory floodplain area that is also adjacent to a lake shall be equal to the storage volume displaced.

(3) Compensatory storage volume requirements for development in a non-riverine regulatory floodplain that is not adjacent to a lake shall be replaced in accordance with the requirements for the loss of depressional storage in Section 16-79(f).

(4) Compensatory storage areas shall be designed to drain freely and openly to the channel and shall be located adjacent to the development. This standard does not apply to a non-riverine regulatory floodplain.

(5) A recorded covenant or easement running with the land is required to maintain the compensatory storage volume in areas modified to provide compensatory storage volume.

(Res. No. 12-28, § 403, 6-19-2012)

Sec. 16-142. Floodway standards.

Within any floodway identified on the County-wide flood insurance rate map, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

(1) Except as provided in Subsection (2) of this section, no development shall be allowed which, acting in combination with existing and anticipated development will cause any increase in flood height or velocities or threat to public health and safety. Obtain appropriate State Permits when project conditions meet the requirements of such permits.

a.

(2) Other development activities not listed in Subsection (a) of this section may be permitted only if:

a. The development will result in a change in the regulatory floodway location or a change in the BFE, the applicant shall submit the information required to be issued a conditional letter of map revision (CLOMR) to IDNR/OWR, FEMA and the Administrator. Filling, grading, dredging or excavating may not take place until issuance of a CLOMR from FEMA, an IDNR/OWR permit and approval from the Administrator. Subsequent to completion of work within the floodway the applicant shall submit record plans and information to the Administrator and FEMA for consideration of the final LOMR. No further development activities shall take place in the existing or proposed floodplain until a letter of map revision (LOMR) is issued by FEMA unless such

activities meet all the requirements of the Section 16-140. The Director shall be copied on all related correspondence.

b. At a minimum, the following information is submitted to IDNR/OWR for their review and concurrence:

1. Analysis of the flood profile due to a proposed bridge, culvert crossings and roadway approaches.

2. An engineer's determination that an existing bridge, culvert crossing or approach road is not a source of flood damage and the analysis indicating the proposed flood profile.

3. Alternative transition sections and hydraulically equivalent compensatory storage.

c. A permit has previously been issued for the work in an IDNR/OWR Jurisdictional Streams by IDNR/OWR (or written documentation is provided that an IDNR/OWR permit is not required),

(Res. No. 12-28, § 404, 6-19-2012)

Sec. 16-143. Riverine floodplain.

The standards provided for in this section apply to riverine regulatory floodplains without a regulatory floodway. The applicant shall obtain approval from IDNR/OWR for all development any portion of which is located partially or completely within the regulatory floodplain (without a delineated regulatory floodway) with a tributary drainage area of six hundred forty (640) acres or more in an urban area or six thousand four hundred (6,400) acres or more in a rural area.

(1) The development shall not singularly or cumulatively result in an obstruction of flood flows or potential flood damages outside the site due to an increase in flood heights, velocities, or loss of floodplain area storage.

(2) A professional engineer shall submit a study that demonstrates one (1) of the following:

a. Determine a floodway which meets the definition of a regulatory floodway and demonstrate that the proposed development meets the floodway standards in Section 16-142; or

b. Determine a BFE and demonstrate that the proposed development will maintain the existing conditions conveyance, will not increase flood velocities, will not increase flood profiles and will compensate for any lost floodplain storage.

(Res. No. 12-28, § 405, 6-19-2012)

Sec. 16-144. Critical Facilities

Upon receipt of an application for a critical facility, the Administrator shall identify and determine the elevation of the 0.2% annual chance flood elevation at the site, as established by FEMA regulatory documents.

Critical facilities, are buildings constructed or substantially improved within the floodplain or the 0.2 percent annual chance flood elevation defined by FEMA regulatory documents. These facilities shall have the lowest floor (including basement) elevated or structurally dry floodproofed to the 0.2 percent annual chance flood elevation or three feet above the BFE, whichever is greater. Adequate parking shall be provided for operations of the critical facilities at or above the BFE or 0.2 percent chance flood, defined by FEMA regulatory documents. Access routes should be elevated to the BFE or above or provide reasonable access for emergency and critical operations vehicles to access the Critical facility.

Floodproofing and sealing measures may also be used to provide flood protection, as described in Section 16-140 (c), to ensure that toxic substances will not be displaced by or released into floodwaters.

Sec. 16-145. Disclaimer.

Nothing in this article purports to alter or affect the regulatory program administered by IDNR/OWR. Anything in this article to the contrary notwithstanding, if, under the rules and regulations administered by IDNR/OWR, a submittal need not be made to IDNR/OWR or a review, approval, or permit from IDNR/OWR need not be obtained, then nothing in this division shall be construed to impose a requirement that such a submittal be made or that such a review, approval, or permit be obtained from IDNR/OWR. Similarly, if IDNR/OWR has delegated its regulatory authority to another entity, then anything in this division to the contrary notwithstanding, if required by such entity, such submittal shall be made or such review, approval or permit shall be obtained from such entity.

(Res. No. 12-28, § 406, 6-19-2012)

Secs. 16-146—16-171. Reserved.

Subdivision V. Stormwater Management Permit Submittal Requirements

Sec. 16-172. Generally.

(a) *Stormwater management and other permits required.*

(1) A stormwater management permit shall be required if:

a. The development or a substantial improvement is located in the regulatory floodplain or there is a regulatory floodplain within the property boundary;

b. No person, firm, corporation, or governmental body shall commence any development of a Critical Facility as defined in Section 16-52 facility on a site below the 0.2% annual chance flood elevation without first obtaining a Development permit from the Administrator.

c. Any land disturbing activity to be performed in a watercourse or water body;

d. Fill that will exceed three (3) feet in vertical height at its highest point measured from the natural ground surface where such fill violates the purpose or objectives of this division, as determined by the permitting authority;

e. Any land disturbing activity requiring a site runoff storage facility; or

f. The development disturbs more than forty-three thousand five hundred (43,500) square feet of ground cover, unless the development solely involves one (1) or more of the following:

1. Installation, renovation, or replacement of a septic system, potable water service line, or other utility to serve an existing structure.

2. Maintenance, repair, or at grade replacement of:

(i) Existing lawn;

(ii) Garden or cultivated areas;

(iii) Residential driveway;

not otherwise requiring a stormwater permit under this division.

3. Maintenance of an existing stormwater facility, not requiring other State or Federal permits or approvals.

4. Excavation below final grade for tanks, vaults, tunnels, swimming pools, cellars, or for basements and/or footings of a single-family residence and appurtenant structures on a site that is part of an engineered and final platted subdivision or for which a building permit has been issued by the permitting authority, unless the site would otherwise require a stormwater management permit.

5. Public roadway or bridge projects; consisting of improvement to an existing public roadway or public bridge sponsored by a public roadway agency and contracted as a public bid project.

(2) The following activities shall be exempt from this division and shall not require a stormwater management permit:

a. Tilling of the soil for fire protection purposes.

b. Engaging in the following only if in connection with a farming or other agricultural or conservation enterprise, purpose, or use and only if there is no placement of fill within the floodplain:

1. Construction of sod waterways;

2. Construction of terraces;

3. Construction of surface water diversions (but not across watershed boundaries);

4. Construction of grade stabilization berms or systems;

5. Tilling of the soil; or

6. The implementation of conservation measures included in a farm conservation plan approved by the County soil and water conservation district.

c. Agricultural use of land and development on un-platted residentially zoned property larger than three (3) acres in size, except that the paved surfaces with an impervious area totaling more than forty-three thousand five hundred sixty (43,560) square feet and construction of any structures or any substantial improvement to a building within the floodplain shall require a stormwater management permit.

(3) All development shall secure all Federal, State, regional and local approvals, including, without limitation, an IDNR/OWR floodway/floodplain construction permit, a USACOE permit and an IDNR/OWR dam safety permit if required, meeting all Federal, State, regional and local approvals prior to the issuance of a stormwater management permit for proposed work and areas of a site requiring such other approvals.

(b) *Permit review fees.* All permit fees shall be paid at the time of application. Permit fees shall be established by separate resolution of the permitting authorities. Fees may include, but are not limited to, the cost of permit administration, review and inspections prior to construction, during construction and within the permanent cover establishment period following construction.

(c) *Professional seals and certifications required.*

(1) The design of stormwater facilities, calculations for the determination of the regulatory floodplain, or calculations of the impacts of development shall meet the standards of this division and shall be prepared, signed, and sealed by a professional engineer. The professional engineer shall provide an opinion that the technical submittal meets the criteria required by this division or the applicable certified community ordinance.

(2) For flow control/containment dams, walls, weirs or devices (not including earth embankments) that are subject to a differential water pressure greater than three (3) feet the submittal shall include evidence that the subject design has been reviewed by a qualified professional who shall, as a minimum, have registration as a professional engineer. Such reviews shall include stability of the dam, wall, weir or device under design conditions considering the protection of downstream life and property in the event of a failure. When directed by the Administrator, the calculations submitted for such dam, wall, weir or device shall be reviewed, signed and sealed by a registered structural engineer.

(3) For projects which include earth embankments which are subjected to differential water pressure, the submittal shall include evidence that the embankment design and construction specifications are adequate for the design conditions. This review shall include consideration of the existing foundation soils for the embankment, the materials from which the embankment is to be constructed, compaction requirements for the embankment and protection of the embankment from failure due to overtopping. Construction and materials specifications for all such embankments shall be included with the plan set submittal. When directed by the Administrator, or when the impounded water pressure differential exceeds three (3) feet, or when appropriate considering the volume impounded and water surface elevation differential to which the embankment is subjected, these calculations may be required to be reviewed, signed and sealed by a qualified geotechnical or structural engineer.

(4) A topographical map of the site, record drawings, and other required drawings shall be prepared, signed, and sealed by a professional land surveyor or professional engineer and tied to North American Vertical Datum, 1988 adjustment and any FEMA benchmarks.

(Res. No. 12-28, § 500, 6-19-2012)

Sec. 16-173. Duration and revision to permits.

(a) *Expiration.* Permits shall expire and become null and void if the work authorized by the permit has not been commenced within three hundred sixty-five (365) days from the date of permit issuance. Permits expire December 31 of the third year following the date of permit issuance or upon expiration of State or Federal permits required for any development activities.

(b) *Extension.* If the permitted activity has been started but is not completed by the expiration date of the permit, and the permittee intends to pursue the permitted activity, then the permittee may submit a written request that the expiration date be extended. Upon receipt of such request, the Administrator may extend the expiration date in one (1) year increments a maximum of three (3) times for permitted activities outside regulatory floodplains and floodways. Expiration dates for permitted activities in regulatory floodplains and floodways may be extended in one (1) year increments a maximum of three (3) times, provided the activity is in compliance with then current requirements of this division or the applicable certified community ordinance and the FIRM and FIS in effect at the time the extension is granted.

(c) *Revision.* If, after permit issuance, the permittee decides to revise the approved plans, the permittee shall submit revised plans to the Director or the Administrator, along with a written request for approval. If the Director or the Administrator determines that the revised plans are in compliance with then-current requirements of this division or the applicable certified community ordinance, an approval of the revised plans may be issued.

(Res. No. 12-28, § 501, 6-19-2012)

Sec. 16-174. Required submittals.

(a) *Materials.* All permit submittals shall include the material listed in the sections noted in Table 16-174 for the applicable type of development unless the submittal requirements are specifically modified by the procedure in Subsection (b) of this section.

Table 16-174. Required Submittals (Refer to Sections Listed for Specific Material)							
Section No./Description							
	16-174(c)	16-174(d)	16-174(e)	16-174(f)	16-174(g)	16-174(h)	16-174(i)
	Application and Project Overview Plan	Erosion Control Plan Set Submittal	Engineering Plan Set Submittal	Stormwater Submittal	Floodplain Submittal	Performance Security	Maintenance Schedule and Funding
All development requiring a permit	X	X					X
All development requiring detention/retention	X	X	X	X		X	X
All development requiring a permit > 20 acres	X	X	X	X		X	X
All developments on sites with floodplains	X	X	X		X	X	X
All applications requesting variances	X	X	X	X	If on site	X	X

(b) *Modification of submittal requirements for stormwater permits on submittals for projects outside the floodplain.* The Administrator may, at the discretion of the same, modify the submittal requirements on a case-by-case basis considering the size, complexity and likelihood that a development will affect the discharge of stormwater. Such modifications may increase or decrease the submittal requirements noted above. The Administrator shall note in writing the specific submittal requirements and relevant findings to support the modified requirements. Modifications of permit submittal requirements for projects within the floodplain shall not be allowed.

(c) *Application and project overview plan.* All applicants for a stormwater permit shall provide the following information as a minimum, on forms or in a format approved by the Administrator:

(1) *Application.*

a. The name and legal address of the owners of the site and the permit applicant;

b. The common address, legal description, property identification number (PIN) of the site;

c. The name of the project, area of the site in acres, type of development;

d. A general narrative description of the development, existing and proposed conditions, stormwater management practices being employed and project planning principles considered, including best management practices used;

e. Affidavits signed by the owner or the applicant's authorized representative attesting to their understanding of the requirements of this division or the applicable certified community ordinance and their intent to comply therewith;

f. A statement of opinion by a qualified person either denying or acknowledging the presence of a floodplain on the development site;

g. Copies of other stormwater related permits or permit applications by other jurisdictions or agencies;

h. An engineer's estimate of probable construction cost of the stormwater facilities.

(2) *Project overview plan.*

a. A location map or description providing township, range, and nearest roadways to accurately locate the development site;

b. Acreage and zoning of property area;

c. Property area lines and dimensions, including rights-of-way, easements, and setback lines;

d. Existing and proposed site conditions, including all buildings, roads, impervious surfaces, and ground elevations where site grading is proposed;

e. Proposed limits and restoration of disturbed areas;

f. Existing and proposed drainage features such as culverts, conduits, swales, streams, ponds, wetlands, etc.;

g. Location and report of on-site subsurface drains and tiles and all off-site drain tiles (upstream or downstream) potentially impacted by the development;

h. Location of wells, septic systems, water mains, and sanitary sewers.

(d) *Erosion control plan set submittal.* All applicants for a stormwater permit shall submit a sediment and erosion control plan meeting the requirements of Section 16-107, and such submittal shall be accompanied by a notice of intent for construction activities as well as a stormwater pollution prevention plan as required by current NPDES regulation.

(e) *Engineering plan set submittal.* All applicants required to submit a plan set in accordance with Table 16-174 shall provide the following basic plan exhibits: Site topographic map, general plan view drawing, sediment/erosion control plan, and a vicinity topographic map. Each exhibit may be on more than one (1) drawing for clarity. The specific information to be included on each exhibit shall be as follows:

(1) Site topographic map meeting the following requirements shall be submitted:

a. Map scales as one (1) inch equals one hundred (100) feet (or less) and accurate to plus or minus one-half (0.5) foot;

b. Existing and proposed contours on site and within one hundred (100) feet of site;

c. Existing and proposed drainage patterns and watershed boundaries;

d. Delineation of pre-development regulatory floodplain/floodway limits;

e. Delineation of post-development regulatory floodplain/floodway limits;

f. Location of cross sections and any other hydrologic/hydraulic computer modeled features;

g. Location of all on-site drain tiles and all off-site drain tiles (upstream or downstream) potentially impacted by the development;

h. Location of all wells, septic systems, water main, sanitary sewer and storm sewers;

i. Boundary of all wetlands, lakes, ponds, etc., with normal water elevation noted;

j. Location of all existing buildings and those to remain on the site noted;

k. Nearest base flood elevations;

l. FEMA and any site-specific benchmarks (NAVD 88) used;

m. Highlight all contours used in the calculation of depressional storage.

(2) General plan view drawing meeting the following requirements shall be submitted:

a. Drawing at the same scale as the site topographic map;

b. Existing major and minor stormwater systems;

c. Proposed major and minor stormwater systems;

d. Design details for stormwater facilities (i.e., drainage system and outlet work detail drawings, etc.);

e. Scheduled maintenance program for permanent stormwater facilities, including BMP measures;

f. Planned maintenance access routes, tasks and schedule;

g. Identification of entities responsible for maintenance;

h. Permanent public access maintenance easements granted or dedicated to, and accepted by, a government entity;

i. Proposed regulatory floodplain and floodway location (with the base flood and flood protection elevations noted);

j. Highlight all plan areas at elevations below the one hundred (100) year high water elevation of site runoff storage facilities.

(3) Vicinity topographic map meeting the following requirements shall be submitted:

a. Vicinity topographic map identifying all off-site areas draining to the development and downstream to the receiving intermittent or perennial stream. (A two (2) foot contour map is preferred at a scale readable by the reviewer, but a USGS quadrangle map is acceptable);

b. Watershed boundaries for areas draining through or from the development;

c. Soil types related to hydrologic soils group, vegetation and land cover affecting runoff upstream of the site for any area draining through the site;

d. Location of development site within the major watersheds;

e. Show the overland flow path from the downstream end of the development to the receiving intermittent or perennial stream.

(f) *Stormwater submittal.* All applicants required to submit a stormwater submittal in accordance with Table 16-174 shall provide a narrative discussion and calculations to support a finding that the proposed development complies with the technical requirements of the permitting authority's ordinance. The submittal shall consist of, at a minimum, the following material:

(1) A narrative description of the existing and proposed site drainage patterns and conditions, including description of off-site conditions, which help to identify stormwater issues considered in the design.

(2) A schedule for implementation of the site stormwater plan.

(3) On-site and off-site runoff calculations which address the following:

a. Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for sizing major and minor systems;

b. Cross section data for open channels;

c. Hydraulic grade line and water surface elevations under design flow conditions;

d. Hydraulic grade line and water surface elevations under base flood flow conditions.

(4) Site runoff storage calculations, which address the following:

a. Calculation of hydraulically connected impervious area and corresponding retention volume.

b. Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the allowable release rate.

c. Documentation of the procedures/assumptions used to calculate on-site depressional storage.

d. Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the storage volume.

e. Elevation-area-storage data and calculations for site runoff storage.

f. Elevation-discharge data and calculations specifically related to the outlet control structure depicted in the plan.

g. The general plan view drawing of Subsection (e)(2) of this section shall indicate all impervious areas, including directly connected impervious areas.

(g) *Floodplain submittal.* The applicant shall obtain approval from IDNR/OWR for those cases in which their authority applies or as noted in Subdivision IV of this division. The stormwater management permit will not be issued until such approval is received. Documentation supporting a finding that the proposed development is in compliance with Subdivision IV of this division shall be submitted with the application. At a minimum, the following material shall be submitted for approval with the application:

(1) Regulatory floodplain boundary determination. The applicant shall:

a. Provide source of flood profile information.

b. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations, and floodplain map revisions.

(2) Floodway hydrologic and hydraulic analyses for the following conditions:

a. Existing conditions (land used and stream systems).

b. Proposed conditions (land used and stream systems).

c. Tabular summary of one hundred (100) year flood elevations and discharges for existing and proposed conditions.

d. Calculations used for model development.

e. Hydraulic/hydrologic computer model input/output.

(3) Floodplain fill and compensatory storage calculations for below and above ten (10) year flood elevation up to the base flood elevation.

a. Tabular summary for below and above ten (10) year flood elevation of fill, compensatory storage, and compensatory storage ratios provided in proposed plan.

b. Cross sections used for the above calculations.

(4) Floodproofing measures. Narrative discussion of floodproofing measures, including material specifications, calculations, and design details, operation summary.

(5) Flood protection easements when required by this division or the applicable certified community ordinance.

(h) *Performance security.* Performance security in accordance with Subdivision XII of this division shall be required for any constructed land improvements or temporary erosion control measure prior to permit issuance.

(i) *Maintenance plan, schedule and funding.* A comprehensive maintenance plan for the stormwater management facilities, floodplain/floodway protection or natural resource protection areas, in accordance with Subdivision VI of this division shall be submitted, including identification of the entity responsible for maintenance, primary funding and back-up funding sources for maintenance in accordance with Subdivision VI of this division.

(Res. No. 12-28, § 502, 6-19-2012)

Sec. 16-175. Record drawings.

(a) The developer is required to submit record drawings of all permitted stormwater management facilities, including, but not limited to, storm sewers, culverts, overland flow paths and stormwater management basins. The record drawings shall include the following:

(1) The record drawings shall be in the same format and include the same sheet count as the approved permitted engineering plans. Supplemental topographic plans may be added to better detail stormwater management basins or overland flow paths. Submittal of record drawings shall be on such media and in such format as the certified community determines.

(2) All storm sewers and culverts shall depict actual location and elevation of all pipe inverts at all manholes and end sections. Rim elevation of all storm sewer frames and grates shall be noted. Pipe material and size shall be noted. All sump pump locations and connections shall be noted.

(3) All pipe slopes shall be calculated based on constructed elevations and lengths. The approved slope shall be crossed out and the record slope noted adjacent to the approved slope.

(4) All design cross sections shall be surveyed and record elevation and widths noted. Overland flow path slopes shall be surveyed and record elevation and locations noted. Design water surface elevations shall be calculated where cross section area or slope is less than the approved plan.

(5) Stormwater management basins and floodplain compensatory storage shall be surveyed and a one (1) foot topographic map provided. The flow control structure shall indicate type, size and elevation of the control device. Overflow measures such as control weirs, etc., shall be surveyed noting material, location, width and elevation. The record drawings shall include calculations verifying that the volumes of detention and compensatory storage required in the permit have been provided. The calculations shall compare proposed to actual volumes at one (1) foot elevation intervals.

(6) The plans shall be signed and sealed by a professional engineer who shall state that the project is constructed and will function in substantially conformance and with the approved and permitted plans and calculations.

(7) Floodproofing measures must be certified by a registered professional engineer or registered architect as being compliant with applicable floodproofing standards. FEMA Elevation Certificate and Floodproofing Certificate forms may be required as documentation of compliance.

(8) The plans shall identify the entity with current maintenance responsibility and the entity with future maintenance responsibility for stormwater management facilities, including, but not limited to:

a. Stormwater management basins.

b. Storm sewers.

c. Drainage ditches.

d. Overland flood routes.

e. Wetlands and natural areas.

(b) The plans shall identify a schedule for transfer of maintenance responsibility and the status of funding for maintenance activities.

(Res. No. 12-28, § 503, 6-19-2012)

Sec. 16-176. Issuance or denial of permit and appeal of permit denial.

(a) The Administrator shall either issue or deny a stormwater permit within thirty (30) calendar days of receiving a complete permit application and all required submittals and fees unless additional time is agreed upon by both the Administrator and the applicant. Failure of the Administrator to respond in writing within thirty (30) calendar days of the complete submittal shall be construed as approval of the permit as submitted. Denial of a permit shall be provided to the applicant in writing and shall be accompanied by specific reasons for denial.

(b) If a permit is denied, the applicant may appeal the Administrators decision to the Director, provided such appeal is made in writing within fifteen (15) business days of the date of the notification of denial. Such appeal shall state the reasons for denial and provide responses demonstrating compliance with this division and certified community ordinance amendments as appropriate. If the permit denial is found to be based on noncompliance with a certified community ordinance amendment, the Director shall not be required to respond. If the permit denial is based on noncompliance with this division only, the Director shall render a decision to issue the stormwater permit or uphold the Administrator's denial of the permit. The Director shall render a decision within thirty (30) calendar days of the appeal. Failure of the Director to respond in writing within thirty (30) calendar days of the appeal shall be construed as approval of the permit as submitted. Denial of a permit shall be provided to the applicant in writing and shall be accompanied by specific reasons for denial.

(c) Upon denial by the Director, the applicant may file an appeal in writing within fifteen (15) business days of the denial to the County Board. Such appeal shall state the reasons for denial and provide responses demonstrating compliance with this division and certified community ordinance amendments as appropriate. If the permit denial is found to be based on noncompliance with a certified community ordinance amendment, the County Board shall not be required to respond. If the permit denial is based on noncompliance with this division only, the County Board shall render a decision to issue the stormwater permit or uphold the Directors denial of the permit. The County Board shall render a decision within thirty (30) calendar days of the appeal. Failure of the County Board to respond in writing within thirty (30) calendar

days of the appeal shall be construed as approval of the permit as submitted. Denial of a permit shall be provided to the applicant in writing and shall be accompanied by specific reasons for denial.

(Res. No. 12-28, § 504, 6-19-2012)

Sec. 16-177 Petition Time Frame

(a) Kendall County and any Certified Community may establish by separate resolution or ordinance procedures for declaring requests for permits, amendments, and variances to this division inactive and closed if the party requesting the permit, amendment, or variance ceases communications with Kendall County or the Certified Community for a period of six (6) months.

Secs. 16-178—16-205. Reserved.

Subdivision VI. Long-Term Maintenance

Sec. 16-206. Long-term maintenance.

(a) Unless and until maintenance responsibility has been delegated to and accepted by another qualified entity under this section, the owner shall maintain that portion of a stormwater drainage system and stormwater facilities located upon the land of the same. With the approval of the Administrator, the stormwater drainage system and stormwater facilities, or specified portions thereof, may be:

(1) Dedicated or otherwise transferred to and accepted by the certified community or other public entity;

(2) Conveyed or otherwise transferred to and accepted by a homeowner's association, or similar entity, the members of which are to be the owners of all of the lots or parcels comprising the development; or

(3) Conveyed to one (1) or more persons or in one (1) or more undivided interests to one (1) or more persons.

(b) Included for all applications for a stormwater permit shall be a plan for the long-term management, operation and maintenance of the stormwater drainage facilities and a description of ownership and the sources of funding therefor.

(Res. No. 12-28, § 600, 6-19-2012)

Sec. 16-207. Transfer to permitting authority or other public entity.

Those portions of the stormwater facilities to be dedicated or otherwise transferred to the permitting authority or other public entity under Section 16-206(a)(1), shall have reserved appropriate easements for protection of drainage rights, ingress and egress and maintenance of such portions of stormwater facilities for the benefit of the permitting authority and such other public entity on the final plat.

(Res. No. 12-28, § 601, 6-19-2012)

Sec. 16-208. Transfer to homeowners' or similar association.

If those portions of the stormwater facilities are to be dedicated or otherwise transferred to a homeowner's or similar association under Section 16-206(a)(2), then:

(1) Appropriate easements for protection of drainage rights, ingress and egress and maintenance of stormwater facilities of such portions of stormwater facilities shall be reserved for the benefit of such association and the permitting authority on the final plat;

(2) The final plat shall contain a provision reserving the right of the permitting authority to enter upon the land to perform the maintenance required in this section if the owner does not do so and to place a lien against the land for the cost thereof;

(3) The final plat shall contain a legend imposing the maintenance obligations of this section upon the grantee and successors in interest as a covenant running with the land and incorporating by reference the plan of long-term maintenance set forth in the application for a stormwater management permit, with approved amendments;

(4) The association shall be duly incorporated and a copy of the certificate of incorporation, duly recorded, and bylaws, and any amendment to either of them, shall be delivered to the Administrator;

(5) The bylaws of the association shall, at a minimum, contain:

a. A provision acknowledging and accepting the association's obligation to maintain certain portions of the stormwater drainage system as required by this division;

b. A mechanism for imposing an assessment upon the owners of all of the lots or parcels comprising the development sufficient, at a minimum, to provide for the maintenance of those portions of the stormwater drainage system as required by this division and the payment of all taxes levied thereon;

c. A provision adopting the plan of long-term maintenance set forth in the application for a stormwater management permit, with approved amendments;

d. A provision identifying the officer of the association responsible for carrying out the obligations imposed upon the association under this division, and an obligation to inform the Administrator of the name, address and telephone number of this officer and any changes thereto;

e. A provision requiring the consent of the permitting authority to any amendment of the bylaws changing any of the provisions of the bylaws required by this division;

f. A provision requiring the consent of the permitting authority to the dissolution of the association.

(6) Any conveyance or other instrument of transfer delivered under Section 16-206(a)(2) shall include a covenant affirmatively imposing upon the association the obligations set forth in this section and the association's affirmative acceptance thereof.

(Res. No. 12-28, § 602, 6-19-2012)

Sec. 16-209. Conveyance to one or more persons.

If those portions of the stormwater facilities are to be conveyed to one (1) or more persons under Section 16-206(a)(3), then:

(1) Appropriate easements for protection of drainage rights, ingress and egress and maintenance of such portions of stormwater facilities shall be reserved for the benefit of such association and the permitting authority on the final plat;

(2) The final plat shall contain a provision reserving the right of the permitting authority to enter upon the land to perform the maintenance required in this section if the owner does not do so and to place a lien against the land for the cost thereof;

(3) The final plat shall contain a legend imposing the maintenance obligations of this section upon the grantee and successors in interest as a covenant running with the land and incorporating by reference the plan of long-term maintenance set forth in the application for a stormwater management permit, with approved amendments;

(4) Any conveyance delivered under Section 16-206(a)(3), and any subsequent conveyance, shall include a covenant affirmatively imposing upon the grantee the obligations, restrictions and provisions set forth in this section and the grantee's affirmative acceptance thereof.

(Res. No. 12-28, § 603, 6-19-2012)

Sec. 16-210. Require maintenance plan, permit submittals.

(a) All permit submittals where stormwater facilities are proposed shall include a maintenance plan. The entities (public or private) responsible for maintenance of all elements of stormwater facilities shall be identified in the maintenance plan as part of the permit application. All stormwater elements, including, but not limited to, stormwater basins, storm sewers, swales, natural areas and wetlands shall be included. All entities and their respective maintenance responsibilities shall be listed. Maintenance responsibilities proposed shall be approved by the Administrator.

(b) The maintenance plan shall include the following elements as appropriate and as determined by the designer and approved permitting agency:

(1) Emergency procedure and contact list.

a. Emergency condition procedure.

b. Call list and protocol.

(2) Subdivision information.

a. Subdivision plat and easements.

b. Engineering plans (record drawings in hard copy and electronic format).

c. Stormwater management permit and calculations.

d. Covenants and by laws.

e. HOA official contact list (after established).

f. Management company contact list and tenant contact list.

(3) Inspections and recordkeeping.

a. Routine inspections.

b. Post rainfall inspection.

c. Incident inspection.

d. Annual reporting format.

e. Inspector qualifications.

f. Inspection checklists.

(4) Annual maintenance guidelines and schedule.

a. Flushing, cleaning and sediment removal.

b. Vegetation management.

c. Stormwater management basin.

d. Televising, lamping.

e. Operations budget.

(5) Maintenance and expense log.

(6) Inspection/report log.

(7) Appendix.

a. Guideline copy and revision log.

b. Applicability.

c. Definitions.

d. Additional contacts and resources.

e. Quick guide/education resources.

(8) Capital budget.

(Res. No. 12-28, § 604, 6-19-2012)

Sec. 16-211. Incorporation of maintenance obligations in stormwater management permit.

The provisions of this subdivision shall be incorporated by reference in the stormwater management permit and the applicant's acceptance of the permit shall be deemed to be the applicant's acceptance and assumption of the obligations imposed under this section. At the option of the Administrator, the stormwater management permit may be recorded.

(Res. No. 12-28, § 605, 6-19-2012)

Sec. 16-212. Funding for long-term maintenance of stormwater facilities.

(a) As a condition of approval of any application for a stormwater management permit, unless the maintenance responsibility for the stormwater facilities in connection therewith has been accepted by a public entity, the Administrator shall require the establishment of a special service area pursuant to 35 ILCS 200/27-5 et seq., as a backup means of providing for the long-term maintenance of the facilities in the event the entity designated by the applicant as having primary maintenance responsibility fails to adequately carry out its duties.

(b) If the establishment of a special service area is required, the Administrator shall require a good faith estimate by the applicant of the funding levels required to support the maintenance activities identified in the maintenance plan and the tax rate and tax to be levied upon all taxable property within the area benefitted by stormwater facilities. The applicant shall submit the same to the permitting authority for approval. The Administrator shall incorporate the approved rate into its ordinances necessary for enactment and establishment of the tax to support long-term maintenance of the stormwater facilities.

(Res. No. 12-28, § 606, 6-19-2012)

Sec. 16-213. Enforcement.

Failure to comply with the maintenance plan approved with the stormwater permit is considered a violation.

(Res. No. 12-28, § 606, 6-19-2012)

Secs. 16-214—16-234. Reserved.

Subdivision VII. Enforcement and Penalties

Sec. 16-235. Inspection and maintenance authority.

Pursuant to the authority granted by 55 ILCS 5/5-1104 and 5-1062, the County may, after thirty (30) days' notice to the owner or occupant, enter upon any lands or waters within the County for the purpose of inspecting and/or maintaining stormwater facilities or causing the removal of any obstruction to an affected watercourse.

(Res. No. 12-28, § 700, 6-19-2012)

Sec. 16-236. Required inspections.

Any development constructed pursuant to a stormwater management permit shall be subject to periodic inspections by the Administrator, Director, or designee to ensure conformity with permit provisions and conditions.

(Res. No. 12-28, § 701, 6-19-2012)

Sec. 16-237. Offenses—Generally.

(a) *In general.* Any person who violates, disobeys, omits, neglects, refuses to comply with, or resists the enforcement of any provision of this division (ordinance violation) or any requirement or condition in any permit issued pursuant to this division (permit violation), and, in the case of a permit violation, fails to correct such violation, omission or neglect, or cease such disobedience, refusal or resistance after notice and reinspection as provided in Subsection (c) of this section, shall be guilty of an offense under this division.

(b) *Permit violations; notice.* Whenever the Administrator or Director determines that a permit violation exists, the same shall give notice of the violation in the manner prescribed in Section 16-347 to the permittee. Such notice shall state the nature of the violation and fix a date not less than ten (10) days after the date of the notice when the site will be reinspected.

(Res. No. 12-28, § 702, 6-19-2012)

Sec. 16-238. Offenses—Penalties; remedies.

(a) Any person found guilty of an offense under this division shall pay a civil fine in an amount not less than Twenty-five dollars ($25.00) and not more than seven hundred fifty dollars ($750.00). Each calendar day during which such violation continues to exist shall constitute a separate offense.

(b) In addition to any fine imposed under Subsection (a) of this section, the Administrator or the Director may revoke any stormwater management permit issued to such person.

(c) In addition to any fine imposed under Subsection (a) of this section or action taken under Subsection (b) of this section, the Administrator or the Director may issue an order requiring the suspension of any further work on the site. Such stop work order shall be in writing, shall indicate the reason for its issuance, and shall specify the action, if any, required to be taken in order to resume work and shall provide a reasonable period

to cure deficiencies based on the risks associated with noncompliance. One copy of the stop work order shall be posted on the site in a conspicuous place and one (1) copy shall be delivered in the manner prescribed in Section 16-347 to the permittee, if any, or if none, to the person in whose name the site was last assessed for taxes as disclosed by the records of the Supervisor of Assessments.

(d) In the enforcement of this division, the Administrator or the Director may bring any action, legal or equitable, including an action for injunctive relief that may be necessary.

(Res. No. 12-28, § 703, 6-19-2012)

Secs. 16-239—16-269. Reserved.

Subdivision VIII. Miscellaneous Provisions

Sec. 16-270. Scope of regulation.

This division applies to all development within the County, including that under the control of any governmental entity, agency, or authority. Development within the regulatory floodway, requiring a permit, shall obtain such permit from IDNR/OWR prior to issuance of a stormwater management permit. All units of local government shall obtain stormwater management permits from the permitting authority within whose boundaries the development is located.

(Res. No. 12-28, § 800, 6-19-2012)

Sec. 16-271. Exemptions.

This division does not apply to:

(1) Development which has been substantially completed before the effective date of the ordinance from which this division is derived.

(2) Development, which has been determined to be exempt by the permitting authority.

(3) Nonconforming structures existing before the effective date of the ordinance from which this division is derived; however, if such structures are replaced, altered or substantially improved within the floodplain they may no longer be exempt and shall comply with Subdivision IV of this division accordingly.

(Res. No. 12-28, § 801, 6-19-2012)

Sec. 16-272. Community's list of proposed exempt developments.

(a) The County or a community may place a property on its list of exempt developments only if:

(1) A site-specific stormwater plan, master plan, or a regional master plan has been submitted and substantially approved by the certified community's professional engineer; or

(2) A contractual agreement, specifically exempting the development from the stormwater regulations of the community, was entered into before the effective date of the ordinance from which this division is derived.

(b) A community's list of exempt developments shall be adopted by an official action of the corporate authorities of the community and shall be included in the stormwater management ordinance adopted by the certified community. Each exempt development shall be defined by a legal description (subdivision plat, annexation agreement, metes and bounds, etc.). Prior to taking such action, the community shall publish the exempt development list in accordance with Section 16-348, a notice in substantially the following form:

On [date], at [time], the [corporate authorities] of the [type of community] of [community] will consider and take formal action with respect to the approval of the following list of developments proposed as exempt from the provisions of the County Stormwater Management Ordinance, adopted by the County Board on Month Date, Year. Any person wishing to do so, may attend the meeting and be heard prior to the [corporate authorities] taking such action.

[List of proposed exempt developments]

(c) Prior to the effective date of the ordinance from which this division is derived and upon similar notice and by similar official action, a community may revise the list by adding or deleting developments there from. If a development is to be deleted from the list, an additional notice shall be served in the manner set forth in Section 16-347 upon the affected developer. Revisions to the list shall be submitted to the Director. Subsequent to the effective date of the ordinance from which this division is derived, the list may not be changed without review and recommendation by the Committee, which shall be forwarded to the County Board for approval.

(Res. No. 12-28, § 802, 6-19-2012)

Sec. 16-273. Interpretation.

(a) This division shall be liberally construed to protect the health, welfare, safety, and the environment of the residents of the County and to effectuate the purposes of this division and the enabling legislation.

(b) Nothing in this division shall be deemed to consent to, license, permit to locate, construct, or maintain any structure, site, facility or operation, or to carry on any trade, industry, occupation, or activity.

(c) When provisions of this division differ from any other applicable law, statute, ordinance, rule or regulation, the more stringent provision shall apply.

(d) The provisions of this division are cumulative of all other laws, statutes, ordinances, rules and regulations which relate to the subject matter hereof and, except as otherwise expressly provided herein, nothing in this division shall be construed as a limitation upon the application or enforcement of any such law, statute, ordinance, rule or regulation. To the greatest extent possible, the provisions of this division shall be construed to be consistent with the provisions of such other laws, statutes, ordinances, rules or regulations, and with each other, to the end that all such provisions may be given their fullest application.

(Res. No. 12-28, § 803, 6-19-2012)

Sec. 16-274. Warning and disclaimer of liability.

(a) The degree of flood protection provided by this division is considered reasonable for regulatory purposes and is based upon engineering experience and scientific methods of study. Increased flooding may result from causes beyond the control of any governmental authority. This division does not, therefore, guarantee that areas outside the floodplain or permitted land uses within the floodplain will be free from flooding and associated damages.

(b) Nothing in this division shall be construed or applied in any manner to create liability on the part of or a cause of action against the County, any municipality or other governmental authority, or any elected official,

or any officer, agent, or employee of any of the foregoing, or any certified review specialist for any flood damage resulting from reliance on the provisions of this division.

(Res. No. 12-28, § 804, 6-19-2012)

Sec. 16-275. Choice of planning jurisdiction.

Pursuant to 55 ILCS 5/5-1062.2(b), a community that is located in more than one (1) county may choose, at the time of the formation of the Committee, and based upon watershed boundaries, to participate in the stormwater management planning program of either or both of the counties. The Committee shall include such community within the scope of its planning and enforcement jurisdiction unless the community provides evidence of its participation or intent to participate in the stormwater management planning program of another county.

(Res. No. 12-28, § 805, 6-19-2012)

Sec. 16-276. Violations.

(a) It shall be unlawful for any person to undertake any development without first securing a stormwater management permit as required by this division.

(b) It shall be unlawful for any person to violate, disobey, omit, neglect and refuse to comply with, or resist enforcement of any provision of this division or any condition of a stormwater management permit.

(Res. No. 12-28, § 806, 6-19-2012)

Sec. 16-277. Severability.

The several provisions of this division shall be severable in accordance with the following rules:

(1) If any court of competent jurisdiction shall adjudge any provision of this division to be invalid, such judgment shall not affect any other provision of this division.

(2) In any court of competent jurisdiction shall adjudge to be invalid the application of any provision of this division, to a particular parcel of land, a particular structure, or a particular development, such judgment shall not affect the application of said provision to any other land, structure or development.

(Res. No. 12-28, § 807, 6-19-2012)

Sec. 16-278. Amendments.

No amendment to this division may be passed without a public hearing first being held before the County Board upon notice as provided in Section 16-348. Initiation of amendments is limited to the County Board, municipal board of a Certified Community, a committee of the County Board or Certified Community, the Administrator, the Director, or by a person, firm or corporation having a possessory interest which is specifically enforceable on the land which is subject to the proposed amendment.

(a) Kendall County and any Certified Community may establish by separate resolution or ordinance procedures for declaring requests for permits, amendments, and variances to this division inactive and closed if the party requesting the permit, amendment, or variance ceases communications with Kendall County or the Certified Community for a period of six (6) months.

(Res. No. 12-28, § 808, 6-19-2012)

Sec. 16-279. Effective Date

This division shall take effect upon adoption by the Kendall County Board or the applicable Certified Community. Amendments shall become effective upon approval of the County Board or Certified Community

Secs. 16-280—16-304. Reserved.

Subdivision IX. Variances

Sec. 16-305. Purpose.

In order to provide a narrowly circumscribed means by which relief may be granted when strict compliance with the requirements of this division is impossible or impracticable, variances from the specific provisions of this division may be granted according to the standards set forth in this article.

(Res. No. 12-28, § 900, 6-19-2012)

Sec. 16-306. Application.

An application for a variance to the certified community and/or this division, signed by the owner or developer of the development shall be filed with the Administrator. No application for a variance will be accepted for filing unless it relates to a previously or contemporaneously filed application for a stormwater management permit. Applications for a variance shall be filed in such number of duplicate copies as the Administrator may designate. No action will be taken on an application for a variance unless it, and the corresponding application for a stormwater management permit to which it relates, are complete as determined by the Administrator.

(1) *Local variance.* Variances to certified community requirements which are more stringent than this division do not require approval by the Director or the County Board, provided they result in full compliance with this division.

(2) *County and floodplain variances.* Variances to the requirements of this division or any variance of Subdivision IV of this division require approval by the certified community, the Director and the County Board in accordance with the procedures set forth herein.

No variances shall be granted within a floodway if any increases in the base flood elevation would result.

(3) *Administrator responsibilities.* The Administrator shall send a copy of the complete application to the Director with a certified community determination of compliance related to certified community and requirements of this division. The Administrator shall also send a copy of the complete application to all other certified communities within the same watershed.

(4) *Application format.* Applications for a variance need not be made upon any specific form but shall contain the information set forth as follows:

a. The common addresses and legal descriptions of all lands comprising the development;

b. The names and addresses of all owners of record of the legal title of all lands comprising the development;

c. If title to any of the land comprising the development is held in trust, the names and addresses of all beneficiaries of the trust;

d. The names and addresses of the developers of the land, if different from the owner;

e. The names and addresses of all consultants retained by the developer in connection with the application for a variance;

f. The names and addresses of all property owners within two hundred fifty (250) feet of the development;

g. The specific features of the development that require a variance;

h. The specific provision of the certified community stormwater ordinance from which a variance is sought and the precise extent of the variance therefrom;

i. The specific provision of this division from which a variance is sought and the precise extent of the variance therefrom;

j. A statement of the characteristics of the development that prevent compliance with the provisions of this chapter;

k. A statement that the variance requested is the minimum variance necessary to permit the development;

l. A statement as to how the variance requested satisfies the standards set forth in Section 16-309.

(Res. No. 12-28, § 901, 6-19-2012)

Sec. 16-307. Application fee.

With the filing of the application for a variance, the applicant shall pay all fees prescribed by the Administrator and Director.

(Res. No. 12-28, § 902, 6-19-2012)

Sec. 16-308. Public hearing.

When the application is deemed complete and acceptable by the Administrator, a public hearing on the application before the certified community Oversight Committee may be scheduled and the applicant notified. Not more than thirty (30) nor less than fifteen (15) days before the hearing, notice of the hearing shall be sent by first class mail, postage prepaid, to the applicant, to the Director, to all property owners within two hundred fifty (250) feet of the development as disclosed in the application, and to each certified community within the same watershed as the development and to the certified community Oversight Committee. Within the same time period, notice of the hearing shall be published at least once in a newspaper published within the certified community having jurisdiction over the application, or within the County if the County has jurisdiction over the application. If no newspaper is published within the certified community, then the notice shall be published in a newspaper with a general circulation within the certified community, which is published in the County. The notices given under the section shall set forth the common name, address and legal description of the development and a brief description of the variance is requested.

(Res. No. 12-28, § 903, 6-19-2012)

Sec. 16-309. Granting of variances.

(a) *Variance standards.*

(1) The Oversight Committee shall not recommend nor shall the County Board or corporate authority grant a variance for a project from the provisions of this division unless the variance is consistent with the purpose of this division (Section 16-50) and meets the following standards based upon substantial evidence submitted with the variance application or at the hearing:

a. The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare.

b. The development activity cannot be reasonably located outside the floodplain.

c. The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 16-50.

d. The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements.

e. The variance is not requested solely for the purpose of reducing site runoff storage requirements.

f. The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing off-site conveyance facilities for any storm event from the two (2) year to the one hundred (100) year recurrence frequency.

g. The variance shall seek to preserve valuable environmental and biological resources, including, but not limited to, stands of native trees, existing wetlands and natural floodplain storage.

(2) In addition to the standards noted above, any variance to any part of Subdivision IV of this division shall be restricted as noted herein or meet the following additional standards:

a. Variances shall not be issued by the permitting agency within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result;

b. Variances may be issued by the permitting agency for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the following procedures of this section:

1. Variances shall only be issued by the permitting agency upon:

(i) A showing of good and sufficient cause;

(ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant;

(iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(iv) The circumstances of the property are unique and do not establish a pattern inconsistent with the intent of the NFIP.

(v) All other state and federal permits have been obtained.

2. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

3. The Certified Community shall notify an applicant in writing that a variance from the requirements of the building protections standards of this division that would lessen the degree of protection to a building will:

    (i) Result in increased premium rates for flood insurance up to twenty-five dollars ($25) per one hundred dollars ($100) of insurance coverage.

    (ii) Increase the risk to life and property.

    (iii) Require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.

4. Considerations for Review. In reviewing applications for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

    (i) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.

    (ii) The danger to life and property due to flooding or erosion damage.

    (iii) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.

    (iv) The importance of the services provided by the proposed development to the community.

    (v) The availability of alternate locations for the proposed development that are not subject to flooding or erosion.

    (vi) The compatibility of the proposed development with existing and anticipated development.

    (vii) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.

    (viii) The safety of access to the property in times of flood for ordinary and emergency vehicles.

    (ix) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.

5. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

6. Historic Structures. Variances issued for the reconstruction, repair, or alteration of a historic site or historic structure as defined in “Historic Structures”, may be granted using criteria more permissive than the requirements of Subdivision IV of this division subject to the conditions that:

    (i) The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the structure.

(ii) The repair or rehabilitation will not preclude the structure's continued designation as a historic structure.

7. The permitting agency shall:

(i) Maintain a record of all variance actions, including justification for their issuance; and

(ii) Report such variances issued in its annual or biennial report submitted to the Federal Insurance Administrator.

(b) *Floodway.* No variance shall be granted for any development in the regulatory floodway, the effect of which would be to create regulation less restrictive than the Federal or State minimum standards applicable to development in such areas.

(Res. No. 12-28, § 904, 6-19-2012)

Sec. 16-310. Procedure and recommendations.

(a) *Local variance.*

(1) The Administrator shall send a copy of the complete application to the Director with a certified community determination of compliance with this division. The Administrator or designee shall review the application for a variance and present written recommendations to the Oversight Committee at the public hearing with a copy to the Director. Not more than forty-five (45) days after the close of the hearing, the Oversight Committee shall forward the application with its written recommendations to the corporate authorities and the Director. The written recommendations of the Oversight Committee, when forwarded, shall be accompanied by written findings of fact with respect to each of the considerations set forth in Section 16-309 with citations to the evidence taken at the public hearing.

(2) The corporate authorities shall grant the variation, grant the variation with modifications or conditions, or deny the variation in writing within forty-five (45) days after receipt of the written recommendations of the Oversight Committee and shall forward its final decision to the Director. In the event the corporate authorities do not act on the recommendations of the Oversight Committee then the recommendation from the Oversight Committee is considered to be endorsed and adopted by the corporate authorities.

(b) *County and floodplain variance.*

(1) The Administrator shall send a copy of the complete application to the Director with a certified community determination of noncompliance with this division.

(2) The Administrator or designee shall review the application for a variance and present written recommendations to the Oversight Committee at the public hearing with a copy to the Director.

(3) Not more than forty-five (45) days after the close of the hearing, the Oversight Committee shall forward the application with its written recommendations to the County Board and the Director. The written recommendations of the Oversight Committee, when forwarded, shall be accompanied by written findings of fact with respect to each of the considerations set forth in Section 16-309 with citations to the evidence taken at the public hearing.

(4) The County Board shall grant the variation, grant the variation with modifications or conditions, or deny the variation in writing within forty-five (45) days after receipt of the written recommendations of the Oversight Committee and shall forward its final decision to the Director. In the event the County Board does not act on the recommendations of the Oversight Committee, then the recommendation from the Oversight Committee is considered to be endorsed and adopted by the corporate authorities.

(Res. No. 12-28, § 905, 6-19-2012)

Sec. 16-311. Conditions.

(a) A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief, but not to the relief requested.

(b) In granting a variance, the County Board or corporate authority may impose such specific conditions and limitations concerning any matter relating to the purposes and objectives of this division on the applicant as may be necessary or appropriate.

(c) Whenever any variance is granted subject to any condition or limitation to be met by the applicant, upon meeting such conditions, the applicant shall file evidence to that effect with the Administrator.

(Res. No. 12-28, § 906, 6-19-2012)

Sec. 16-312. Petition Time Frame

(a) Kendall County and any Certified Community may establish by separate resolution or ordinance procedures for declaring requests for permits, amendments, and variances to this division inactive and closed if the party requesting the permit, amendment, or variance ceases communications with Kendall County or the Certified Community for a period of six (6) months.

Secs. 16-313—16-340. Reserved.

Subdivision X. Administration

Sec. 16-341. Responsibility generally.

(a) The County Board shall determine policy related to this division.

(b) The Director and Administrator shall administer this division. In performing their duties, the Director and the Administrator may delegate and oversee enforcement of responsibilities to any named designee.

(c) Each community shall remain solely responsible for its standing in the National Flood Insurance Program, including:

(1) The maintenance of all records and the submission of all reports required for eligibility in the program, including elevation certificates, floodproofing certificates, and lowest floor elevations for all new and substantially improved buildings;

(2) The notification of the Director, FEMA and IDNR/OWR of any proposed amendment to this division.

(d) The Director, or designee, shall be solely responsible for administering this division relative to any County Department of Transportation projects on the County highway system or any township road district project on the township road district system regardless of the jurisdictions in which the project may lie.

(Res. No. 12-28, § 1000, 6-19-2012)

Sec. 16-342. Duties of Director.

The Director shall:

(1) Supervise the enforcement of this division.

(2) Supervise the development, revision and implementation of the plan for approval by the Committee and the County Board.

(3) Supervise the review of complex stormwater management permits for any community that requests such assistance.

(4) Notify all of the communities in the County, FEMA, IDNR/OWR, USACOE, the State Environmental Protection Agency, and the United States Environmental Protection Agency of any amendments to the Plan or to this division.

(5) Review variance requests for the Committee.

(6) Assume the duties of the Administrator for the unincorporated County and non-certified communities, including the County Department of Transportation projects on the County highway system or any township road district project on the township road district system.

(Res. No. 12-28, § 1001, 6-19-2012)

Sec. 16-343. Duties of Administrator.

The Administrator shall:

(1) Receive a listing of all required Federal, State, regional and County permit applications filed for the project prior to issuing a permit under this division for areas covered by other stormwater related jurisdictions. The Administrator may request copies of the stormwater related permit applications;

(2) Ascertain whether any floodplains/floodways exist on any site which is the subject of an application for a permit under this division and whether or not any new development is within the SFHA;

(3) Upon submittal of stormwater permit applications, identify Critical Facilities as defined in Section 16-52 and determine the elevation of the 0.2% annual chance flood elevation at the site, as established by FEMA regulatory documents.

(4) Review permit applications and determine whether to issue or deny permits;

(5) Ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of this division.

(6) Ensure that the building protection requirements for all buildings subject to this division are met and maintain a record of the “as-built” elevation of the lowest floor (including basement), elevation certificate, or floodproofing certificate.

(7) Review Elevation Certificates for accuracy and require incomplete or deficient certificates to be corrected.

(8) Ensure that water supply and waste disposal systems meet the Public Health standards of this division.

(9) Ensure that applicants are aware of and obtain any and all other required local, state, and federal permits; including permits pertaining to IDNR/OWR floodway and dam safety rules, Clean Water Act, Public Water Supply, Endangered Species Act, Illinois Endangered and Species Protection Act.

(10) Notify IDNR/OWR and any neighboring communities prior to any alteration or relocation of a watercourse under the jurisdiction of IDNR/OWR.

(11) Ensure that the required notice of an application for a variance has been given in accordance with Sections 16-347 and 16-348;

(12) Notify the Director of an application for a variance, a CLOMR or a LOMR;

(13) Provide for inspections of developments as required by this division and take action as necessary to ensure compliance with this division;;

(14) Investigate complaints of violations of this division within the community;

(15) Notify violators within regulatory floodplains that failure to comply with the provisions of the National Flood Insurance Program could make them ineligible to receive flood insurance;

(16) Initiate any proceeding necessary to enforce this division within the community;

(17) Advise, consult and cooperate with other governmental agencies to promote the purposes of this division;

(18) Maintain copies of all applications and submittals, Federal and State permits, variances, CLOMR, LOMR, CLOMA, LOMA and all documentation associated with any of the foregoing for public inspection;

(19) Maintain documentation and data on the cost of any improvement to a structure in the floodplain in order to enforce the provisions of this division pertaining to substantial improvements to such structures;

(20) Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques.

(21) Notify FEMA and IDNR/OWR of any proposed amendments to this division.

(22) Perform site inspections to ensure compliance with this division and make substantial damage determinations for structures within the floodplain.

(23) Maintain the accuracy of floodplain maps including notifying IDNR/OWR and/or submitting information to FEMA within six months whenever a modification of the floodplain may change the BFE or result in a change to the floodplain map.

(24) Establish procedures for administering and documenting determinations, as outlined below, of substantial improvement and substantial damage:

(i.) Determine the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building before the start of construction of the proposed work. In the case of repair, the market value of the Building shall be the market value before the damage occurred and before any repairs are made.

(ii.) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building.

(iii.) Determine and document whether the proposed work constitutes substantial improvement or substantial damage.

(iv.) Notify property owner of all determinations and responsibilities for permitting and mitigation.

(Res. No. 12-28, § 1002, 6-19-2012)

Sec. 16-344. Representative capacity.

In all cases, when any action is taken by the Director or the Administrator, or duly appointed designee, to enforce the provisions of this division, such action shall be taken either in the name of the County or the certified community as the case may be, and neither the Director nor the Administrator, nor designee, in so acting shall be rendered personally liable.

(Res. No. 12-28, § 1003, 6-19-2012)

Sec. 16-345. Oversight committees.

The corporate authorities of each community within the County shall establish an oversight committee to oversee the implementation and enforcement of this division within its jurisdiction and to perform the duties assigned to the oversight committee in this division. The oversight committee may be comprised of the corporate authorities or any committee thereof, plan commission, zoning board of appeals, or other existing body, or the corporate authorities may, according to their own rules and procedures, establish a separate oversight committee. The County Board Committee of the Whole shall act as the oversight committee for the County.

(Res. No. 12-28, § 1004, 6-19-2012)

Sec. 16-346. Non-certified communities.

The Director may delegate the duties of the Administrator for non-certified communities. The County may designate an oversight committee in these non-certified communities.

(Res. No. 12-28, § 1005, 6-19-2012)

Sec. 16-347. Service.

Unless otherwise provided herein, service of any notice or instrument under this division may be made upon any person in one (1) of the following manners:

(1) By certified mail/return receipt requested, postage prepaid and addressed to the address then on file for such person, if any, or if none, to such person's last-known address; or

(2) By any method prescribed under the Illinois Code of Civil Procedure.

(Res. No. 12-28, § 1006, 6-19-2012)

Sec. 16-348. Publication.

Unless otherwise provided herein, publication of any notice or other instrument under this division shall be made by publishing such notice or other instrument once in a newspaper published within the community having jurisdiction over the matter to which the publication relates (or, if no newspapers published within the community then a newspaper published in the County and having a general circulation within the community), such publication being not less than fifteen (15) or more than thirty (30) days before the hearing or other event to which the publication relates.

(Res. No. 12-28, § 1007, 6-19-2012)

Secs. 16-349—16-369. Reserved.

Subdivision XI. Certified Community Enforcement

Sec. 16-370. Authority.

Pursuant to Section 5-1062 of the Counties Code (55 ILCS 5/5—1062), the provisions of this division shall not be enforced by the County in any certified community.

(Res. No. 12-28, § 1100, 6-19-2012)

Sec. 16-371. Petition for certification and waiver of enforcement.

Any community that desires to enforce the provisions of this division within its borders shall file a petition for certification and waiver of enforcement (petition for certification) on or before December 1, 2012. After December 1, 2012, petitions for such certification may be filed during the month of November of each year.

(Res. No. 12-28, § 1100, 6-19-2012)

Sec. 16-372. Filing and contents of petition for certification.

A petition for certification shall be filed with the Director. The petition need not be on any particular form but, at a minimum, shall set forth and be accompanied by:

(1) The agreement of the corporate authorities of the community to adopt, if certified, the provisions of this division by reference;

(2) The community's plan for the implementation and enforcing of this division, including proposed staffing;

(3) The agreement of the corporate authorities of the community to include in any new annexation agreement a provision requiring every other party to the agreement to affirmatively agree to comply with the provisions of this division as amended from time to time;

(4) The agreement of the corporate authorities of the community that the community will be bound by the rules and procedures of the committee by which certification is granted or revoked and County jurisdiction is reasserted over the enforcement of this division within the boundaries of the community;

(5) The list of projects to which this division or some portion of this division do not apply (grandfathered projects) pursuant to the requirements of Subdivision VIII of this division.

(Res. No. 12-28, § 1102, 6-19-2012)

Sec. 16-373. Committee consideration of petition for certification.

The Committee shall consider each properly filed petition for certification at a regular or special meeting called for such purpose not later than sixty (60) days after the filing of the petition. The meeting may be continued from time to time. The Committee may adopt rules for the taking of evidence and conduct of such meetings.

(Res. No. 12-28, § 1103, 6-19-2012)

Sec. 16-374. Standards for grant of petition.

Upon a finding of the Committee that the community has complied with Sections 16-371 and 16-372, that the community's plan for the implementation and enforcement of this division is reasonably feasible, the

Committee shall grant the petition for certification. The Committee's decision shall be in writing and shall specify the reasons for granting or denying the petition.

(Res. No. 12-28, § 1104, 6-19-2012)

Sec. 16-375. Certified community records.

(a) *Permit records.* Every certified community shall maintain adequate records of every stormwater management permit issued and every variance granted under this division for development within its borders.

(b) *Stormwater facilities and drainage systems.* Every certified community shall retain record drawings of all drainage systems and stormwater management facilities erected or constructed pursuant to a stormwater management permit issued or variance granted by such community.

(c) *Records inspections.* The records of each certified community maintained under this division may be periodically inspected by the Director or Committee.

(d) *Annual reporting and recertification.*

(1) The Administrator of every certified community shall report annually to the Director on forms provided by the Director reporting the following information:

a. Staff and/or consultant staff names performing stormwater permit reviews.

b. Stormwater management permits; total number and those involving:

1. Site runoff storage facility.

2. Floodplain fill/modification.

3. Floodway construction.

c. Wetland permit (USACE).

d. IDNR/OWR permit.

e. Variances, local and county ordinance.

f. Active construction projects/sites (any time during the reporting period).

g. Stormwater facilities formally accepted by the certified community or acknowledged as complete for private maintenance during the reporting period.

h. Enforcement actions or complaint responses.

i. Backup special service areas (SSA) established; SSAs levied for stormwater management maintenance.

j. Fee in lieu of on-site detention received by the certified community.

(2) The reporting period shall be based on the calendar year January through December. Reports shall be submitted to the Director no later than January 31 of the year following the reporting period. The Director shall review and provide comments to the Administrator by March 15 of the year following the reporting period. Certified communities which do not submit an annual report by January 31 of the year following the reporting period will cause the initiation of an investigation and complaint in accordance with Section 16-377.

(3) The Director may offer written comments or responses to the certified community annual report, and all permits, records and supporting documents are subject to audit at any time by the Director. If the

Director offers no written comments or responses to the annual report, then the certified community is automatically re-certified for an additional calendar year. A certified community's standing as certified remains valid and in effect unless and until it is changed in writing by the County Board.

(Res. No. 12-28, § 1105, 6-19-2012)

Sec. 16-376. Committee review of enforcement by a certified community.

The Committee shall periodically review the implementation and enforcement of this division by each certified community.

(Res. No. 12-28, § 1106, 6-19-2012)

Sec. 16-377. Investigations; complaints.

(a) *Initiation of investigation and complaint.* The Director, upon the same's own initiative or at the request of any person, may conduct an investigation into a certified community's implementation and enforcement of this division. Such investigation may include, without limitation, making an inspection of all relevant records maintained by the community and making field inspections of relevant developments, drainage systems, or stormwater facilities. If, upon such investigation, the Director determines that the community has failed in some significant way, or has repeatedly failed, to implement or enforce this division, then the same shall prepare a report of the findings along with a complaint for the revocation or partial revocation of the community's certification and then file the same with the Committee. The complaint shall contain a short and plain statement describing how the certified community has failed in some significant way, or has repeatedly failed, to implement or enforce this division.

(b) *Community notification and response.* Upon receipt of a written complaint, the Committee shall serve a copy thereof along with a copy of the report of the Director upon the community named therein. As appropriate, a copy of the complaint and report shall also be sent to IDNR/OWR, FEMA, impacted communities within the same watershed, and to any person who has requested an investigation of the community's enforcement of this division by the Director within six (6) months immediately preceding the filing of the complaint. The community may file a written answer to the complaint but shall do so within thirty (30) days of being served in order to be considered by the Committee.

(Res. No. 12-28, § 1107, 6-19-2012)

Sec. 16-378. Hearing on complaint.

The Committee shall conduct a hearing on the complaint not less than forty-five (45) nor more than ninety (90) days after service of the complaint upon the community. Notice of the hearing shall be given to the community. The hearing may be continued from time to time. The Committee may adopt rules for the taking of evidence and conduct of such hearings.

(Res. No. 12-28, § 1108, 6-19-2012)

Sec. 16-379. Committee decision.

Within thirty (30) days of the conclusion of the hearing, the Committee shall recommend to the County Board what action to be taken which may include whether or not to revoke in whole or in part the certification of the community. The recommendation of the Committee shall be in writing and shall include the specific findings and conclusions supporting its determination. The County Board shall decide appropriate remedies and shall take

any actions necessary to implement the remedies. A copy of the County Board's decision and order, if any, shall be served upon the community. The decision of the County Board to revoke the certification of the community is final, subject only to the right of the community to reapply for certification at or after such time as the County shall specify in its order of revocation.

(Res. No. 12-28, § 1109, 6-19-2012)

Secs. 16-380—16-401. Reserved.

Subdivision XII. Performance Security

Sec. 16-402. General security requirements.

(a) As security to the County or the certified community for the performance by the applicant to complete the construction of any and all stormwater facilities required by the stormwater management permit, to pay all costs, fees and charges due from the applicant pursuant to the permitting authorities of this division and to otherwise faithfully perform the applicant's developer's undertakings pursuant to this division or the applicable certified community ordinance, the applicant shall post:

(1) Construction performance security as provided in Section 16-403 prior to issuance of a stormwater management permit.

(2) Sediment and erosion control security as provided in Section 16-404, prior to issuance of a stormwater management permit if a sediment and erosion control plan is required pursuant to Section 16-174.

(3) Maintenance security as provided in Section 16-405 prior to acceptance of stormwater management facilities by any public or private entity.

(b) Nothing contained herein shall prevent the applicant from submitting financial security that combines purposes set forth above, so long as that security is for acceptable by the County or the certified community.

(c) The applicant/developer or agent shall bear the full cost and responsibility of securing and maintaining the securities required by this section.

(Res. No. 12-28, § 1200, 6-19-2012)

Sec. 16-403. Performance security.

(a) A construction performance security shall be posted and shall include:

(1) A schedule, agreed upon by the applicant/developer and the Administrator, for the completion of the construction of any stormwater facilities required by the permit;

(2) An irrevocable letter of credit, or such other adequate security as the Administrator may approve, in an amount equal to not less than one hundred ten (110) percent of the estimated probable cost to complete the construction of any stormwater facilities required by the stormwater management permit, which estimated probable cost shall be prepared by a registered professional engineer and shall be approved by the Administrator;

(3) A statement signed by the applicant granting the Administrator the right to draw on the security and the right to enter the development site to complete required work in the event that work is not completed according to the work schedule;

(4) A statement signed by the applicant that the applicant shall indemnify the community and the County for any additional costs incurred attributable to the concurrent activities of or conflicts between the applicant's contractor and the community or County's remedial contractor at the site.

(b) The security required by this section shall be maintained and renewed by the applicant and shall be held in escrow by the Administrator until the conditions set forth in this section or other applicable provisions are satisfied.

(c) The Administrator may approve periodic reductions in the letter of credit based on progress of construction. However, not more than ninety (90) percent of the security provided for in this section may be released prior to approval of record drawings and final inspection.

(Res. No. 12-28, § 1201, 6-19-2012)

Sec. 16-404. Sediment and erosion control security.

(a) If a sediment and erosion control plan is required pursuant to Section 16-174, then a sediment and erosion control security shall be required. Such a security shall include:

(1) An irrevocable letter of credit, or such other adequate security as the Administrator shall approve, in an amount equal to not less than one hundred ten percent (110 percent) of the estimated probable cost to install and maintain the sediment and erosion control measures, which estimated probable cost shall be approved by the Administrator;

(2) A statement signed by the applicant granting the Administrator, as applicable, the right to draw on the security and the right to enter the development site to complete or maintain sediment and erosion control measures in the event that such measures are not installed and/or maintained according to the established schedule.

(b) The security required by this section shall be maintained and renewed by the applicant, and shall be held in escrow by the Administrator, as applicable, until the conditions set forth in this section are satisfied.

(c) The Administrator may approve periodic reductions in the letter of credit based on progress of construction. However, not more than ninety (90) percent of the security provided for in this section may be released prior to completion of all construction, establishment of vegetation, removal of all sediment from stormwater facilities, and final inspection and approval by the Administrator.

(Res. No. 12-28, § 1202, 6-19-2012)

Sec. 16-405. Maintenance security.

(a) Maintenance security shall be posted and shall include:

(1) A schedule, agreed upon by the applicant/developer and the Administrator, for the follow up inspection and maintenance repair of any stormwater facilities required by the permit. Generally, the maintenance period will be a minimum of one (1) year;

(2) An irrevocable letter of credit, or such other adequate security as the Administrator may approve, in an amount equal to not less than ten (10) percent of the estimated probable cost to complete the construction of any stormwater facilities required by the stormwater management permit, which estimated probable cost shall be prepared by a Registered professional engineer and shall be approved by the Administrator;

(3) A statement signed by the applicant granting the Administrator the right to draw on the security and the right to enter the development site to complete required work in the event that stormwater facilities require maintenance according to the work schedule;

(4) A statement signed by the applicant that the applicant shall indemnify the community and the County for any additional costs incurred attributable to the concurrent activities of or conflicts between the applicant's contractor and the community or County's remedial contractor at the site.

(b) The security required by this section shall be maintained and renewed by the applicant and shall be held in escrow by the Administrator until the conditions set forth in this section or other applicable provisions are satisfied.

(Res. No. 12-28, § 1203, 6-19-2012)

Sec. 16-406. Letters of credit.

(a) Letters of credit posted pursuant to Sections 16-402 through 16-405 shall be in a form satisfactory to the Director or the Administrator, as applicable.

(b) Each letter of credit shall be from a lending institution:

(1) Acceptable to the Director or the Administrator, as applicable;

(2) Having capital resources of at least ten million dollars ($10,000,000.00), or such other amount acceptable to the Director or the Administrator;

(3) With an office in the County or an adjacent County or within the Chicago Metropolitan Area;

(4) Insured by the Federal Deposit Insurance Corporation.

(c) Each letter of credit shall, at a minimum, provide that:

(1) It shall not be canceled without the prior written consent of the Director or the Administrator;

(2) Shall not expire without written notification of the Director or Administrator at least forty-five (45) days prior to expiration;

(3) It shall not require the consent of the developer prior to any draw on it by the Director or the Administrator;

(4) If at any time it will expire within forty-five (45) or any lesser number of days, and if it has not been renewed and the renewal submitted to the Director or the Administrator, and if any applicable obligation of the developer for which its security remains uncompleted or is unsatisfactory, then the Director or the Administrator may, without notice and without being required to take any further action of any nature whatsoever, call and draw down the letter of credit and thereafter either hold all proceeds as security for the satisfactory completion of all such obligations or employ the proceeds to complete all such obligations and reimburse the County or the certified community for any and all costs and expenses, including legal fees and administrative costs, incurred by the County or the certified community, as the Director or the Administrator shall determine.

(d) If at any time the Director or the Administrator determines that the funds remaining in the letter of credit are not, or may not be, sufficient to pay in full the remaining unpaid cost of all stormwater facility construction or sediment and erosion control measures, then, within ten (10) days following a demand by the Director or the Administrator, the developer shall increase the amount of the letter of credit to an amount determined by the Director or the Administrator to be sufficient to pay such unpaid costs. Failure to so increase the amount of the security shall be grounds for the Director or the Administrator to draw down the entire remaining balance of the letter of credit.

(e) If at any time the Director or the Administrator determines that the bank issuing the letter of credit is without capital resources of at least ten million dollars ($10,000,000.00), is unable to meet any Federal or State requirement for reserves, is insolvent, is in danger of becoming any of the foregoing, or is otherwise in danger of being unable to honor such letter of credit at any time during its term, or if the Director or the Administrator otherwise reasonably deems the bank to be insecure, then the Director or the Administrator shall have the right to demand that the developer provide a replacement letter of credit from a bank satisfactory to the Director or the Administrator. Such replacement letter of credit shall be deposited with the Director or the Administrator not later than ten (10) days following such demand. Upon such deposit, the Director or the Administrator shall surrender the original letter of credit to the developer.

(f) If the developer fails or refuses to meet fully any of its obligations under this division or the applicable certified community ordinance, then the Director or the Administrator may, in the discretion of the same, draw on and retain all or any of the funds remaining in the letter of credit. The Director or the Administrator thereafter shall have the right to take any action the same deems reasonable and appropriate to mitigate the effects of such failure or refusal, and to reimburse the County or the certified community from the proceeds of the letter of credit for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of the developer's failure or refusal to fully meet its obligations under this division or the applicable certified community ordinance. If the funds remaining in the letter of credit are insufficient to repay fully the County or the certified community for all such costs and expenses, and to maintain a cash reserve equal to the required letter of credit during the entire time such letter of credit should have been maintained by the developer, then the developer shall, upon demand of the Director or the Administrator therefor, immediately deposit with the Director or the Administrator such additional funds as the Director or the Administrator determines are necessary to fully repay such costs and expenses and to establish such cash reserve.

(Res. No. 12-28, § 1204, 6-19-2012)

Secs. 16-407—16-425. Reserved.

Subdivision XIII. Fee in Lieu of Site Runoff Storage

Sec. 16-426. Generally.

(a) Fee in lieu of site runoff storage shall only be allowed for redevelopment projects as defined by this division.

(b) The Administrator may allow the payment of a fee in lieu of site runoff storage to fulfill all or part of the site runoff storage requirement for a development. Fee in lieu of site runoff storage shall be the lesser of:

(1) The fee computed for each acre-foot or part thereof of detention required and approved in accordance with the procedures and schedules as approved and adopted by the County or the certified community; or

(2) The estimated construction cost, as approved by the County or the certified community of the applicant's proposed and approved site runoff storage, including land costs.

(c) The following fee in lieu of detention procedures apply to communities with adopted procedures for requiring and collecting fee in lieu of revenues for detention requirements:

(1) The Administrator may allow and applicant may submit, a written request for the payment of a fee in lieu of site runoff storage to fulfill all of part of the site runoff storage requirement in accordance with Section 16-81. A request for fee in lieu of site runoff storage shall be either rejected or approved within forty five (45) days of the written request unless additional engineering studies are required.

(2) Approval of a request for fee in lieu of site runoff storage on a development site shall be determined by the Administrator.

(3) A fund will be maintained by the certified community, or the County for non-certified communities, for each of the major watersheds for the purpose of identifying and controlling all revenues and expenses related to stormwater drainage services resulting from fee in lieu of site runoff storage approvals. All monies collected for fee in lieu of site runoff storage shall be deposited in these funds and may only be used for the purposes related to stormwater management as noted in Subsection (c)(4) of this section.

(4) Fee in lieu of site runoff storage revenues from development sites may be used to plan, design or construct an upgrade to existing or future stormwater management systems if the upgrade is consistent with a watershed plan, floodplain study or stormwater system improvement that has been approved by the County for non-certified communities or the community-elected board of officials in a certified community.

(Res. No. 12-28, § 1300, 6-19-2012)

Secs. 16-427—16-450. Reserved.

VISION KENDALL

COMPREHENSIVE PLAN

Progress Update

Comprehensive Plan Committee/RPC Joint Meeting – Dec 10, 2025

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

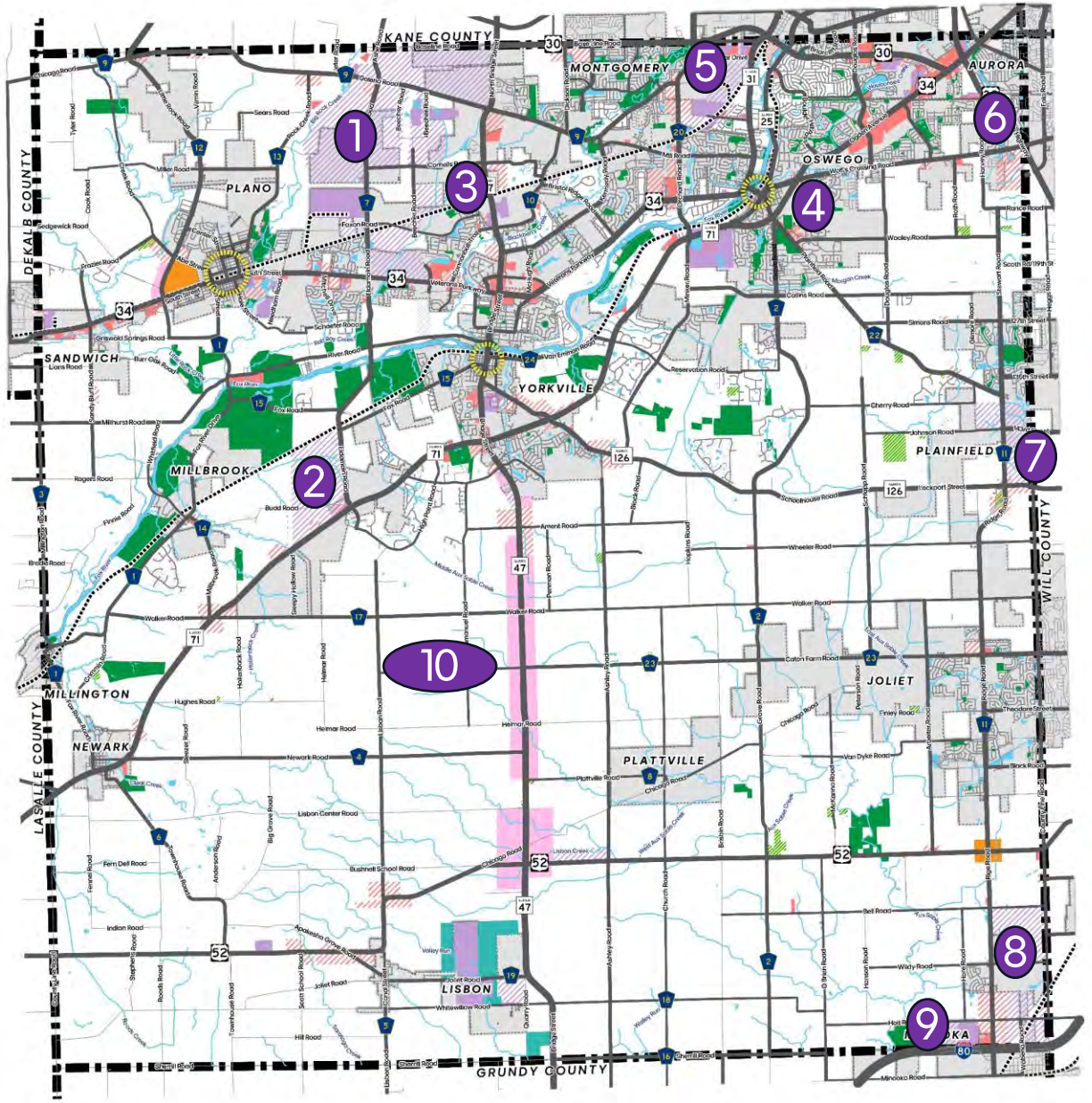
- Implementation
- Review and Approval

Feb. 2025 — Mar. 2026

Economic Development Opportunities

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wriggly, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- AgriTourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Open Space
- Railroad

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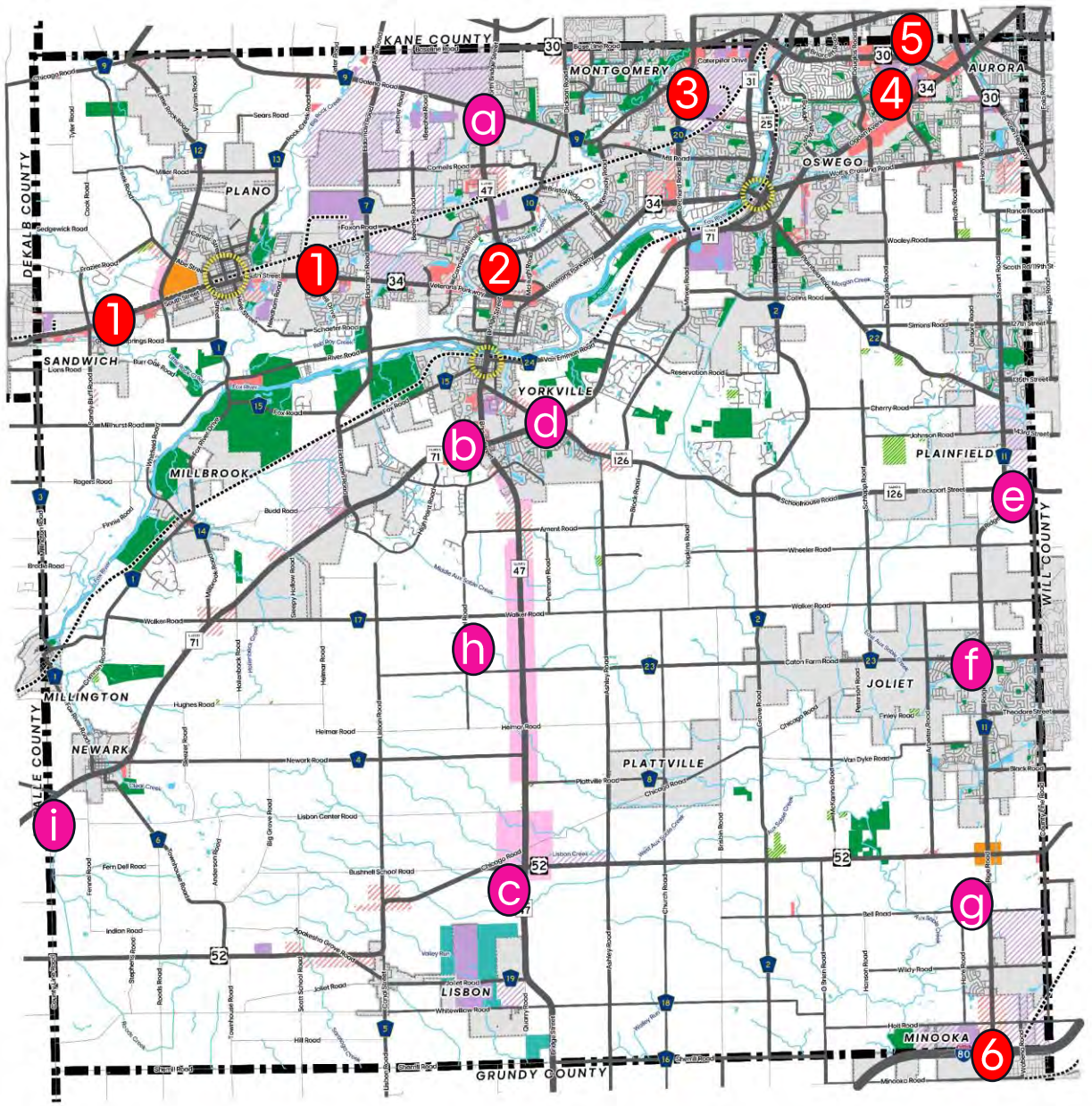
Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

a. Route 47 and Galena
b. Route 47 and Route 71
c. Route 47 and Route 52
d. Route 126 and Route 71
e. Route 126 and Ridge
f. Ridge and Caton Farm
g. Ridge and 52
h. Route 47 South/Central at Key Intersections
i. Newark



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- AgriTourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Open Space
- Railroad

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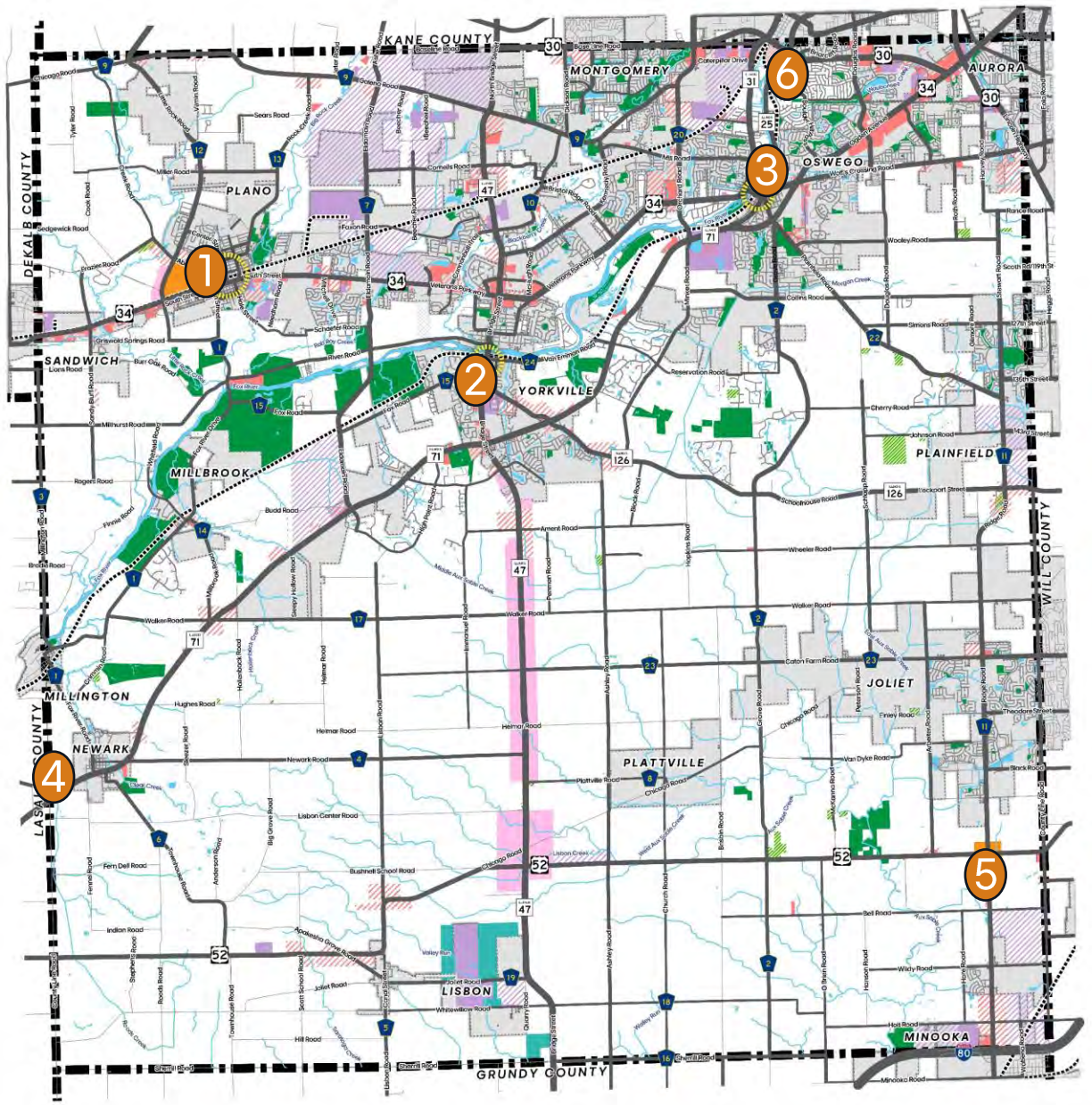
Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- AgriTourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Open Space
- Railroad

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Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. The Farnsworth House
6. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. Bear Cave Lake (1126 Simons Rd, Oswego)
9. The Gaylord House
10. The Homestead (611 E. Main St., Plano)
11. Northfork Farm (1998 Johnson Rd., Oswego)
12. Whitetail Ridge Golf Club
13. Brighter Daze Farm (10978 Crimmins Rd., Newark)
14. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

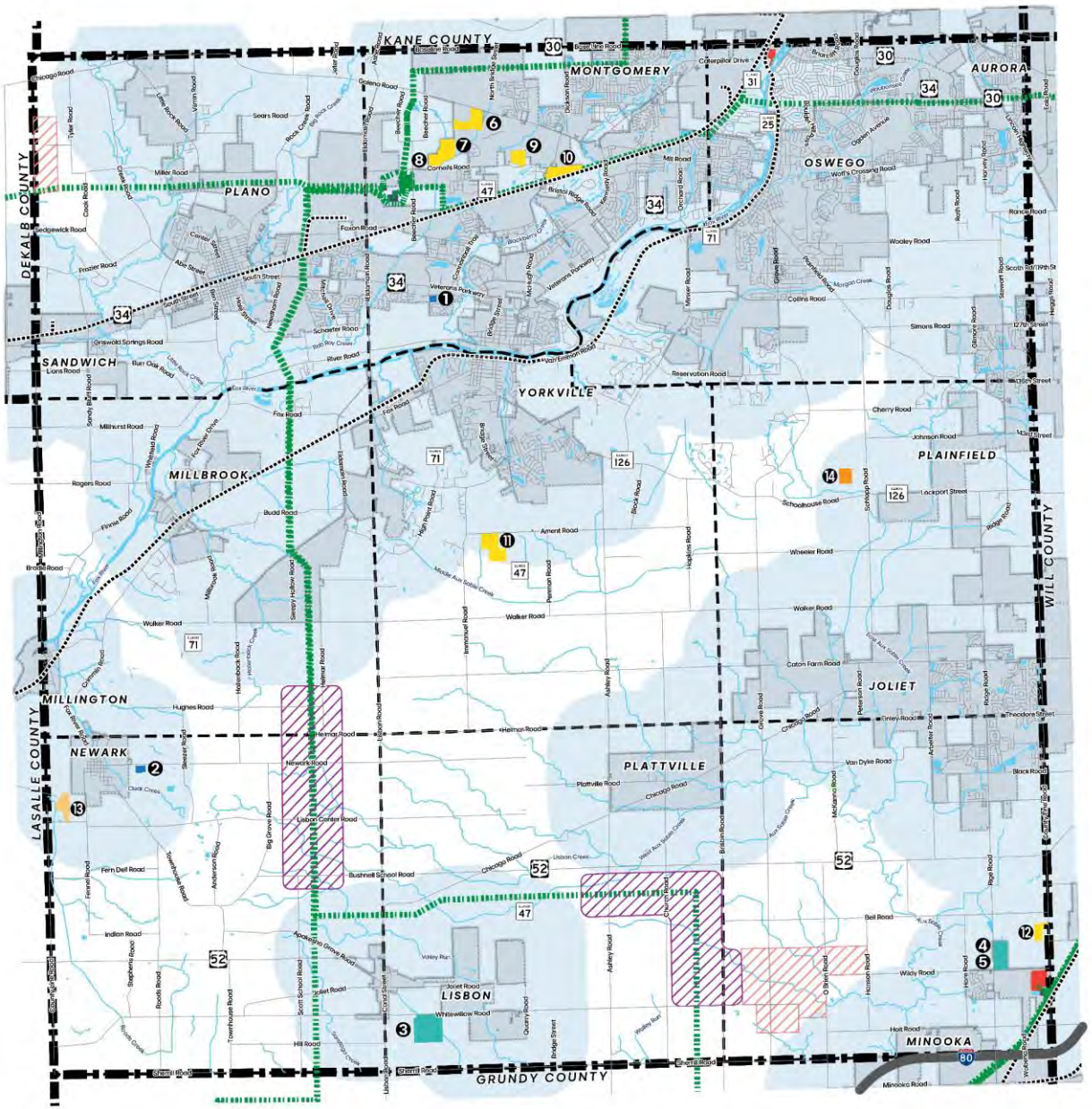
1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
    1. Jay Woods
    2. Maramech
    3. Little Rock Creek
    4. Subat
    5. Fox River Bluffs
    6. Hoover
    7. Harris
    8. Richard Young
    9. Lyons
    10. Pickerell
    11. Reservation Woods
    12. Henneberry
    13. Millbrook North
    14. Millbrook South
    15. Shuh Shuh Gah
    16. Millington
    17. Newark
    18. Ellis Equestrian Center
    19. Baker Woods
    20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)
8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano



VISION KENDALL
COMPREHENSIVE PLAN

Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

1	Kendall County Government Campus	2 MW	7 AC
2	Newark Road Kendall Solar 1, LLC	2 MW	11 AC
3	Whitewillow Road Solar Farm	4 MW	118 AC
4	Water Lily Solar, LLC	5 MW	35 AC
5	Lantana Solar, LLC	5 MW	46 AC
6	Nexamp Yorkville Renewables, LLC	5 MW	23 AC
7	Nexamp Corneils Road Solar, LLC	5 MW	35 AC
8	Nexamp Beecher Road Solar, LLC	5 MW	29 AC
9	USA Energy Independence LLC	5 MW	37 AC
10	Bristol Ridge 105 Solar Farm	5 MW	26 AC
11	Ament Road Solar 1, LLC	5 MW	39 AC
12	RPIL 12, LLC	5 MW	35 AC
13	Blue Sage Project, LLC	5 MW	21 AC
14	East Schoolhouse Road Community Energy Initiative, LLC	5 MW	35 AC

Electric Transmission Facility

- Power Plant
- Substation
- Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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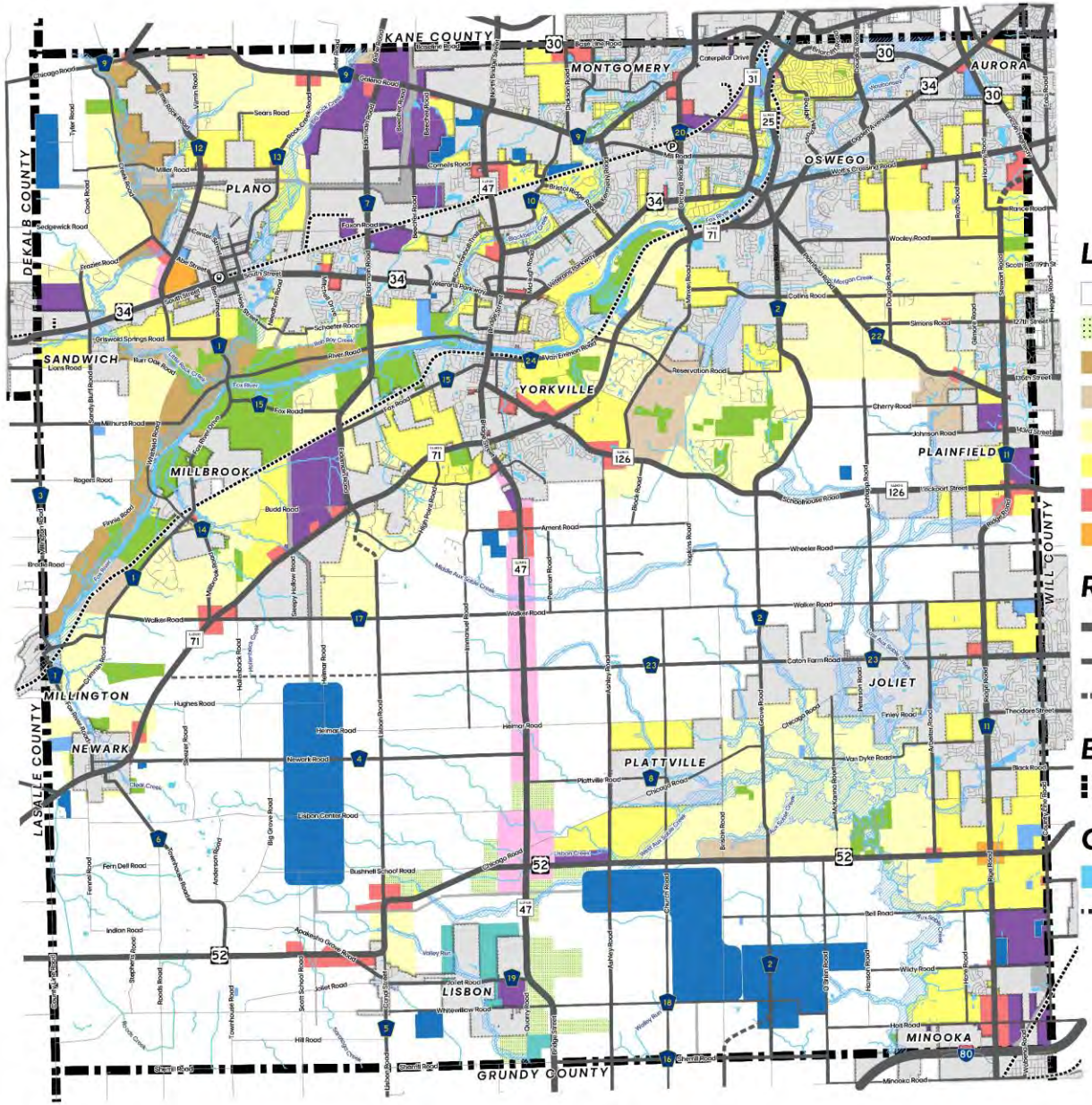

VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agriculture
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Preserved Open Space

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Floodplain

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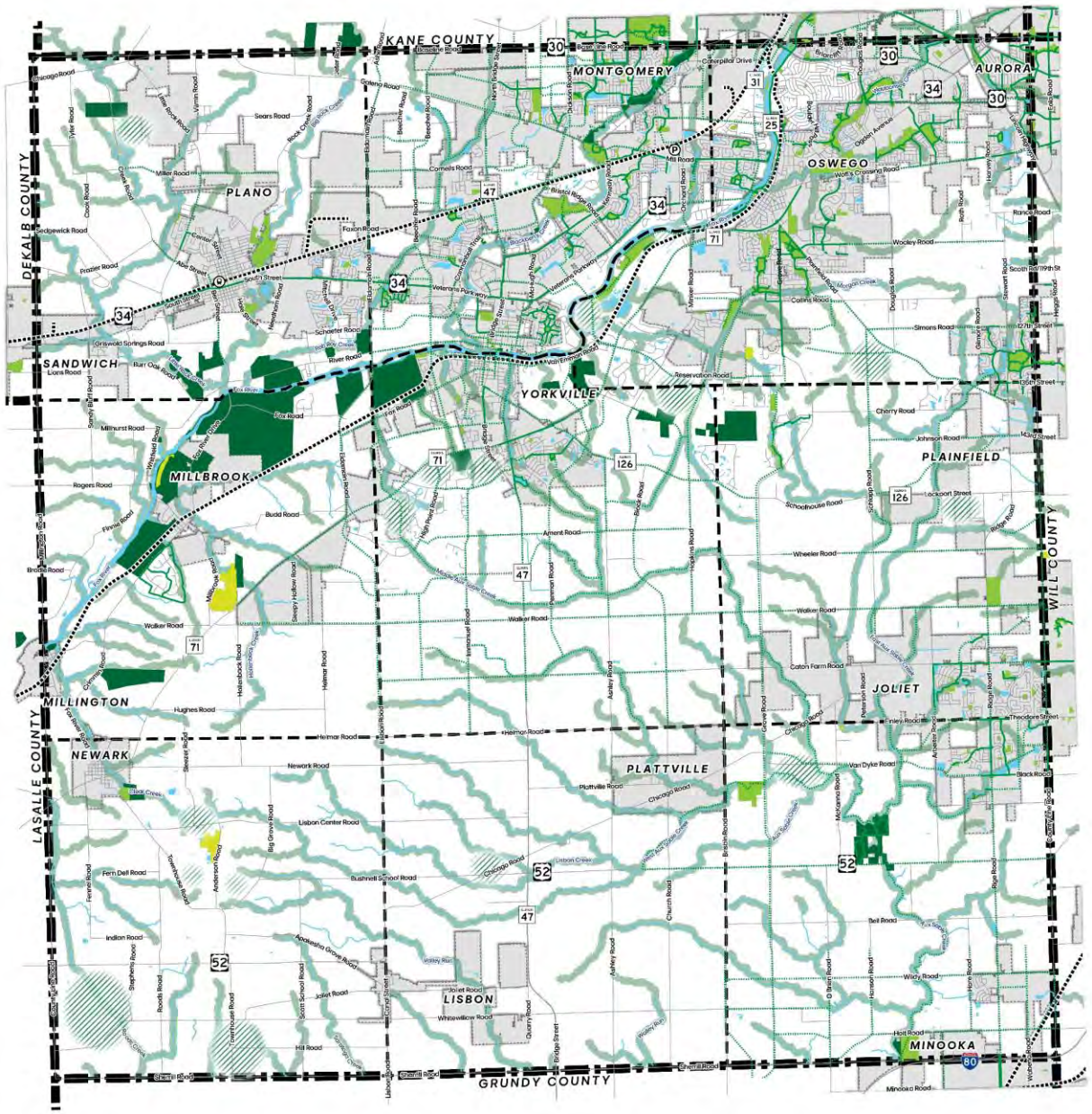

VISION KENDALL
COMPREHENSIVE PLAN

Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity
- Multi-Use Path
- Multi-Use Path Extension

Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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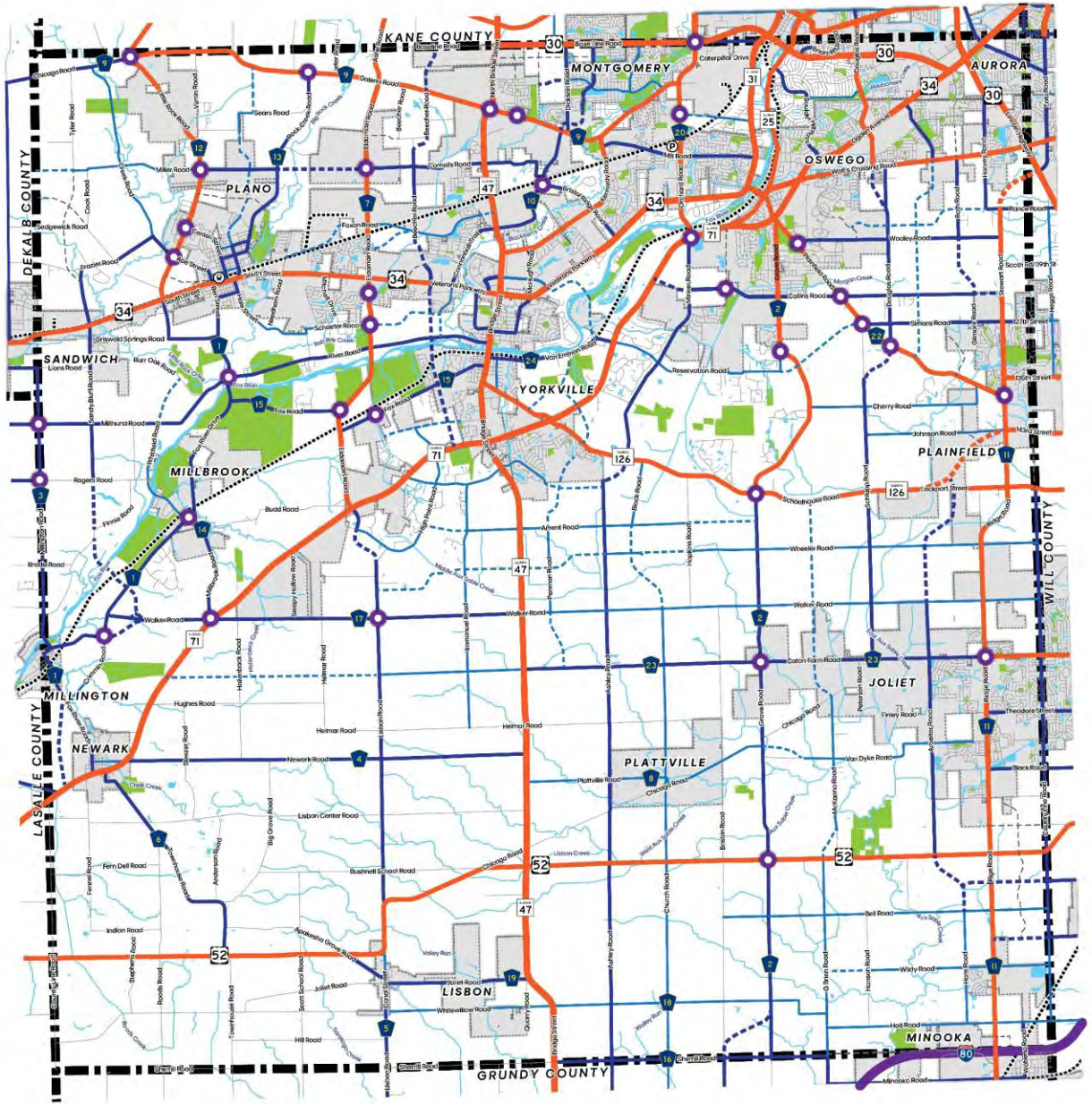

VISION KENDALL
COMPREHENSIVE PLAN

Future Roadway Plan

Roadway Functional Class

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

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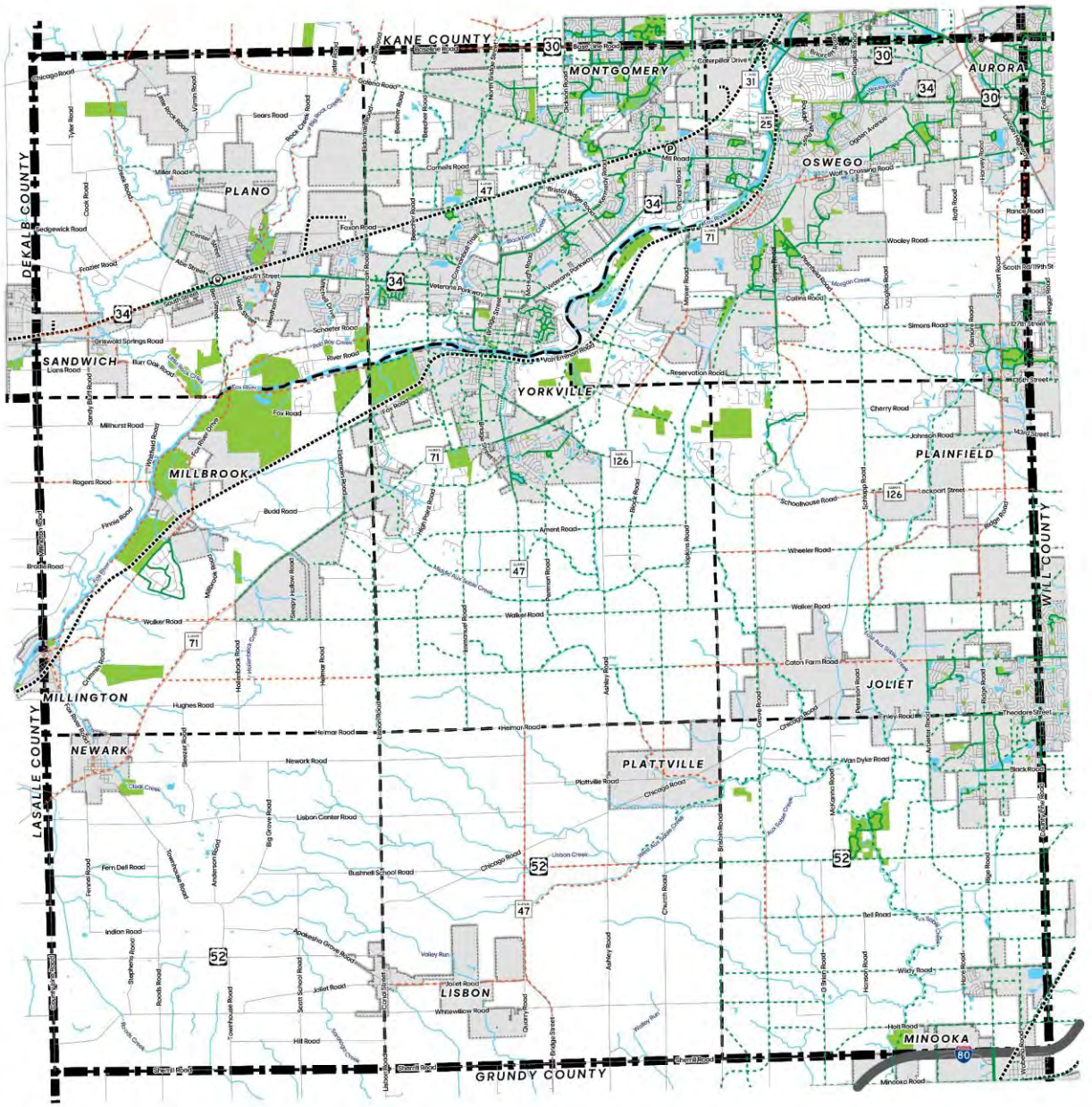

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VISION KENDALL COMPREHENSIVE PLAN

Future Trail Plan

Off-Street Pathway

- Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

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Draft Plan Outline

1. Introduction and Process
2. Existing Conditions and Trends
3. Vision
4. Character and Land Use
5. Mobility & Connectivity
6. Energy and Water
7. Economic Prosperity
8. Implementation

What's Next?

- Revisions Based on Meeting
- Prepare Draft Document
- Submit Draft Plan – Jan. 16th
- Steering Committee Initial Discussion of Draft Plan – Jan. 28th
- Public Preview at Annual Meeting – Feb. 7th
- 4 Open House Workshops – Feb., March
- Steering Committee Recommendation – March 25th
- Public Hearing – April 22nd?

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Draft Land Use Definitions

November 18, 2025

- **Municipality**. The Municipality category represents areas that are incorporated into a City of Village as of _____, 2026. Each incorporated area is governed by its own municipal zoning ordinance, except for Millbrook and Plattville which adhere to County zoning codes.

- **Agricultural**. Intended primarily to encourage farming and agricultural businesses and to protect the existing character of rural areas, the Agricultural land use category is designed to provide for continued agricultural use. Residential use shall not be permitted unless it is directly associated with the operation of a local farm or existing physical constraints are consistent with Division 2, Section 36-283 (10) of the Kendall County Zoning Ordinance, which states that "physical features which serve as barriers to farm operations such as streams, rock outcroppings and property configuration in relationship to wetlands, flood-prone areas or buildings" render a site incompatible with agricultural use. Expansive woodland coverage, poor soil conditions, and excessive slopes are other physical constraints that would render a site incompatible with agricultural use.

- **Agricultural Conservation Areas**. Theses areas are similar to the above agricultural category, but they have an extra layer of protection due to their classification per the requirements of the Illinois Agricultural Areas Conservation and Protection Act. The owner of these properties have voluntarily placed their land in an Agricultural Conservation Area, meaning the property can only be used for agricultural purposes. Property can be removed from this category, but only after a formal submission and hearing process.
- **Countryside Residential**. *(Not to exceed .33 dwelling units per gross buildable acre.)* The Countryside Residential land use category promotes large-lot, low-density detached single-family residential development in an area that primarily maintains an agricultural/rural environment. This land use category is generally consistent with the County's R-1 zoning district requiring a minimum 3-acre lot size. The district provides a rural or countryside setting, retaining a large amount of agricultural land or open space.

- **Planned Rural Estate Residential**. *(Not to exceed .45 dwelling units per gross buildable acre.)* The Planned Rural Estate Residential land use category promotes low-density detached single family residential development. This land use category is generally consistent with the County's R-1 and RPD-1 zoning districts, permitting a base density of 0.33 du/ac and a maximum density of 0.45 du/ac. Planned development and clustering are strongly encouraged within this land use category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should be within the guidelines established in this plan. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreation uses also may be permitted in these areas. Planned Rural Estate Residential uses are generally proposed at the outermost fringe of municipalities.

- **Planned Rural Residential**. *(Not to exceed .65 dwelling units per gross buildable acre; a density bonus to increase the maximum density up to .85 du/ac may also be granted.)* The Planned Rural Residential land use category promotes large-lot, low-density detached single-family residential development. This land use category is generally consistent with the County's RPD-2 zoning district, permitting a base density of 0.45 du/ac and a maximum density of 0.65 du/ac. Planned development and clustering are strongly encouraged within this category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should be within the guidelines established in this plan. An additional density bonus up to 0.85 du/ac may be granted if a proposed development: (1) is partially or entirely located within 100 ft of a Class A Stream (as defined by IDNR) or its tributaries, or (2) utilizes both community septic and community water services. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Public water should be provided where practical. Planned Rural Residential uses are primarily proposed at the outer fringe of municipalities but closer in than Planned Rural Estate Residential uses.

- **Suburban Residential**. *(Not to exceed 1.0 dwelling units per gross buildable acre if developed under County zoning authority.)* The Suburban Residential land use category promotes a residential character of low to medium density residences. This land use is consistent with the County's RPD-3 zoning district, permitting a base density of 0.86 du/ac and a maximum density of 1.0 du/ac. Higher municipal densities are appropriate on lots where adequate public sewer and water systems exist or can be made available (via community septic and well systems). Creative planned developments may also be appropriate under County zoning authority at a much lower density. While anticipated to contain primarily single family detached housing, some attached housing units may be considered, particularly within a planned development. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Suburban Residential uses are typically located around incorporated areas since these areas have the highest likelihood of being annexed into a municipality.

- **Commercial**. The Commercial land use category provides for office and retail establishments that offer goods and services in easily accessible locations.

- **Transportation Corridor**. The Transportation Corridor land use category includes concentrations of land uses that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic. County economic development efforts can focus on preparing the areas adjoining high-capacity transportation routes for commercial, industrial, or office development. Limited residential uses may also be included along transportation corridors if integrated into larger planned developments of 40 acres or more. To maintain efficient circulation along the Route 47 transportation corridor, transportation elements such as frontage roads, limited curb cuts, right-in/right-out site access, and appropriate traffic light spacing (typically a minimum of ½-mile) are recommended. Minimum setbacks, landscaping requirements, and other physical design features should be incorporated to fit the rural character of the County Appropriate zoning categories for the transportation corridor include B-5 PUD, B-6, and limited B-3.

- **Industrial**. The Industrial land use category provides for employment opportunities for County residents while providing a balanced tax base. Appropriate uses include offices, warehousing,

highway-oriented commercial businesses, and light industrial uses as permitted within the County's B-5 Business Planned Development District, B-6 Office and Research Park District, and M-1 Limited Manufacturing District. Heavy industrial uses as defined for the County's M-2 Heavy Industrial District are prohibited. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment, which is particularly important to create an attractive buffer between Industrial and any adjacent residential areas.

- **Mixed Use Business**. This land use category is designed to accommodate a variety of uses near each other. The two areas shown for mixed use business are both proposed on municipal plans for future pedestrian-oriented shopping, living, and working environments. One area is on the west side of Plano adjacent to a potential Metra commuter rail stop, and the other is in Shorewood's planning area at the intersection of Ridge Road and Route 52.

- **Public/Institutional**. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Public and private educational and other non-profit organization facilities are also categorized as public/institutional uses. The Public/Institutional uses shown on the Future Land Use Plan represent primarily existing places of worship, cemeteries, government facilities, and schools. Where future sites have been acquired by a School District, these properties have also been mapped as public/institutional use on the Future Land Use Plan. Additional Public/Institutional uses will certainly be established to accommodate future population growth, but they are not all shown on the map due to the complexity of projecting the size and locations of these future uses.

- **Electric Transmission**. The Electric Transmission applies to land used or designated for high-voltage electrical transmission infrastructure that carries electricity over long distances. utility corridors, towers or poles, and associated equipment needed to move power between generation facilities and substations.

- **Renewable Energy**. The Renewable Energy applies to land used or designated for facilities that generate electricity from naturally replenishing resources such as sunlight, wind, or water. This category includes installations like solar farms, wind farms, and other renewable energy generation sites.

- **Preserved Open Space**. The category includes County Forest Preserves, State Parks and Recreation Areas, and private land with a permanent conservation easement.

2022 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Court	Closed
V22-001	Aguilar	03-07-277-001	20 Shore Ct.	Marina Village	Parking on Lawn	11/9/2021	1/23/2022				2/9/2022
V22-002	Jones	03-05-279-020	44 Briarcliff Rd.	Boulder Hill	Illegal fence height	8/6/2021	1/23/2022				4/27/2022
V22-003	Cabrera	03-04-306-027	44 Hampton Rd.	Boulder Hill	Multiple Violations	8/3/2021	1/23/2022				5/9/2022
V22-004	Lemaster	03-04-253-024	16 Winrock Rd.	Boulder Hill	Inoperable Vehicles	8/18/2021	1/23/2022		11/8/2022		11/23/2022
V22-005	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Trailer parking	11/22/2021	1/23/2022				4/22/2022
V22-006	Haehlen	03-04-277-011	235 Fernwood Rd.	Boulder Hill	RV parking	11/24/2021	1/23/2022				2/24/2022
V22-007	Joaquin	03-27-377-015	2543 Simons Rd		Banquet facility	11/15/2021			5/16/2022		5/17/2022
V22-008	Bilek	01-34-300-008	14824 Millhurst Rd		Air B&B	1/3/2022	3/11/2022				2/24/2022
V22-009	VOID										
V22-010	Faulkner	03-26-100-004	1539 Collins Rd.		Multiple Violations	7/13/2021	8/4/2021			12/1/2025	Fines due 10/14
V22-011	Amstadt	02-35-380-001	7796 Madeline Dr.	FOFC	RV parking	5/24/2022	6/24/2022		9/7/2022		10/18/2022
V22-012	Gomez	09-27-200-004	2511 Wildy Rd.		Stormwater	8/1/2022	4/11/2023	1/17/2024	10/17/2024	11/25/2025	
V22-013	Utility Dynamics	03-07-227-002	5327 Light Rd.		Stormwater	9/8/2022	10/11/2022				9/19/2022

Compl 1/8/26

Ongoing

464

complaint_date	complaint_	complaint_description	complaint_statu	followup_date	date_notice_	date_citati	court_date	last_edited_da	complaint_pin	addr_street	addr_city	addr_zip	complaint_	township
19-Nov-25	2479	Junk and debris in the yard	30 Day Notice	26-Nov-25				20-Nov-25	03-27-401-002	4550 Douglas I	Oswego	60543	RING	OSWEGO
10-Nov-25	2477	Possible trucking business	Monitoring	10-Dec-25				10-Nov-25	09-09-300-002	13825 McKann	Minooka	60447		SEWARD
3-Nov-25	2470	trailer not in the required setbac	Monitoring	3-Dec-25				19-Nov-25	03-04-327-015	24 Chatham Pl	Montgomer	60538	BOULDER1	OSWEGO
3-Nov-25	2469	trailer not in the required setbac	Monitoring	17-Nov-25				5-Nov-25	03-04-329-017	41 Whitney Wa	Montgomer	60538	BOULDER1	OSWEGO
3-Nov-25	2465	Report of inoperable vehicles	Monitoring	15-Dec-25				10-Nov-25	02-34-129-006	15 Yorkville Ro	Yorkville	60560	FOX RIVER	BRISTOL
3-Nov-25	2464	Report of inoperable vehicles	Monitoring	15-Dec-25				10-Nov-25	02-34-129-009	11 Yorkville Ro	Yorkville	60560	FOX RIVER	BRISTOL
31-Oct-25	2463	Possible business	30 Day Notice	19-Nov-25				21-Nov-25	03-15-251-006	2300 Wolf Roa	Oswego	60543		OSWEGO
20-Oct-25	2458	Reported that the have exceede	Monitoring	29-Oct-25				20-Oct-25	03-08-154-007	36 Shore Drive				
15-Oct-25	2456	Possible business being ran on	30 Day Notice	21-Oct-25				31-Oct-25	01-25-300-015	12811 Schaefe	Plano	60545		LITTLE ROCK
1-Oct-25	2450	Possible shed built without a pe	Monitoring	10-Dec-25				19-Nov-25	03-04-478-012	65 Springdale I	Montgomer	60538	BOULDER2	OSWEGO
30-Sep-25	2448	â€¢possible landscaping comp	Monitoring	16-Oct-25				3-Oct-25	03-04-478-005	51 Springdale I	Montgomer	60538	BOULDER2	OSWEGO
25-Sep-25	2444	Noise complaints- safety conce	Monitoring	2-Dec-25				15-Oct-25	02-15-327-004	88 Bristol Ridg	Bristol	60512		BRISTOL
15-Sep-25	2437	Report that they have exceeded	Monitoring	5-Nov-25				27-Oct-25	03-08-106-014	31 Boat Lane	Oswego	60543	MARINA07	OSWEGO
26-Aug-25	2422	Possible zoning violation. Organ	Monitoring	2-Dec-25				1-Oct-25	01-10-301-003	1700 Little Roc	Plano	60545	SNYDER	LITTLE ROCK
24-Aug-25	2417	Vehicles are an eyesore. They'r	30 Day Notice	15-Oct-25				20-Oct-25	02-16-228-006	37 West Street	Bristol	60512		BRISTOL
13-Aug-25	2405	Non-Permitted Short Term Rent	Citation		20-Aug-25	9-Dec-25		19-Nov-25	06-06-251-022	51 Chippewa D	Oswego	60543	null	NA-AU-SAY
13-Aug-25	2401	Non-Permitted Short Term Rent	Citation		20-Aug-25	9-Dec-25		19-Nov-25	03-08-103-002	19 West Ancho	Oswego	60543	MARINA03	OSWEGO
13-Aug-25	2392	Unsafe Structure	Monitoring	5-Jan-26	15-Aug-25			20-Nov-25	04-31-200-007	11090 Crimmir	Newark	60541		FOX
13-Aug-25	2403	Non-Permitted Short Term Rent	Citation		20-Aug-25	9-Dec-25		19-Nov-25	03-04-428-011	24 Sonora Driv	Montgomer	60538	BOULDER2	OSWEGO
12-Aug-25	2382	Car and Boat parked in front yar	Citation	19-Aug-25	27-Aug-25	9-Dec-25		19-Nov-25	03-05-426-018	8 Greenbriar Ri	Montgomer	60538	BOULDER0	OSWEGO
12-Aug-25	2381	Please investigate an illegal sto	Citation	15-Aug-25	22-Sep-25			19-Nov-25	08-28-200-005	16296 Route 47	Yorkville	60447		LISBON
12-Aug-25	2379	Illegal Short Term Rental	Citation		15-Aug-25			3-Oct-25	02-16-201-004	9439 Corneils I	Bristol	60512	BRISTOLWI	BRISTOL
11-Aug-25	2375	Inoperable car parked in drivew	Monitoring	4-Dec-25				5-Nov-25	03-04-378-012	69 Pueblo Road				
5-Aug-25	2357	Inoperable vehicles	Citation		22-Sep-25			19-Nov-25	01-29-452-005	30 Lynwood Dr	Plano	60545	GRISWOLD	LITTLE ROCK
31-Jul-25	2351	Gravel Drive added without requ	Citation	8-Aug-25	27-Aug-25	9-Dec-25		20-Oct-25	03-04-477-025	54 Springdale I	Montgomer	60538	BOULDER2	OSWEGO
23-Jul-25	2341	Big boat parked in the driveway	Citation	22-Aug-25	22-Sep-25			19-Nov-25	03-04-303-029	40 Marnel Roa	Montgomer	60538	BOULDER1	OSWEGO
1-Jul-25	2306	Landscape Business	Citation		10-Jul-25	28-Oct-25		27-Oct-25	06-02-177-007	1551 Cherry Rc	Oswego	60543	COUNTY C	NA-AU-SAY
3-Jun-25	2294	Shed no Permit	Citation	4-Aug-25	19-Aug-25	9-Dec-25		19-Nov-25	03-04-307-010	27 Wyndham D	Montgomer	60538	BOULDER1	OSWEGO
22-May-25	2273	Cars in driveway look inoperabl	Citation	16-Jul-25	11-Aug-25	28-Oct-25		12-Nov-25	03-09-155-020	149 Circle Driv	Montgomer	60538	BOULDER2	OSWEGO
22-May-25	2266	White car appears to be inopera	Citation	17-Jul-25	14-Aug-25	9-Dec-25		20-Oct-25	03-04-355-001	190 Boulder Hi	Montgomer	60538	BOULDER0	OSWEGO
22-May-25	2262	Trucks in driveway donâ€™t app	Citation		15-Aug-25	9-Dec-25		19-Nov-25	03-09-105-004	118 Circle Driv	Montgomer	60538	BOULDER2	OSWEGO
22-May-25	2259	Two big yellow food trucks appe	Citation	17-Jul-25	22-Sep-25			19-Nov-25	03-05-428-015	10 Hampton Rc	Montgomer	60538	BOULDER0	OSWEGO
22-May-25	2255	Backyard appears to be a junky	Citation	22-Jul-25	15-Aug-25	9-Dec-25		12-Nov-25	03-04-305-023	16 Wyndham D	Montgomer	60538	BOULDER1	OSWEGO
22-May-25	2253	Has different vehicles on prope	Citation	15-Oct-25	17-Oct-25	9-Dec-25		20-Nov-25	03-04-307-001	62 Circle Drive	Montgomer	60538	BOULDER0	OSWEGO
20-May-25	2278	Inoperable Vehicle & Junk and D	Citation		10-Jul-25	9-Dec-25		19-Nov-25	03-04-476-019	93 Long Beach	Montgomer	60538	BOULDER2	OSWEGO
2-May-25	2202	Trucks appear to be junk or inop	Citation		16-May-25	9-Dec-25		19-Nov-25	03-04-327-007	29 Surrey Road	Montgomer	60538	BOULDER1	OSWEGO
29-Apr-25	2211	Abandoned Home	Hold					13-Jun-25	02-13-479-003	19 Center Driv	Oswego	60543	RIVERVIEW	BRISTOL
28-Apr-25	2204	Towing Business	Monitoring	5-Jan-26				20-Nov-25	02-15-302-001	2 South Street	Bristol	60512		BRISTOL
28-Apr-25	2215	Illegal Business and Accessory	Citation		14-May-25	9-Dec-25		20-Nov-25	03-24-100-010	640 E Rance Rc	Oswego	60543		OSWEGO
28-Apr-25	2209		Citation	6-Aug-25	22-Sep-25			19-Nov-25	08-12-126-005	6547 Chicago I	Yorkville	60560	PLATTVILLE	LISBON
27-Apr-25	2175	My neighbors yard is full of junk	Monitoring	5-Jan-26	10-Jul-25			20-Nov-25	03-04-378-039	43 Saugatuck I	Montgomer	60538		
18-Apr-25	2166	Abandoned Home	Hold					13-Jun-25	03-02-276-001	316 Route 30	Aurora	60504	EYRES	OSWEGO
20-Feb-25	2137		Citation		13-Mar-25	9-Dec-25		20-Nov-25	06-28-300-003	3505 CATON F	MINOOKA	60447		NA-AU-SAY
11-Feb-25	2164	Commercial Vehicle Parking	Citation		25-Apr-25	9-Dec-25		19-Nov-25	06-13-151-002	8342 Old Ridge	Plainfield	60544		NA-AU-SAY
15-Oct-24	2170	Parking Area / Impervious Surfa	Citation		5-May-25	9-Sep-25		20-Oct-25	04-31-452-008	11850 Fox Rive	Newark	60541		FOX
18-Sep-24	2070	Building pool without a permit ir	Citation		26-Aug-25	9-Dec-25		1-Oct-25	03-16-176-009		OSWEGO	60543	FOX BEND	OSWEGO
18-Sep-24	2069	Junk and Debris	Citation		26-Aug-25	9-Dec-25		1-Oct-25	03-16-176-009		OSWEGO	60543	FOX BEND	OSWEGO
10-Apr-24	1881	Trailer parked in required front c	Citation		15-Apr-24	28-Oct-25		27-Oct-25	03-04-378-018	81 PUEBLO RO	Montgomer	60538	BOULDER1	OSWEGO
10-Apr-24	1882	Trailer parked in required front c	Citation		15-Apr-24	28-Oct-25		27-Oct-25	03-04-377-037	82 PUEBLO RO	Montgomer	60538	BOULDER1	OSWEGO

10-Oct-23	2220	semi parking lot in floodplain	Monitoring	1-Dec-25			3-Nov-25	09-09-100-002	13039 McKann	Minooka	60447	SEWARD
14-Sep-23	2186	Junk and Debris / Inoperable Ve	Citation		27-Aug-25	9-Dec-25	19-Nov-25	08-11-100-014	PIN 08-11-100-	Plattville		LISBON
1-Aug-22	2219	Work in Floodplain	Citation			30-Oct-25	2-Sep-25	09-27-200-004	2511 Wildy Roa	Minooka	60447	SEWARD
13-Jul-21	2218	abandoned Home inoperable	Citation			14-Oct-25	12-Aug-25	03-26-100-004	1539 Collins R	Oswego	60543	OSWEGO

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	$655,000	$8,434	$4,634
Accessory Buildings	7	$230,675	$1,503	$0
Additions	1	$67,000	$282	$0
Remodeling	2	$162,000	$817	$0
Commercial - B Zone	2	$300,000	$1,468	$0
Barns/Farm Buildings	3	$97,435	$0	$0
Signs	3	$72,799	$706	$0
Swimming Pools	1	$50,000	$200	$0
Decks	4	$163,660	$600	$0
Electrical Upgrades	1	$1,600	$150	$0
Generator	2	$28,679	$220	$0
Solar	9	$371,915	$2,850	$0
	39	$2,200,763	$17,231	$4,634

Oct 24 - 8 Houses
39 Total Permits

YTD 24 - 42 House
312 Total

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/7/2025	012025281 01 House	04-21-102-005 REAM RANDALL K & DEBORAH A	9271 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	REVOLUTION BUILDERS CUSTOM HOMES
10/27/2025	032025315 03 Accessory Buildings	03-05-404-006 HARRIS TIMOTHY & GAIL	112 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	EVERLAST PORTABLE BUILDINGS
10/24/2025	032025311 03 Accessory Buildings	04-16-127-005 WOLF THOMAS M & NAOMI L	62 FOXHURST LN MILLBROOK, IL 60536-	FOXHURST UNIT 3	PUEBLO CONCRETE LLC
10/15/2025	032025301 03 Accessory Buildings	04-13-277-004 ANDERSON MARK A	27 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 2	
10/7/2025	032025288 03 Accessory Buildings	02-35-380-010 MCNAMARA THOMAS	5627 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
10/27/2025	032025316 03 Accessory Buildings	03-08-280-003 MENNE KENNETH & RITA	6 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
10/21/2025	032025309 03 Accessory Buildings	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	CS ENTERPRISE LANDSCAPE INC.
10/15/2025	032025273 03 Accessory Buildings	03-34-100-028 RAMIREZ LYDIA	5438 SCHLAPP RD OSWEGO, IL 60543-		DIVISION ONE PAINTING
10/2/2025	032025282 03 Accessory Buildings	02-22-226-002 BRADY THOMAS M & GRETCHEN	12 SUNSET ST YORKVILLE, IL 60560-	RIVER RIDGE UNIT 2	
10/2/2025	032025285 03 Accessory Buildings	01-19-476-005 LASOURD LONNIE & TRINA	17224 FRAZIER RD PLANO, IL 60545-	HRVATIN SUB	
10/15/2025	032025305 03 Accessory Buildings	01-20-351-014 POPPEN JEFFERY	197 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	LESTER BUILDINGS

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/2/2025	032025280 03 Accessory Buildings	02-35-277-007 ANDRES RON & BETTINARDI CHERYL A	216 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	BACKYARD STORAGE SOLUTIONS
10/17/2025	042025302 04 Additions	03-08-154-016 DINH THANG MINH	1430 C ROUTE 31 OSWEGO, IL 60543-	C G RICKETTS SUB	UNIQUE HOME REMODELING
10/15/2025	052025296 05 Remodeling	03-05-429-023 MUNOZ ELIUD FLORES & SOTELO SONIA SANCHEZ	21 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	AMERICAN CLEANING & RESTORATION
10/1/2025	052025252 05 Remodeling	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	8200 GROVE RD YORKVILLE, IL 60560-		
10/24/2025	052025314 05 Remodeling	03-05-429-026 HARTMAN RANDY	27 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	INNOVATIVE CARPENTRY INC.
10/15/2025	072025304 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
10/15/2025	072025303 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
10/21/2025	082025310 08 Barns/Farm Buildings	02-20-276-002 NEVILLE PATRICK T TRUST & NEVILLE ANNE M TRUST	3224 CANNONBALL TRL YORKVILLE, IL 60560-		
10/29/2025	082025317 08 Barns/Farm Buildings	06-23-400-002 KOZAK KENNETH M JR	9845 RIDGE RD PLAINFIELD, IL 60586-		
10/16/2025	082025308 08 Barns/Farm Buildings	02-34-300-007 KILLIAN BRUCE W DEC TRUST & KILLIAN VIRGINIA W DEC	8788 VAN EMMON RD YORKVILLE, IL 60560-		
10/2/2025	082025283 08 Barns/Farm Buildings	05-01-100-014 PELLEGRINI FRANK J & SHERI A	6700 B RESERVATION RD. YORKVILLE, IL. 60560		

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/29/2025	092025319 09 Signs	02-26-402-006 STANDARD BANK & TRUST CO	2 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	NOT JUST GRASS LANDSCAPING INC.
10/6/2025	092025286 09 Signs	03-18-451-001 HARRIS BANK TRUST % JOSEPH STARY	5498 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	TENANT: NAVEED KARIM
10/28/2025	092025320 09 Signs	02-26-376-009 RMG RENTALS INC	1 FOX HILL CT YORKVILLE, IL 60560-	OAK CREEK SUB	NOT JUST GRASS LANDSCAPING
10/17/2025	122025306 12 Swimming Pools	02-17-226-014 KNAUF DENNIS W & JULIE A	2239 ROUTE 47 YORKVILLE, IL 60560-	FISHERS SUB	SIGNATURE POOLS - TOM MCNEILS
10/28/2025	132025321 13 Decks	02-20-276-009 SHANKS BRADLEY W & LYNDA C	3350 A CANNONBALL TRL YORKVILLE, IL 60560-		
10/6/2025	132025287 13 Decks	03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE UNIT 2 RESUB PT LTS 2 3 4	
10/16/2025	132025298 13 Decks	06-14-200-002 JE VIDMAR TRUST & WM VIDMAR TRUST	1226 ROUTE 126 PLAINFIELD, IL 60586-		UPPERDECK DESIGNS CONSTRUCTION
10/7/2025	132025289 13 Decks	03-05-454-026 SHILNEY MIKE & LENORE	12 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	MASTERPIECE CARPENTRY INC.
10/23/2025	152025312 15 Electrical Upgrades	09-22-200-010 LOMBARDO ROBERT M & KAREN L	15320 JUGHANDLE RD MINOOKA, IL 60447-	AUX SABLE OAKS UNIT 1	KEAST ELECTRIC INC.
10/27/2025	232025318 23 Generator	05-18-250-017 DODD ZACHARY M	11353 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	GENERATOR TECHNOLOGIES INC
10/16/2025	232025297 23 Generator	02-25-351-006 THAYER SCOTT & VIRGINIA	84 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	JRC GENERATORS LLC

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Permit Approval Date Report
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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/30/2025	242025324 24 Solar	06-06-251-015 BOHLIN JEREMY & EILEEN	26 CHIPPEWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	COMPLETE SOLAR INC.
10/29/2025	242025323 24 Solar	02-13-429-003 RAMME LIVING TRUST RAMME JANICE K	23 CLARK AVE OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	SUNRUN INSTALLATION
10/29/2025	242025322 24 Solar	03-07-229-005 FLORES SANTIAGO	11 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	SUNRUN INSTALLATION
10/24/2025	242025313 24 Solar	05-34-200-003 COBBLE JEFFERY & ERIN	11143 ASHLEY RD YORKVILLE, IL 60560-		OFF GRID ENERGY SOLUTIONS LLC
10/24/2025	242025307 24 Solar	02-30-400-010 MURILLO OMAR & ELIZABETH EULALIA	11287 RIVER RD PLANO, IL 60545-	GLEN NELSON SUB	
10/16/2025	242025300 24 Solar	03-04-282-006 PLESE JOHN M	11 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	VOLT LLC
10/8/2025	242025292 24 Solar	08-18-100-003 KREFTMEYER CHRISTOPHER JAMES	14492 LISBON RD NEWARK, IL 60541-		SOLARSHIPS INSTALLATION
10/7/2025	242025291 24 Solar	03-15-151-012 GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		SUNRUN INSTALLATION
10/7/2025	242025290 24 Solar	03-04-152-005 DIAZ LOTZY E	40 GREENBRIAR RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	SUNRUN INSTALLATION

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Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	$2,035,000	$18,305	$8,705
Garage	1	$55,000	$310	$0
Accessory Buildings	4	$43,459	$400	$0
Additions	1	$55,550	$878	$0
Swimming Pools	2	$350,390	$400	$0
Demolitions	1	$40,000	$0	$0
Driveway	1	$7,000	$0	$0
Patio	1	$8,900	$50	$0
Solar	5	$237,883	$1,400	$0
	20	$2,833,182	$21,742	$8,705

Nov 24- 4 Houses
27 Total

YTD 24 46 Houses
360 Total

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Permit Summary by Category by Month
Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	~~407~~	3	3	5	0	1	8	3	2	4	4	4	0
Garage	4	0	0	0	0	0	1	0	0	2	0	1	0
Accessory Buildings	54 ~~56~~	5	0	3	4	2	13	3	6	9	7	4	0
Additions	10	1	1	2	1	0	1	1	0	1	1	1	0
Remodeling	23 ~~22~~	2	3	3	4	1	2	1	1	3	2	0	0
Commercial - M Zone	1	0	0	0	0	0	0	0	1	0	0	0	0
Commercial - B Zone	~~76~~	0	0	0	1	0	1	0	0	2	2	0	0
Barns/Farm Buildings	21	1	2	2	4	1	3	1	4	1	2	0	0
Signs	4	0	0	0	0	0	0	0	0	1	3	0	0
Swimming Pools	23	1	2	2	4	0	2	4	4	1	1	2	0
Decks	33	0	2	1	10	2	6	3	2	3	4	0	0
Demolitions	4	1	1	0	0	0	1	0	0	0	0	1	0
Electrical Upgrades	15	1	1	2	1	0	6	1	2	0	1	0	0
Driveway	11 ~~10~~	0	0	0	3	0	2	2	2	0	0	1	0
Fire Restoration	5	0	0	0	0	1	2	1	1	0	0	0	0
Patio	5	0	0	0	0	0	1	2	0	1	0	1	0
Generator	11	0	0	0	1	0	4	0	0	4	2	0	0
Solar	53 ~~54~~	2	3	2	6	5	1	7	5	8	9	5	0
	~~320~~ 335	17	18	22	39	13	54	29	30	40	38	20	0

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/3/2025	012025007 01 House	05-12-226-003 BURNETT PTOSHIA A	6005 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES
9/13/2025	012025248 01 House	05-32-100-002 SEBBY KEVIN	11135 IMMANUEL RD YORKVILLE, IL 60560-		
11/19/2025	012025333 01 House	04-21-102-016 EIGHT93 INC	15992 WHIPPLE PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	BLACKWOOD CONSTRUCTION INC.
7/3/2025	012025179 01 House	02-06-100-021 KONICEK FAMILY LIMITED PARTNERSHIP	345 ASHE ROAD PLANO, IL. 60545		
7/18/2025	012025196 01 House	02-36-300-002 COURTERIER MICHAEL & MEGHAN	6717 RESERVATION RD YORKVILLE, IL 60560-		
2/10/2025	012025032 01 House	06-07-405-002 PARNELL RYAN & EUGENIA	5516 LEGEND DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES
1/28/2025	012025017 01 House	06-07-374-002 ESCOBEDO LARRY & KELLY R	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	JAKE MENARD
1/15/2025	012025015 01 House	02-23-303-012 PFLIPSEN DAVID & RASHIDA	26 TIMBER RIDGE DR. YORKVILLE, IL. 60560	TIMBER RIDGE SUB UNIT 1	ED SALOGA DESIGN BUILD
3/24/2025	012025054 01 House	06-07-402-011 HEAVENS CRAIG & DEBORAH	7854 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SILVERTHORNE DEVELOPMENT CO
9/16/2025	012025256 01 House	05-03-275-012 SCHWARK TRAVIS E & MELISSA D	6448 RAVINE CT YORKVILLE, IL 60560-	RAVINE WOODS SUB	CL DESIGN - BUILD INC.
11/19/2025	012025295 01 House	05-08-353-003 AGUIRRE REBECA & SANCHEZ NESTOR	10890 BRANDENBURG WAY YORKVILLE, IL. 60560	TANGLEWOOD TRAILS	

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/26/2025	012024351 01 House	02-35-301-007 MARKS MICHAEL	5971 FIELDS DRIVE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 2	MICHAEL ANTHONY BUILDERS
4/8/2025	012025076 01 House	09-29-400-007 AARON WHITE	16947 OBRIEN ROAD MINOOKA, IL. 60447		WHITE & SONS BUILDERS
10/7/2025	012025281 01 House	04-21-102-005 REAM RANDALL K & DEBORAH A	9271 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	REVOLUTION BUILDERS CUSTOM HOMES
6/10/2025	012025133 01 House	01-36-100-033 SONG ALBERT C & AMY A	12784 RIVER ROAD PLANO, IL. 60545		AM KITCHEN & BATH
8/28/2025	012025189 01 House	01-33-101-005 ERGO TED W & LISA G	5336 OAK MEADOW COURT PLANO, IL. 60545	DEER RIDGE PUD	
6/27/2025	012025174 01 House	02-23-176-011 TULLOCH JOHN R & BERNICE E	7630 ROUTE 34 OSWEGO, IL 60543-		JMK CONSTRUCTION 5 INC.
3/12/2025	012025038 01 House	06-02-125-001 CARRESCIA BLAKE & MICHAELA	6192 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	NICK NAHAS
7/28/2025	012025205 01 House	01-23-100-002 CAMPBELL TIM	2970 C ROCK CREEK RD PLANO, IL 60545-		
3/4/2025	012025027 01 House	05-12-228-014 TRATTNER STEVEN & COLLEEN	7161 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DJK CUSTOM HOMES, INC.
5/20/2025	012025129 01 House	02-35-413-002 WASZAK ROBERT T & WASZAK NANCY A	5596 FIELDS DR. YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	OWNER
1/7/2025	012025012 01 House	04-02-227-005 HOGAN MICHAEL & SHERRY	6195 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	JEFF HAZDRA HOMES & REMODELING

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/3/2025	012025132 01 House	02-35-414-013 GTH LIVING TRUST & EAH LIVING TRUST	7442 THORNHILL COURT YORKVILLE, IL. 60560	ROSEHILL	JAMES MENARD
4/7/2025	012025074 01 House	05-02-202-001 GREEN KENNEDY E & CASSANDRA M	6006 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	MCCUE BUILDERS INC.
4/1/2025	012025042 01 House	06-07-374-007 MCCUE DEVELOPMENT INC	5918 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
9/16/2025	012025249 01 House	06-05-394-001 NEUMANN COLT & REENA	4784 WAAKEESHA DR. OSWEGO, IL. 60543	HENNEBERRY WOODS UNIT 2	MIKOLS CONSTRUCTION INC.
6/24/2025	012025152 01 House	06-07-402-008 KANGAS SEAN & ANNETTE	7776 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
6/30/2025	012025153 01 House	04-21-102-010 LORENTSEN ELLIOTT & CAMBRIA	9197 LEE HILL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	REVOLUTION BUILDERS CUSTOM HOMES
3/31/2025	012025073 01 House	05-12-276-010 MEADOR JASON & TINA	7653 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	OVERSTREET BUILDERS
11/21/2025	012025334 01 House	06-07-129-009 POURCHOT DAVID & CATHERINE	5697 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BIG SKY CUSTOM HOMES
8/18/2025	012025225 01 House	06-07-130-016 THIES JOINT LIVING TRUST	7170 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	KINGS COURT BUILDERS
7/3/2025	012025184 01 House	04-21-125-021 SCHOFIELD TIMOTHY J & JESSICA R	9295 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
3/4/2025	012025052 01 House	02-35-401-002 FROEHLICH ADAM & KELLY	5603 FIELDS DRIVE YORKVILLE	FIELDS OF FARM COLONY UNIT 3	SILVERTHORNE DEVELOPMENT

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/3/2025	012025175 01 House	04-21-102-003 AMWOZA SHANE & SARAH	9219 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
2/6/2025	012025036 01 House	05-12-277-015 SIEMIANOWSKI JOSEPH R & JULIE T	5929 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KING'S COURT BUILDERS
6/26/2025	022025160 02 Garage	03-09-153-016 RENNER DONALD	33 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	STANLEY GARAGE BUILDERS
11/13/2025	022025329 02 Garage	04-02-225-004 MOSEBY BRIAN JAMES & MALGORZATA M	6106 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	SAME
9/18/2025	022025267 02 Garage	02-34-177-003 BARRINGER HENRY DALE JR	8751 VAN EMMON RD YORKVILLE, IL 60560-	OWNERS SUB PT NW 1/4 SEC 34-37-7	
9/28/2025	022025278 02 Garage	03-19-202-006 TRIPP THOMAS	627 DOUGLAS ST OSWEGO, IL 60543-	LAURIE KAY SUB	BILL BUSHWALLER-TUFF
10/2/2025	032025280 03 Accessory Buildings	02-35-277-007 ANDRES RON & BETTINARDI CHERYL A	216 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	BACKYARD STORAGE SOLUTIONS
1/31/2025	032025029 03 Accessory Buildings	02-15-327-004 BRUDERLE K CHARLES	88 BRISTOL RIDGE RD BRISTOL, IL 60512-		SELF
11/19/2025	032025338 03 Accessory Buildings	04-02-227-005 HOGAN MICHAEL & SHERRY	6195 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 2	JEFF HAZDRA
6/29/2025	032025171 03 Accessory Buildings	02-30-300-009 BECK RYAN & SHANNON	4518 ELDAMAIN RD PLANO, IL 60545-		
7/28/2025	032025168 03 Accessory Buildings	03-07-276-002 RAMIREZ MARIO R & MARISOL	15 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	

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10/21/2025	032025309 03 Accessory Buildings	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	CS ENTERPRISE LANDSCAPE INC.
10/7/2025	032025288 03 Accessory Buildings	02-35-380-010 MCNAMARA THOMAS	5627 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
4/23/2025	032025103 03 Accessory Buildings	05-02-128-002 HALL DAVID	7482 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
4/15/2025	032025089 03 Accessory Buildings	04-02-227-002 WARREN BRANDON M	6202 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	CLEARY BUILDING CORP
6/10/2025	032025138 03 Accessory Buildings	05-02-128-008 NESS JEFFREY S & DEBRA L	6200 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	BACKYARD STORAGE SOLUTIONS
5/5/2025	032025121 03 Accessory Buildings	01-25-376-004 GORMLEY RICK L & DENISE J	12446 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2	
5/13/2025	032025127 03 Accessory Buildings	02-14-428-006 SPAARGAREN RODGERS BRENT CLYDE	29 CHARLES ST OSWEGO, IL 60543-	LYNWOOD EXTENSION 6	
9/24/2025	032025251 03 Accessory Buildings	05-06-302-006 DAHL MANAGEMENT LLC	6738 A-C PAVILLION RD YORKVILLE, IL 60560-		CLEARY BUILDING CORP
10/2/2025	032025285 03 Accessory Buildings	01-19-476-005 LASOURD LONNIE & TRINA	17224 FRAZIER RD PLANO, IL 60545-	HRVATIN SUB	
1/13/2025	032025024 03 Accessory Buildings	02-34-127-002 DEBOLT BRIAN & ARMELINDA	4 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME AS OWNER
4/7/2025	032025081 03 Accessory Buildings	03-08-227-024 DOSSETT JILL L & BRIAN L	72 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	

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3/20/2025	032025063 03 Accessory Buildings	02-22-427-001 SPRATLEY BRETT S & GINA E	36 TIMBERVIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	
4/18/2025	032025062 03 Accessory Buildings	02-26-401-002 AGUIRRE LUIS JR & RAMIREZ JAZEL I	11 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	THE LANDSCAPING EXPERTS, INC.
10/15/2025	032025305 03 Accessory Buildings	01-20-351-014 POPPEN JEFFERY	197 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	LESTER BUILDINGS
9/25/2025	032025277 03 Accessory Buildings	09-07-200-028 GOVEDNIK JOSEPH & BRITTANY	13315 B GROVE RD MINOOKA, IL 60447-	HIGHGROVE	ZENZ BUILDINGS
10/15/2025	032025273 03 Accessory Buildings	03-34-100-028 RAMIREZ LYDIA	5438 SCHLAPP RD OSWEGO, IL 60543-		DIVISION ONE PAINTING
6/9/2025	032025149 03 Accessory Buildings	03-08-280-028 WASZKOWIAK RICHARD F & BETH A	5 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	COACH HOUSE GARAGES
1/23/2025	032025026 03 Accessory Buildings	06-08-101-027 MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
6/13/2025	032025154 03 Accessory Buildings	01-10-352-004 MCLAIN MARK R & LUCINDA LEE	1900 LITTLE ROCK RD PLANO, IL 60545-	SNYDER SUB	CLEARY BUILDING CORP
9/3/2025	032025244 03 Accessory Buildings	01-19-477-003 HARING RONALD A & DARLENE	17024 FRAZIER RD PLANO, IL 60545-	SUGAR BROOK ESTATES SUB	
9/10/2025	032025247 03 Accessory Buildings	02-28-301-003 JONES JASON D	205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	
6/2/2025	032025140 03 Accessory Buildings	02-23-303-002 STANISZEWSKI MEGAN A & THADDEUS J	17 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	

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7/15/2025	032025195 03 Accessory Buildings	01-10-101-004 CHIHUAHUA HOLDING COMPANY LLC	1182 VILMAN RD PLANO, IL 60545-		Jose Rodriguez/Chihuahua
10/15/2025	032025301 03 Accessory Buildings	04-13-277-004 ANDERSON MARK A	27 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 2	
10/2/2025	032025282 03 Accessory Buildings	02-22-226-002 BRADY THOMAS M & GRETCHEN	12 SUNSET ST YORKVILLE, IL 60560-	RIVER RIDGE UNIT 2	
8/19/2025	032025229 03 Accessory Buildings	02-11-102-005 HERNANDEZ DAVID J	117 WILLOW LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	TUFF SHED
8/14/2025	032025222 03 Accessory Buildings	06-02-103-008 LOPEZ MELISSA & SANCHEZ IVAN D	6189 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	MILMAR BUILDINGS
3/12/2025	032025059 03 Accessory Buildings	02-35-384-004 VAN FLEET LIVING TRUST	7645 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	BOONDOCK BARNS
6/26/2025	032025162 03 Accessory Buildings	08-12-151-002 NAVA SERGIO MEDINA & MATTHEWS	6986 CHICAGO RD. MINOOKA, IL. 60447		
10/24/2025	032025311 03 Accessory Buildings	04-16-127-005 WOLF THOMAS M & NAOMI L	62 FOXHURST LN MILLBROOK, IL 60536-	FOXHURST UNIT 3	PUEBLO CONCRETE LLC
9/28/2025	032025279 03 Accessory Buildings	05-02-128-005 BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	
8/26/2025	032025232 03 Accessory Buildings	02-24-177-005 LICHTER EDWARD	6626 SUNDOWN LN YORKVILLE, IL 60560-		MIDWEST STEEL
6/26/2025	032025161 03 Accessory Buildings	05-06-352-002 SERAPHIN JOHN P & SHEILA M	3 CHALLY DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	TUFF SHED

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1/13/2025	032025021 03 Accessory Buildings	08-01-300-003 MACKENZIE MARK A	, -		
10/27/2025	032025315 03 Accessory Buildings	03-05-404-006 HARRIS TIMOTHY & GAIL	112 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	EVERLAST PORTABLE BUILDINGS
6/29/2025	032025167 03 Accessory Buildings	03-18-428-009 JOHNSON LINDA & KEITH	5118 B ROUTE 34 OSWEGO, IL 60543-		
9/16/2025	032025173 03 Accessory Buildings	03-24-100-009 CARRILLO PEDRO	640 D RANCE RD OSWEGO, IL 60543-		
6/26/2025	032025163 03 Accessory Buildings	02-16-227-003 RUSS JOHN & DEBBIE	2042 CORNEILS RD BRISTOL, IL 60512-	GLAD-ELL SUB	BOB LEE CONSTRUCTION
10/27/2025	032025316 03 Accessory Buildings	03-08-280-003 MENNE KENNETH & RITA	6 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
6/29/2025	032025169 03 Accessory Buildings	03-04-303-026 DILLENBURG CHERYL & ERICH P	34 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
7/28/2025	032025204 03 Accessory Buildings	03-05-253-021 RITTER BARRY L & MARGARET J	25 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	
9/28/2025	032025227 03 Accessory Buildings	09-33-300-003 SIEGLER KIRK & DIONE	3526 HOLT RD MINOOKA, IL 60447-		
6/30/2025	032025178 03 Accessory Buildings	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
11/19/2025	032025337 03 Accessory Buildings	02-29-282-003 SNYDER JOHN LUKE	220 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	STRONHOLD CONSTRUCTION & MAINTENANCE

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/21/2025	042025097 04 Additions	05-07-176-008 BARKER JERAD T & RACHEL A	31 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	J&R CONSTRUCTION SERVICES
6/3/2025	042025145 04 Additions	05-12-220-006 RAHN AARON B & LAUREN M	6306 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
9/16/2025	042025253 04 Additions	04-01-326-002 WILLMAN ROBERT	53 FOX CT YORKVILLE, IL 60560-		
8/1/2025	042025212 04 Additions	05-08-376-009 MILLER TERRENCE R & BARBARA L B	15 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	JAMES P CONSTRUCTION
11/24/2025	042025339 04 Additions	02-24-179-004 GUERRERO FERREYRE HERMINIO	31 HERREN LN OSWEGO, IL 60543-	HERRENS SUB	SAME
3/12/2025	042025058 04 Additions	02-21-151-013 CLARK THOMAS WILLIAM & SHEGA	19 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	GREAT DAY IMPROVEMENTS LLC
9/3/2025	042025057 04 Additions	09-09-100-009 CURA VICTORIA & JOE	13130 MCKANNA RD MINOOKA, IL 60447-		
3/5/2025	042025051 04 Additions	01-31-300-001 FRIEDERS, JOSPEH; GENE R FRIEDERS	17710 LIONS RD SANDWICH, IL 60548-		
1/13/2025	042025022 04 Additions	07-16-400-006 MARTINEZ DAVID M & BOBBI JO	14560 TOWNHOUSE RD NEWARK, IL 60541-		
10/17/2025	042025302 04 Additions	03-08-154-016 DINH THANG MINH	1430 C ROUTE 31 OSWEGO, IL 60543-	C G RICKETTS SUB	UNIQUE HOME REMODELING
6/25/2025	042024259 04 Additions	02-24-151-005 BOCZKO KENYATTA	6800 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	

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10/24/2025	052025314 05 Remodeling	03-05-429-026 HARTMAN RANDY	27 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	INNOVATIVE CARPENTRY INC.
4/28/2025	052025114 05 Remodeling	02-15-252-001 GLASGOW DAVID M & KAREN M	14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CAHILL CONTRACTORS LLC
7/28/2025	052025202 05 Remodeling	03-08-102-003 LUNA JUAN	1056 ROUTE 31 OSWEGO, IL 60543-		ACCULEVEL INC.
2/7/2025	052025037 05 Remodeling	05-12-228-003 TESTONE VINCENT & CAROL WESTPHAL	6004 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ACCULEVEL, INC.
10/15/2025	052025296 05 Remodeling	03-05-429-023 MUNOZ ELIUD FLORES & SOTELO SONIA SANCHEZ	21 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	AMERICAN CLEANING & RESTORATION
9/10/2025	052025255 05 Remodeling	03-05-229-008 GANNON NORA K & FELTS RICHARD E	32 FERNWOOD RD MONTGOMERY, IL 60538-		FOREVER HOME RENOVATIONS
9/2/2025	052025241 05 Remodeling	04-02-231-004 DEVORAK MATTHEW & JENNIFER	6232 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	MATRIX HOME SOLUTIONS
7/7/2025	052025180 05 Remodeling	02-34-176-005 MUND RONALD G & STUDLER D M	34 RIVERSIDE ST YORKVILLE, IL 60560-		THOMAS HOME REPAIR LLC
6/5/2025	052025141 05 Remodeling	05-07-427-002 JEPSEN RICHARD M JR	11130 A LEGION RD YORKVILLE, IL 60560-		
5/6/2025	052025123 05 Remodeling	03-04-303-011 SEAN DENNIS	16 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
4/23/2025	052025106 05 Remodeling	03-05-176-004 FOX METRO WATER REC DIST	682 RTE 31 OSWEGO, IL. 60543		FOX METRO

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4/14/2025	052025091 05 Remodeling	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	TRANQUILITY BUILDERS INC.
10/1/2025	052025252 05 Remodeling	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	8200 GROVE RD YORKVILLE, IL 60560-		
4/21/2025	052025096 05 Remodeling	02-28-301-003 JONES JASON D	205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	WELL EXPERT
3/25/2025	052025069 05 Remodeling	02-35-413-011 RUMSHAS LEISA D	7388 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SYNERGY BUILDERS INC.
3/25/2025	052025068 05 Remodeling	03-05-176-004 FOX METRO WATER REC DIST	682 ROUTE 31 OSWEGO, IL. 60543		
3/11/2025	052025056 05 Remodeling	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO CONSTRUCTION
2/5/2025	052025035 05 Remodeling	03-18-328-007 PATULA ROBERT R & KATHRYN L	9 N CHERRY DR OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	LEADS CONSTRUCTION
1/27/2025	052025028 05 Remodeling	02-21-151-004 GOSCINIAK TOMASZ	20 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	
1/13/2025	052025023 05 Remodeling	02-34-127-002 DEBOLT BRIAN & ARMELINDA	4 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME AS OWNER
9/23/2025	052025272 05 Remodeling	02-28-301-003 JONES JASON D & PENNEY PAMELA LYNN	205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	CATCON INC.
8/26/2025	062025223 06 Commercial - M Zone	03-05-176-001 FOX METRO WATER REC DIST	682 ROUTE 31 OSWEGO, IL. 60543		WHITTAKER CONSTRUCTION &

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Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
8/15/2025	072025157 07 Commercial - B Zone	09-13-400-011 OAKLAND AVE STORAGE LLC/	484 ROUTE 52 MINOOKA, IL. 60447		
10/15/2025	072025303 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
10/15/2025	072025304 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
1/8/2025	072025010 07 Commercial - B Zone	02-10-300-019 FOX VALLEY FAMILY YMCA INC	1520 N CANNONBALL TRL BRISTOL, IL 60512-		
9/23/2025	072025275 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
4/25/2025	072025110 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
9/16/2025	072025274 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
8/14/2025	082025226 08 Barns/Farm Buildings	01-18-300-008 ROSS JASON K & KRISTINA L	17773 SEDGEWICK ROAD SANDWICH, IL. 60548		
8/6/2025	082025216 08 Barns/Farm Buildings	07-35-300-003 LARSON MAYNARD & SUZANNE TRS	13574 HILL RD NEWARK, IL 60541-		
7/9/2025	082025190 08 Barns/Farm Buildings	05-19-100-003 HAWKINSON STEVEN DOUGLAS	9420 LISBON RD YORKVILLE, IL 60560-		
6/2/2025	082025143 08 Barns/Farm Buildings	03-24-100-010 ROSALES YOLANDA & ISAIAS	640 E RANCE RD OSWEGO, IL 60543-		

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8/12/2025	082025220 08 Barns/Farm Buildings	07-20-400-026 JEFFREY A & SANDRA L SPANG	15968 STEPHENS ROAD NEWARK, IL. 60541		
10/16/2025	082025308 08 Barns/Farm Buildings	02-34-300-007 KILLIAN BRUCE W DEC TRUST & KILLIAN VIRGINIA W DEC	8788 VAN EMMON RD YORKVILLE, IL 60560-		
8/20/2025	082025230 08 Barns/Farm Buildings	07-07-300-003 UPDIKE, WILEY TR & UPDIKE, NANCY TR	13820 COUNTY LINE RD NEWARK, IL 60541-		
6/2/2025	082025137 08 Barns/Farm Buildings	06-10-100-003 KELLER MARTIN J & NICOLE C	7426 B SCHLAPP RD OSWEGO, IL 60543-		
6/2/2025	082025136 08 Barns/Farm Buildings	05-21-400-008 LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		
5/5/2025	082025120 08 Barns/Farm Buildings	06-10-200-006 KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
4/28/2025	082025109 08 Barns/Farm Buildings	04-31-200-009 ALLEN JEFFREY D & BRITTANY	11313 B CRIMMIN RD NEWARK, IL 60541-		
4/15/2025	082025092 08 Barns/Farm Buildings	01-30-100-006 TOWNSEND JASON S	4505 SANDY BLUFF RD PLANO, IL 60545-		
4/10/2025	082025082 08 Barns/Farm Buildings	02-26-400-023 DEL TORO MARCO & IMELDA	7404 ROUTE 71 YORKVILLE, IL 60560-		
3/17/2025	082025061 08 Barns/Farm Buildings	07-29-200-004 FRIESTAD JOSHUA & SARAH	16187 ROODS RD NEWARK, IL 60541-		
3/5/2025	082025053 08 Barns/Farm Buildings	01-03-100-001 VARGAS TEODORO & VARGAS THEODORE	14780 GALENA RD PLANO, IL 60545-		

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2/25/2025	082025047 08 Barns/Farm Buildings	03-27-200-008 HIGENS NICHOLAS & MARJORIE	4050 DOUGLAS RD OSWEGO, IL 60543-		
6/3/2025	082025044 08 Barns/Farm Buildings	09-29-400-010 PLJ PARTNERSHIP LP	, -		
1/28/2025	082025031 08 Barns/Farm Buildings	09-15-200-003 BEST BUDGET TREE SERVICE LLC	2241 ROUTE 52 MINOOKA, IL 60447-		
10/21/2025	082025310 08 Barns/Farm Buildings	02-20-276-002 NEVILLE PATRICK T TRUST & NEVILLE ANNE M TRUST	3224 CANNONBALL TRL YORKVILLE, IL 60560-		
10/2/2025	082025283 08 Barns/Farm Buildings	05-01-100-014 PELLEGRINI FRANK J & SHERI A	6700 B RESERVATION RD. YORKVILLE, IL. 60560		
5/2/2025	082025100 08 Barns/Farm Buildings	02-36-300-004 ABBAS ALAA	6605 RESERVATION RD YORKVILLE, IL 60560-	MORGANS SUB	
10/29/2025	092025319 09 Signs	02-26-402-006 STANDARD BANK & TRUST CO	2 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	NOT JUST GRASS LANDSCAPING INC.
10/6/2025	092025286 09 Signs	03-18-451-001 HARRIS BANK TRUST % JOSEPH STARY	5498 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	TENANT: NAVEED KARIM
9/30/2025	092025264 09 Signs	03-27-200-002 JEANETTES PAWS OSWEGO LLC	2175 COLLINS RD OSWEGO, IL 60543-		VISION SIGN & DESIGN
10/28/2025	092025320 09 Signs	02-26-376-009 RMG RENTALS INC	1 FOX HILL CT YORKVILLE, IL 60560-	OAK CREEK SUB	NOT JUST GRASS LANDSCAPING
11/21/2025	122025341 12 Swimming Pools	05-12-276-010 MEADOR JASON & TINA	7653 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BARRINGTON POOLS, INC.

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11/10/2025	122025328 12 Swimming Pools	02-36-105-011 MELZER THOMAS A & HEATHER A	251 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	CHIP & DIP POOL AND SPA SERVICES, LLC
10/17/2025	122025306 12 Swimming Pools	02-17-226-014 KNAUF DENNIS W & JULIE A	2239 ROUTE 47 YORKVILLE, IL 60560-	FISHERS SUB	SIGNATURE POOLS - TOM MCNEILS
9/10/2025	122025254 12 Swimming Pools	02-28-452-014 RIEDY ANTHONY EDWARD LIV TRUST & LENTO RIEDY DIANA	607 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
8/20/2025	122025233 12 Swimming Pools	06-07-401-006 BENZING JESSICA & GEORGE	7667 BENTGRASS CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAJA BART, INC.% BRIAN BART
8/25/2025	122025231 12 Swimming Pools	05-12-227-005 MURRAY KYLE & ANNA	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PARADISE POOLS INC
8/14/2025	122025221 12 Swimming Pools	03-32-130-001 CURIEL ALEJANDRO & TOMASA LYNN	5345 GOLDENROD DR OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	PARADISE POOLS INC.
3/31/2025	122025070 12 Swimming Pools	03-18-376-007 RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
8/11/2025	122025217 12 Swimming Pools	06-07-374-002 ESCOBEDO LARRY & KELLY R	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	SUNCO POOLS
3/4/2025	122025049 12 Swimming Pools	05-12-220-009 FULTON STEPHEN D JR	7365 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
8/4/2025	122025213 12 Swimming Pools	06-07-374-001 HATCH MICHAEL & ANGELA	5750 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNCO POOLS INC.
7/28/2025	122025200 12 Swimming Pools	02-23-302-004 SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	DUTCH BARN LLC

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4/22/2025	122025095 12 Swimming Pools	02-35-127-009 RODRIGUEZ JOSE	34 MORGAN CT YORKVILLE, IL 60560-	FARM COLONY	
4/14/2025	122025085 12 Swimming Pools	02-16-276-012 ROCEN SHERI	25 NORTH ST BRISTOL, IL 60512-		
7/18/2025	122025199 12 Swimming Pools	02-13-352-006 CINTO CHRISTOPHER J & EVANGELINE M	122 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	
7/3/2025	122025183 12 Swimming Pools	06-02-177-003 ROSIER CHRISTOPHER A &	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	
6/5/2025	122025147 12 Swimming Pools	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
5/2/2025	122025117 12 Swimming Pools	03-08-276-005 LOPEZ SAMANTHA	6 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
4/4/2025	122025075 12 Swimming Pools	04-21-252-002 YENTER KELLI & CHRIS	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	10X POOLS
7/15/2025	122025192 12 Swimming Pools	05-12-277-015 SIEMIANOWSKI JOSEPH R & JULIE T	5929 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHERS BACKYARD POOLS
2/5/2025	122025033 12 Swimming Pools	05-12-228-002 FISHER JUSTIN & RACHELLE	5976 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ALL PROPERTY SERVICES INC.
5/6/2025	122025098 12 Swimming Pools	02-21-200-028 WIESCHHAUS KRISTOPHER T &	9261 KENNEDY RD YORKVILLE, IL 60560-		
10/28/2025	132025321 13 Decks	02-20-276-009 SHANKS BRADLEY W & LYNDA C	3350 A CANNONBALL TRL YORKVILLE, IL 60560-		

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10/16/2025	132025298 13 Decks	06-14-200-002 JE VIDMAR TRUST & WM VIDMAR TRUST	1226 ROUTE 126 PLAINFIELD, IL 60586-		UPPERDECK DESIGNS CONSTRUCTION
10/7/2025	132025289 13 Decks	03-05-454-026 SHILNEY MIKE & LENORE	12 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	MASTERPIECE CARPENTRY INC.
10/6/2025	132025287 13 Decks	03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE UNIT 2 RESUB PT LTS 2 3 4	
6/2/2025	132025134 13 Decks	05-06-276-003 SPEROS JON	88 POPLAR RD YORKVILLE, IL 60560-	FOXLAWN UNIT 4	UPPERDECK DESIGN & CONSTRUCTION
9/24/2025	132025271 13 Decks	04-16-253-013 LARSON JANE M & KNOX RITA LARSON	8276 FOX RIVER DR MILLBROOK, IL 60536-		PARTIPILO CUSTOM DECKS
6/2/2025	132025148 13 Decks	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	PARTIPILO CUSTOM DECKS
9/18/2025	132025268 13 Decks	04-09-351-012 DWORAK CANDY C	14 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	STRAIGHT N LEVEL QUALITY CONSTRUCTION
9/10/2025	132025246 13 Decks	02-36-105-011 MELZER THOMAS A & HEATHER A	251 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	RLK BUILDER INC.
5/2/2025	132025116 13 Decks	02-35-276-010 DRAPER ROSS & AMY	187 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	
8/26/2025	132025237 13 Decks	06-06-226-018 BERGER GREGG R & LILA J	40 CHIPPEWA DR OSWEGO, IL 60543-		PLATINUM DECKING
7/28/2025	132025201 13 Decks	03-07-229-007 BROEFFLE STEPHEN J & LAURA L	7 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	PARTIPILO CUSTOM DECKS

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8/22/2025	132025234 13 Decks	02-11-127-002 DIAZ JORGE CABRERA & WIMMER MICHELLE	12 N CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	
2/19/2025	132025043 13 Decks	04-21-125-008 FREEMAN JON & JAYMIE	15715 HOODS CIR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	WEST SUBURBAN DECKS., LLC
8/11/2025	132025214 13 Decks	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
7/30/2025	132025207 13 Decks	04-21-105-001 STERIOTI FRANK & AUDREY	16026 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
7/3/2025	132025182 13 Decks	06-02-177-003 ROSIER CHRISTOPHER A &	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	
4/24/2025	132025111 13 Decks	01-25-461-002 BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	ROONEY BUILDERS
4/15/2025	132025090 13 Decks	04-21-125-022 PADILLA FAMILY TRUST	9315 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MI-TER BUILT HOMES INC.
6/30/2025	132025172 13 Decks	02-22-476-002 BURNETT PHILLIP D & ROSEANN	35 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	REVAMP FENCE & DECK
4/25/2025	132025108 13 Decks	01-35-428-013 SCHILTZ DANIEL	32 WILLOW SPRINGS LN PLANO, IL 60545-	THE WILLOWS SUB	
4/22/2025	132025101 13 Decks	03-08-302-002 LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
5/6/2025	132025099 13 Decks	02-21-200-028 WIESCHHAUS KRISTOPHER T &	9261 KENNEDY RD YORKVILLE, IL 60560-		

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4/14/2025	132025086 13 Decks	02-16-276-012 ROCEN SHERI	25 NORTH ST BRISTOL, IL 60512-		
4/8/2025	132025084 13 Decks	01-16-427-009 KANTOR MATTHEW E & AUDRA MAE	40 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	RLK BUILDERS INC.
3/31/2025	132025072 13 Decks	01-32-101-002 AVENARIUS DAVID & LAURIE H	16700 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	UPPERDECK DESIGNS & CONSTRUCTION
2/13/2025	132025041 13 Decks	06-02-400-005 POTTS BRIAN D & KENDRA H	1430 CHERRY RD OSWEGO, IL 60543-		WARNER'S DECKING, INC.
7/7/2025	132025185 13 Decks	03-18-379-007 JONES SEAN ROBERT	42 S CHERRY DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	J&E RESTORATIONS
5/29/2025	132025146 13 Decks	06-25-400-005 SCHROEDER HAROLD & CAROL	10893 LINE RD PLAINFIELD, IL 60586-		STAN'S ROOFING & SIDING
5/15/2025	132025130 13 Decks	03-07-403-007 SANCHEZ ROY & JOLEIGH	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
6/3/2025	132025119 13 Decks	03-18-376-007 RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
5/1/2025	132025118 13 Decks	04-21-252-002 YENTER KELLI & CHRIS	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	COMPLETE CONSTRUCTION
4/28/2025	132025113 13 Decks	02-15-252-001 GLASGOW DAVID M & KAREN M	14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CAHILL CONTRACTORS LLC
6/26/2025	142025159 14 Demolitions	09-16-200-006 ROBINSON ROBERT	3035 ROUTE 52 MINOOKA, IL 60447-		US HOME SERVICES

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6/13/2025	142025025 14 Demolitions	03-25-400-001 ROUSONELOS AGRI & INVEST PARTN	4560 STEWART RD OSWEGO, IL 60543-		
6/30/2025	152025176 15 Electrical Upgrades	02-34-151-017 GREISMANN KENNETH J & ROXANNE	96 QUINSEY RD YORKVILLE, IL 60560-		ECO ENERGY SERVICES LLC
10/23/2025	152025312 15 Electrical Upgrades	09-22-200-010 LOMBARDO ROBERT M & KAREN L	15320 JUGHANDLE RD MINOOKA, IL 60447-	AUX SABLE OAKS UNIT 1	KEAST ELECTRIC INC.
6/19/2025	152025166 15 Electrical Upgrades	01-20-376-002 GOMEZ ERIC & MISTY	87 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	
6/2/2025	152025135 15 Electrical Upgrades	03-31-302-002 HER TAO & PANG	9 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	MISTER SPARKY
9/2/2025	152025242 15 Electrical Upgrades	02-22-126-003 KINSEY ERIC C & JULIE	34 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	AESTHETIC AIR & ELECTRIC
6/13/2025	152025158 15 Electrical Upgrades	01-33-100-025 CIOFANI EDWARD	15646 C GRISWOLD SPRINGS RD PLANO, IL 60545-	THE BLUFFS PUD	RED STAR ELECTRIC
8/12/2025	152025218 15 Electrical Upgrades	03-05-279-005 KIRAL RAYMOND & NANCY	14 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	HI-LITE ELECTRIC
7/7/2025	152025187 15 Electrical Upgrades	06-02-177-002 RENDINA BRUNO & LAURA L	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	DELTA PRO ELECTRIC LLC.
3/12/2025	152025060 15 Electrical Upgrades	02-34-157-002 HEIMSOTH MARK E & BETHANY A	8935 VAN EMMON RD YORKVILLE, IL 60560-	HRUBYS PLAT	THOMAS A AGUIRRE
2/25/2025	152025048 15 Electrical Upgrades	02-22-126-004 LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-		TIMOTHY J MCHENRY

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/9/2025	152025019 15 Electrical Upgrades	06-13-129-004 JOHNSON RYAN A & JESSICA L	33 VIKING BLVD PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	HI - LITE ELECTRIC INC.
3/20/2025	152025064 15 Electrical Upgrades	04-16-376-011 DEPAULO BUILDERS INC % ESTATES OF MILLBROOK HOA	, -		JJJ COMMUNICATIONS LLC
4/23/2025	152025102 15 Electrical Upgrades	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	8200 GROVE ROAD YORKVILLE, IL. 60560		
6/30/2025	152025177 15 Electrical Upgrades	06-16-400-002 BEAM MARK	8555 S SCHLAPP RD PLAINFIELD, IL 60544-		ECO ENERGY SERVICES LLC
6/9/2025	152025150 15 Electrical Upgrades	02-35-431-010 SMITH KELLY A	5748 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	NU-TREND EV & ELECTRICAL SERVICES
11/18/2025	182025330 18 Driveway	08-24-400-023 PANTOJA RAMIRO & YOLANDA	, -		
8/26/2025	182025236 18 Driveway	03-04-354-015 HAUSER KATHY	97 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	PUEBLO CONCRETE
8/26/2025	182025235 18 Driveway	03-32-326-002 MELCHOR ROBERTO M & SANCHEZ HEIDI L	71 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
7/18/2025	182025194 18 Driveway	03-04-455-006 PEGUES JOSEPHINE	66 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	AV CONCRETE
7/9/2025	182025191 18 Driveway	02-21-178-002 ALVAREZ RAMON & FOX AMY ELIZABETH	3416 ROUTE 47 YORKVILLE, IL 60560-		LUIS NUNEZ - DAVID G LANSCAPING
7/1/2025	182025181 18 Driveway	06-02-177-003 ROSIER CHRISTOPHER A & OLVERA NOHEMI	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/25/2025	182025156 18 Driveway	03-04-151-018 KUNZ JOSEPH F JR & KATHARINE S	78 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BLUE CONSTRUCTION
4/15/2025	182025094 18 Driveway	03-18-451-004 DALE EDMUND & DALE MARK	33 PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	DALTON HENNINGER
5/14/2025	182025080 18 Driveway	01-10-101-004 CHIHUAHUA HOLDING COMPANY LLC	1182 VILMIN ROAD PLANO, IL. 60545		
4/7/2025	182025078 18 Driveway	03-07-403-007 SANCHEZ ROY & JOLEIGH	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
9/18/2025	192025142 19 Fire Restoration	02-11-152-004 BISHOP JAMES & MELINDA	27 WILLOW LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	BLU SKY RESTORATION
6/2/2025	192025125 19 Fire Restoration	03-04-280-007 WELCH STEPHEN R & KATHERINE M	156 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	PLEASANT HILL CO INC.
8/6/2025	192025215 19 Fire Restoration	08-21-200-009 CHAPMAN PHILIP D & SHARI L	15450 ROUTE 47 NEWARK, IL 60541-		
8/4/2025	192025210 19 Fire Restoration	02-14-428-001 PRATT JOHN J & JOYCE A	74 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
6/4/2025	192025144 19 Fire Restoration	01-06-100-006 EDLEBECK TERRI LYNN	17609 GALENA RD BIG ROCK, IL 60511-		BELFOR PROPERTY RESTORATION
11/7/2025	202025331 20 Patio	03-03-351-007 TOPLAK MICHAEL	75 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	WILLMAN & GROESCH GC
9/13/2025	202025258 20 Patio	03-04-278-009 CAMPUZANO RIGOBERTO JR & GINA	17 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/28/2025	202025203 20 Patio	03-05-452-087 COOK LINDA L	39 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	CEMENTRIX CONCRETE
7/15/2025	202025193 20 Patio	03-04-352-033 PENLEY NATHAN M & CARRIE L	67 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	AV CONCRETE
6/13/2025	202025155 20 Patio	03-04-176-001 RUSH SHAUN & MADISON	80 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BLUE CONSTRUCTION CORP.
10/27/2025	232025318 23 Generator	05-18-250-017 DODD ZACHARY M	11353 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	GENERATOR TECHNOLOGIES INC
10/16/2025	232025297 23 Generator	02-25-351-006 THAYER SCOTT & VIRGINIA	84 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	JRC GENERATORS LLC
9/17/2025	232025266 23 Generator	05-18-203-002 YOUNCE RICHARD C & CYNTHIA L	76 LONG GROVE RD YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION &
9/18/2025	232025265 23 Generator	05-18-126-007 BEEN JACOB A	83 LONG GROVE RD YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION &
9/17/2025	232025263 23 Generator	05-02-127-002 MATHRE SHEILA	6153 ROSE HILL LN YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION &
9/16/2025	232025261 23 Generator	02-22-126-005 THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	JRC GENERATORS LLC
6/30/2025	232025170 23 Generator	04-16-350-015 AUGUSTINE JOHN & CHERYL M	9021 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	
6/26/2025	232025165 23 Generator	05-18-228-003 DOLIN JULIE A	8019 WILSON CT YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	LEE LEGLER CONSTRUCTION

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/26/2025	232025164 23 Generator	02-36-102-006 SIMANDLE JEROME J & BALUK JANET L	405 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	LEE LEGLER CONSTRUCTION &
6/10/2025	232025151 23 Generator	03-18-428-003 HAFENRICHTER CARL	5232 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB SE 1/4 SEC 18-37-8	LEE LEGLER CONSTRUCTION &
4/7/2025	232025083 23 Generator	04-21-125-032 BRATLAND JAY S & MICHELLE J	9204 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
8/4/2025	242025211 24 Solar	06-13-101-002 GOSHEVA DEAN & VIOLETKA	8100 OLD RIDGE RD PLAINFIELD, IL 60586-		RIBONACCI ENERGY LLC
5/12/2025	242025126 24 Solar	05-07-176-009 HUGHES TANYA	37 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	FREEDOM FOREVER IL LLC
5/8/2025	242025124 24 Solar	06-13-127-002 NOTTKE BRYAN P & AMY L	15 BETTY LN PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
11/18/2025	242025335 24 Solar	06-13-151-002 BODNAR ANDRII	8342 OLD RIDGE RD PLAINFIELD, IL 60586-		SUNRUN INSTALLATION
11/4/2025	242025327 24 Solar	02-11-177-001 MILLER ROBERT & ERIKA	9 W HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	SUNRUN INSTALLATION
11/4/2025	242025326 24 Solar	01-25-376-008 VARGAS EDUARDO	12366 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	SUNRUN INSTALLATION
5/5/2025	242025122 24 Solar	03-04-181-016 HENNE ROBERT T & ELIZABETH H	4 INGLESHIRE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION
11/4/2025	242025325 24 Solar	03-35-351-003 KOWALCZYK PAUL J	1842 PLAINFIELD RD OSWEGO, IL 60543-		CERTASUN LLC

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/30/2025	242025324 24 Solar	06-06-251-015 BOHLIN JEREMY & EILEEN	26 CHIPPEWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	COMPLETE SOLAR INC.
10/29/2025	242025323 24 Solar	02-13-429-003 RAMME LIVING TRUST RAMME JANICE K	23 CLARK AVE OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	SUNRUN INSTALLATION
10/29/2025	242025322 24 Solar	03-07-229-005 FLORES SANTIAGO	11 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	SUNRUN INSTALLATION
10/24/2025	242025313 24 Solar	05-34-200-003 COBBLE JEFFERY & ERIN	11143 ASHLEY RD YORKVILLE, IL 60560-		OFF GRID ENERGY SOLUTIONS LLC
10/24/2025	242025307 24 Solar	02-30-400-010 MURILLO OMAR & ELIZABETH EULALIA	11287 RIVER RD PLANO, IL 60545-	GLEN NELSON SUB	
10/16/2025	242025300 24 Solar	03-04-282-006 PLESE JOHN M	11 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	VOLT LLC
10/8/2025	242025292 24 Solar	08-18-100-003 KREFTMEYER CHRISTOPHER JAMES & JANELLE LEA	14492 LISBON RD NEWARK, IL 60541-		SOLARSHIPS INSTALLATION
10/7/2025	242025291 24 Solar	03-15-151-012 GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		SUNRUN INSTALLATION
10/7/2025	242025290 24 Solar	03-04-152-005 DIAZ LOTZY E	40 GREENBRIAR RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	SUNRUN INSTALLATION
9/25/2025	242025276 24 Solar	04-16-376-003 SLOAN DANIEL & ALISA	8755 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	INDEPENDENCE RENEWABLE ENERGY
9/18/2025	242025270 24 Solar	08-11-100-017 TRIEBE KURT JOHN & JESSICA DAVIS	7650 PLATTVILLE RD YORKVILLE, IL 60560-		SOLARSHIPS INSTALLATION

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/28/2025	242025115 24 Solar	01-19-376-011 BEYER JOSHUA J SR & SUMMER ANN	54 WILLIAM LN SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	LGCY INSTALLATION SERVICES LLC
9/18/2025	242025269 24 Solar	02-03-300-025 BERNHARDT RANDAL J & RAMONA L	927 B DICKSON RD BRISTOL, IL 60512-		TRON SOLAR LLC
4/25/2025	242025112 24 Solar	03-09-153-002 MORALES BRENDA L	36 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	FREEDOM FOREVER IL LLC
4/25/2025	242025107 24 Solar	03-04-406-015 KELLOGG PAUL E & KELLOGG CAROLYN RUTH BROWN	107 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	FIBONACCI ENERGY LLC
9/13/2025	242025260 24 Solar	06-32-300-003 SEABORG THOMAS & ELIZABETH	11980 GROVE RD MINOOKA, IL 60447-		SOLARSHIPS INSTALLATION LLC
4/9/2025	242025088 24 Solar	03-04-307-024 HERRERA ELIEL	32 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
4/10/2025	242025087 24 Solar	03-05-276-024 PEINADO RUBEN & PEINADO EDWIGES	23 ALDON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	FREEDOM FOREVER IL LLC
9/13/2025	242025259 24 Solar	03-04-405-009 KNUDSON HARRY	92 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICES
4/7/2025	242025079 24 Solar	06-13-126-005 TAYLOR JUSTIN MARK & INTHA D	14 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
9/15/2025	242025257 24 Solar	03-05-452-071 GUILLEN MANUEL	19 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	FREEDOM FOREVER IL LLC
9/10/2025	242025250 24 Solar	08-03-200-003 WESTPHAL BRIAN TRUST & WESTPHAL CYNTHIA L TRUST	8338 HELMAR RD NEWARK, IL 60541-		MIDWEST SOLUTIONS INC.

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9/5/2025	242025245 24 Solar	06-34-400-007 LESNIK JEFFREY & DENISE	2275 FINLEY RD MINOOKA, IL 60447-		OFF GRID ENERGY SOLUTIONS
11/5/2025	242025243 24 Solar	05-07-326-002 DODD NICHOLAS & JALOVE NICOLE E	11571 ROUTE 71 YORKVILLE, IL 60560-		SUNRUN INSTALLATION SERVICES
3/26/2025	242025066 24 Solar	03-31-477-007 COLLIER JOSH & COLLIER ANDREA	10 TOMAHAWK TRL OSWEGO, IL 60543-		ONE EARTH SOAR LLC
3/24/2025	242025065 24 Solar	02-10-400-006 IBARRA JOSE ANTONIO	8371 GALENA RD BRISTOL, IL 60512-		ION DEVELOPER LLC
3/3/2025	242025050 24 Solar	06-07-226-012 TJ BAUMGARTNER CUSTOM HOMES CORP	7295 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CERTASUN LLC
2/25/2025	242025046 24 Solar	06-14-200-017 COUGAR TRUST	8493 OLD RIDGE RD PLAINFIELD, IL 60586-		BRS FIELDS OPS LLC
2/19/2025	242025045 24 Solar	02-10-400-006 IBARRA JOSE ANTONIO	8371 GALENA RD BRISTOL, IL 60512-		ION DEVELOPER LLC
1/27/2025	242025030 24 Solar	03-08-276-004 LOVELACE PATRICK M	4 FIELDPOINT RD MONTGOMERY, IL. 60538	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES
1/3/2025	242025016 24 Solar	03-08-202-014 CLEMENTI JOHN P & KAREN K	5 WESTLEIGH CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	INDEPENDENCE RENEWABLE ENERGY LLC
7/30/2025	242025209 24 Solar	08-02-476-010 GORGES TIMOTHY A & SARAH M	12888 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	FREEDOM FOREVER IL LLC
7/30/2025	242025208 24 Solar	03-05-454-022 BREESE NANCY	14 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	FREEDOM FOREVER IL LLC

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7/30/2025	242025206 24 Solar	02-29-276-012 KRITZBERG SUSAN	1217 GAME FARM RD YORKVILLE, IL 60560-		VOLT LLC
7/18/2025	242025198 24 Solar	01-16-426-009 RICE NICOLE M	24 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	SUNRUN INSTALLATION
7/18/2025	242025197 24 Solar	08-02-476-012 EATON JEFFREY H & TAMARA L	12944 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	GREENGRIDS
7/7/2025	242025188 24 Solar	06-13-126-004 DELARA JOSEPH & JANICE	18 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER LLC
6/2/2025	242025139 24 Solar	03-04-253-020 PONCE YENI ANGELICA	64 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	1 EARTH SOLAR LLC
8/28/2025	242025240 24 Solar	05-21-400-008 LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		GARETT SCHWEILEHOFER
8/27/2025	242025239 24 Solar	06-08-101-025 KAY CHRISTOPHER N & JANINE LIV TRUST	7141 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	CERTASUN LLC
5/20/2025	242025131 24 Solar	06-13-128-001 CLINE DAVID B & TRACY ANN	17 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
8/18/2025	242025228 24 Solar	08-11-276-006 FRIEL MARK S & LISA	13421 CHURCH RD MINOOKA, IL 60447-	SOUTHCOMBE UNIT 2	OFF GRID ENERGY SOLUTIONS LLC
8/13/2025	242025219 24 Solar	08-01-200-002 SHARP EDDIE W & GUYLA L	12485 BRISBIN RD YORKVILLE, IL 60560-		OFF GRID ENERGY SOLUTIONS LLC. DBA
5/15/2025	242025128 24 Solar	04-21-126-013 JENSEN TIMOTHY R & CAROL M	9290 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SUNRUN INSTALLATION

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Permit Approval Date Report
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12/7/2024	012024377 01 House	05-12-277-002 HOWARD JB & JEAN	7310 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES
12/18/2024	032025009 03 Accessory Buildings	02-11-300-031 ZIMMERMAN CRAIG S & DIANE K	7861 GALENA RD BRISTOL, IL 60512-		
12/27/2024	032025013 03 Accessory Buildings	03-24-400-012 MUNOS OMAR & BARRERA CINTHIA	3900 STEWART RD OSWEGO, IL. 60543		
12/30/2024	052025014 05 Remodeling	06-07-226-015 PAXTON NICHOLAS B & PAULA	7335 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CLEAN EDGE CONSTRUCTION
12/2/2024	082024372 08 Barns/Farm Buildings	02-22-151-018 ATCHISON WILLIAM A & JODI L	8877 KENNEDY RD YORKVILLE, IL. 60560		
12/10/2024	142024365 14 Demolitions	02-23-176-011 TULLOCH JOHN R & BERNICE E	7630 ROUTE 34 OSWEGO, IL 60543-		JMK CONSTRUCTION 5 INC
12/24/2024	182025011 18 Driveway	07-27-100-003 CERVANTES JOSE CARMEN LOPEZ & LOPEZ BERNARDA	, -		
12/4/2024	242025001 24 Solar	06-02-102-004 ANDRADE EDUARDO M & MCARAN LAURA G	6239 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	PAIGE SMITH
12/4/2024	242024366 24 Solar	04-09-300-008 MURO JOSEPH A	7850 WHITFIELD RD NEWARK, IL 60541-		FREEDOM FOREVER IL LLC
12/9/2024	242025006 24 Solar	03-04-376-032 YNESTROZA MIGUEL & VILLANUEVA LAURA	31 LONGBEACH RD MONTGOMERY, IL 60538-		
12/4/2024	242025005 24 Solar	05-07-127-003 WITZEL BARRY & WEISMILLER AUDREY	30 LAKESIDE CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	SUNRUN INSTALLATION SERVICES

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Permit Approval Date Report
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Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
12/4/2024	242025003 24 Solar	03-04-251-027 PATTON MICHAEL & GEORGINA MONDRAGON	46 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSTALLATION SERVICES
12/4/2024	242025002 24 Solar	03-04-176-019 PEREZ LUIS A & ROIG-FLORES SALLY	116 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	SUNRUN INSTALLATION SERVICES

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PLANNING BUILDING & ZONING RECEIPTS 2025

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 2025	TOTAL FY 2025	MONTHLY FY 24	TOTAL FY 24
December	$8,244.00	$0.00	$3,163.48	$1,000.00	$12,407.48	$12,407.48	$10,759.44	$10,759.44
January	$9,122.50	$425.00	$8,141.06	$2,000.00	$19,688.56	$32,096.04	$6,128.44	$16,887.88
February	$7,170.00	$0.00	$8,434.67	$2,000.00	$17,604.67	$49,700.71	$12,449.55	$29,337.43
March	$10,925.84	$74.00	$10,208.53	$1,000.00	$22,208.37	$71,909.08	$15,542.46	$44,879.89
April	$16,024.58	$1,279.00	$17,132.39	$3,000.00	$37,435.97	$109,345.05	$36,410.16	$81,290.05
May	$5,588.20	$0.00	$0.00	$0.00	$5,588.20	$114,933.25	$13,067.18	$94,357.23
June	$9,106.48	$0.00	$6,604.73	$0.00	$15,711.21	$130,644.46	$27,571.20	$121,928.43
July	$17,340.00	$1,927.00	$16,664.75	$1,000.00	$36,931.75	$167,576.21	$33,948.83	$155,877.26
August	$8,257.04	$648.00	$0.00	$0.00	$8,905.04	$176,481.25	$31,821.36	$187,698.62
September	$15,120.16	$150.00	$12,823.59	$1,000.00	$29,093.75	$205,575.00	$27,597.57	$215,296.19
October	$14,675.76	$1,830.50	$992.51		$17,498.77	$223,073.77	$42,701.26	$257,997.45
November	$12,375.84	$5,560.00	$10,482.45	$2,000.00	$30,418.29	$253,492.06	$46,441.83	$304,439.28
YR END TOTAL	**$133,950.40**	**$11,893.50**	**$94,648.16**	**$13,000.00**	**$253,492.06**			

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	$49,777.24	$7,525.00	$47,909.03	$4,000.00	$109,211.27
2012	$51,032.64	$8,487.50	$47,199.67	$6,000.00	$112,719.81
2013	$40,178.09	$8,161.00	$26,893.64	$2,000.00	$77,232.73
2014	$72,120.64	$12,820.00	$72,492.76	$7,000.00	$164,433.40
2015	$75,402.09	$6,685.00	$58,252.05	$7,000.00	$147,339.14
2016	$72,449.29	$16,155.00	$55,087.71	$5,000.00	$149,097.00
2017	$84,313.81	$8,435.00	$79,307.79	$8,000.00	$179,956.60
2018	$80,941.90	$9,187.50	$58,376.88	$7,000.00	$155,506.28
2019	$89,322.83	$14,012.50	$53,518.18	$6,000.00	$162,853.51
2020	$108,258.17	$14,656.54	$74,563.79	$11,000.00	$208,478.50
2021	$149,129.36	$25,290.50	$100,521.73	$19,000.00	$293,941.59
2022	$136,114.17	$12,760.00	$100,613.78	$15,000.00	$264.487.95
2023	$109,680.53	$8,353.00	$86,969.97	$6,000.00	$211,003.50
2024	$144,037.44	$16,258.50	$124,143.34	$20,000.00	$304,439.28